

April 28, 2016

To All Concerned Parties

Name of REIT Issuer:

Nippon Building Fund, Inc.

Yoshiki Kageyama, Executive Director  
(TSE Code : 8951)

Contact:

Asset Management Company

Nippon Building Fund Management, Ltd.

Kenichi Tanaka, President and CEO

Person to Contact:

Toshihiko Mori, General Manager  
(TEL. +81-3-6259-8681)

## Notice Concerning Debt Refinancing

Nippon Building Fund, Inc. ("NBF") hereby provides notice of its decision on April 28, 2016 to implement refinancing of short term borrowings as follows:

### Description

#### 1. Details of Refinancing

| Lender                           | Amount Borrowed | Interest Rate | Anticipated Date of Refinancing | Methods of Borrowing, Repayment, Security and Guarantee etc.               | Repayment Due Date |
|----------------------------------|-----------------|---------------|---------------------------------|--|--------------------|
| Shinsei Bank, Limited            | 5 Billion Yen   | 0.05455%      | May 6, 2016                     | Unsecured, non-guaranteed, repayable in one lump sum on repayment due date | June 6, 2016       |
| Resona Bank, Limited             | 2 Billion Yen   | 0.05455%      |                                 |  |                    |
| The Yamanashi Chuo Bank, Limited | 1 Billion Yen   | 0.05455%      |                                 |  |                    |

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

(1) Amount to be refinanced

Total 8 billion yen

(2) Specific use of Proceeds

Refinancing of short-term borrowings

(3) Expected date of expenditure

May, 2016

#### 3. 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 30, 2016 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 April 28, 2016 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.