

May 30, 2018

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.  
Yoshiyuki Tanabe, President and CEO  
Person to Contact:  
Yasushi Yamashita, 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 30, 2018 concerning long-term borrowings:

### Description

#### 1. Long-term Borrowings

##### (1) Fixed interest rate

| 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 | ¥6 Billion      | 0.22300 %     | June 1, 2018                    | Unsecured, unguaranteed, repayable in one lump sum on repayment due date | May 31, 2024       |

##### (2) Floating interest rate

| 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 | ¥4 Billion      | 0.10164 %<br>(Note) | June 1, 2018                    | Unsecured, unguaranteed, repayable in one lump sum on repayment due date | May 31, 2024       |

(Note) Base interest rate (one-month Japanese Yen TIBOR as displayed on Telerate Page 17097 (including its successor pages)) + 0.048%

\*The base interest rate for the applicable rate is calculated based on the one-month Japanese Yen TIBOR released by the JBA TIBOR Administration (JBATA) two bank business days prior to the interest payment date (in principle, the first day of each calendar month). The JBATA one-month Japanese Yen TIBOR published at JBATA's website as of May 30, 2018 was 0.05364%.

\*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

Total ¥10 billion

(2) Specific use of proceeds

Refinancing of long-term borrowings

(3) Expected date of expenditure

June, 2018

3. Status of Borrowings etc. following the refinancing

(Unit: million yen)

|  | Before<br>Refinancing | After<br>Refinancing | Increase /<br>Decrease |
|--|-----------------------|----------------------|------------------------|
| Short-term borrowings                            | 0                     | 0                    | 0                      |
| Long-term borrowings<br>(Floating interest rate) | 20,000                | 24,000               | 4,000                  |
| Long-term borrowings<br>(Fixed interest rate)    | 362,500               | 358,500              | (4,000)                |
| Bonds  | 40,000                | 40,000               | 0                      |
| Total  | 422,500               | 422,500              | 0                      |

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 29, 2018 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 30, 2018 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.