

May 19, 2017

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:
Yutaka Kaneko, General Manager
(TEL. +81-3-6259-8681)

Notice Concerning Debt Financing

Nippon Building Fund, Inc. ("NBF") hereby provides notice that the following was decided as of May 19, 2017 concerning short-term borrowings:

Description

1. Short-term Borrowings

Lender	Amount Borrowed	Interest Rate	Expected Date of Implementation	Methods of Borrowing, Repayment, Security and Guarantee etc.	Repayment Due Date
Sumitomo Mitsui Trust Bank, Limited	¥2 billion	0.05%	May 23, 2017	Unsecured, unguaranteed, repayable in one lump sum on repayment due date	June 23, 2017
Shinkin Central Bank	¥2 billion	0.05%			
Resona Bank, Limited	¥1 billion	0.05%			

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

(1) Amount to be borrowed

Total ¥5 billion

(2) Specific use of proceeds

To allocate the funds to partial repayment of No.10 Unsecured Investment Corporation Bonds

(3) Expected date of expenditure

May, 2017



3. Status of Borrowings etc. following the refinancing

(1) Balance of interest-bearing debt following the refinancing

(Unit: million yen)

	Before Refinancing	After Refinancing	Increase / Decrease
Short-term borrowings	7,000	12,000	5,000
Long-term borrowings	387,250	387,250	0
(of which those subject to floating interest rates)	19,000	19,000	0
Bonds	35,000	30,000	(5,000)
Total interest-bearing debt	429,250	429,250	0
Total long-term fixed-rate debt	403,250	398,250	(5,000)

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

	Before Refinancing (%)	After Refinancing (%)	Increase / Decrease(%)
Ratio of interest-bearing debt	45.3	45.3	-
Long-term fixed-rate debt ratio	93.9	92.8	(1.1)

(*1) Indicated taking into account No.10 Unsecured Investment Corporation Bonds maturing on May 24, 2017 (¥10 billion), fund procurement through issuance of No.15 Unsecured Investment Corporation Bonds (¥5 billion) announced in "Notice Concerning Issuance of Investment Corporation Bonds" dated May 12, 2017, and fund procurement through short-term borrowings to be taken out this time (¥5 billion).

(*2) 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

(*3) Long-term fixed-rate debt ratio = total long-term fixed-rate debt ÷ total interest-bearing debt x 100.

(*4) 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 the Securities Report submitted on March 30, 2017 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 May 19, 2017 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.