



July 30, 2014

To All Concerned Parties

Name of REIT Issuer:  
Nippon Building Fund, Inc.  
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(TSE Code : 8951)  
Contact:  
Asset Management Company  
Nippon Building Fund Management, Ltd.  
Kenichi Tanaka, President and CEO  
Person to Contact:  
Toshihiko Mori, General Manager  
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## Notice Concerning Debt Financing

Nippon Building Fund, Inc. ("NBF") hereby provides notice that the following was decided as of July 30, 2014 concerning a long-term borrowing:

### Description

#### 1. Long-term Borrowing

Lender	Amount Borrowed	Interest Rate (Note 1)	Anticipated Date of Implementation	Methods of Borrowing, Repayment, Security and Guarantee etc.	Repayment Due Date
Mitsubishi UFJ Trust and Banking Corporation	3 Billion Yen	0.18729%	July 31, 2014	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	July 31, 2019

(Note 1) Base interest rate (one month Euroyen LIBOR as displayed on Telerate Page 3750 (including its successor pages)) + 0.093%

\* The base interest rate for the applicable rate is calculated based on the one month Euroyen LIBOR released by the ICE Benchmark Administration (IBA) on the two bank business days in London prior to the interest payment date (in principle, the last day of each calendar month).

The IBA one month Euroyen LIBOR published as of July 29, 2014 was 0.09429%.

\* The interest rate applicable to each interest payment will be published from time to time at NBF's website ([http://www.nbf-m.com/nbf\\_e/ir/borrowings.html](http://www.nbf-m.com/nbf_e/ir/borrowings.html)).

#### 2. Amount, Use and Expected Date of Expenditure of Proceeds

- (1) Amount to be borrowed  
3 billion yen
- (2) Specific use and expected date of expenditure of proceeds  
Refinancing of long-term borrowing
- (3) Expected date of expenditure  
July, 2014



3. Status of Borrowings etc. following the Debt Financing

(1) Balance of interest-bearing debt following the Debt Financing

(Unit: million Yen)

	Prior to Debt Financing	After Debt Financing	Increase / Decrease
Short-term borrowings	16,000	16,000	0
Long-term borrowings	372,500	372,500	0
(of which those subject to floating interest rates)	0	3,000	3,000
Bonds	60,000	60,000	0
Total interest-bearing debt	448,500	448,500	0
Total long-term fixed interest-bearing debt	432,500	429,500	(3,000)

(2) Ratios of interest-bearing debt etc. following the Debt Financing

	Prior to Debt Financing (%)	After Debt Financing (%)	Increase / Decrease(%)
Ratio of interest-bearing debt	46.4	46.4	0
Long-term fixed interest- bearing debt ratio	96.4	95.8	(0.6)

- (\*1) The calculation of ratio of interest-bearing debt is derived through use of the following method, and interest-bearing debt includes bonds in addition to borrowings.  
Ratio of interest-bearing debt = total interest-bearing debt ÷ (total interest-bearing debt + unitholders' capital) x 100
- (\*2) Long-term fixed interest-bearing debt ratio = total long-term fixed interest-bearing debt ÷ total interest-bearing debt x 100.
- (\*3) Each ratio is calculated to the second decimal point with fractions less than .05 rounded downward and fractions of .05 and above rounded upward.

4. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There is no change to the content of "Investment Risks" of NBF's Financial Report filed as of March 28, 2014 with respect to the risks involved in repayment etc. of the current debt financing.

End

This English language notice is a translation of the Japanese language notice dated July 30, 2014 and was prepared solely for the convenience of, and reference by, overseas investors. Neither NBF nor Nippon Building Fund Management, Ltd. makes any warranties as to its accuracy or completeness.