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For Immediate Release

Real Estate Investment Trust Securities Issuer:  
NIPPON REIT Investment Corporation  
1-18-1 Shimbashi, Minato-ku, Tokyo  
Yasushi Iwasa  
Executive Officer  
(Securities Code: 3296)  
Asset Management Company:  
SBI REIT Advisors Co., Ltd.  
Yasushi Iwasa  
President, Director & CEO  
Contact: Miyuki Matsumoto  
General Manager  
Capital Market Department  
Finance & Planning Division  
(TEL: +81-3-5501-0088)

(Correction) Notice Concerning Partial Correction of the “Investor Presentation for the 26<sup>th</sup> Period,” the “Investor Presentation for the 25<sup>th</sup> Period,” and the “Investor Presentation for the 24<sup>th</sup> Period”

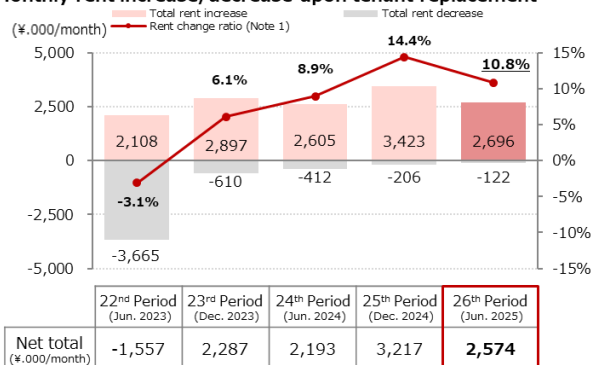
NIPPON REIT Investment Corporation (“NIPPON REIT”) announces the following corrections to part of the content stated in the “Investor Presentation for the 26<sup>th</sup> Period” announced on August 15, 2025, the “Investor Presentation for the 25<sup>th</sup> Period” announced on February 19, 2025, and the “Investor Presentation for the 24<sup>th</sup> Period” announced on August 15, 2024, as certain errors were identified in these materials.

1. Correction to the “Investor Presentation for the 26<sup>th</sup> Period”

Page 22 “Status of Move-in/out (Office)”  
Monthly rent increase/decrease upon tenant replacement  
(Underlined portions indicate corrections)

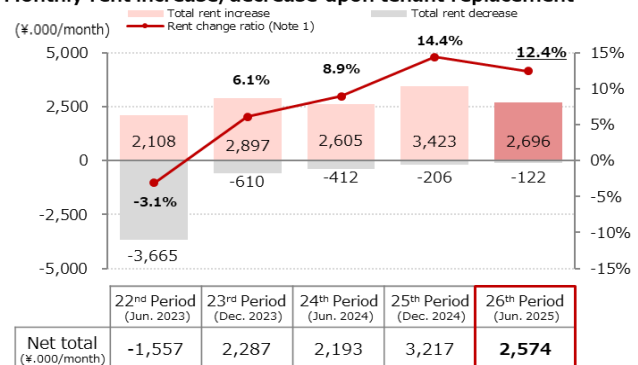
(Before Correction)

Monthly rent increase/decrease upon tenant replacement



(After Correction)

Monthly rent increase/decrease upon tenant replacement



2. Corrections to the “Investor Presentation for the 26th Period” (page 28), the “Investor Presentation for the 25th Period” (page 26), and the “Investor Presentation for the 24th Period” (page 24)

“Historical average remaining borrowing period, average borrowing period and average borrowing cost”

Average remaining borrowing period for the 25th Period (Fiscal Period Ended December 2024)

(Before correction) 3.29 years      (After correction) 3.30 years

Average remaining borrowing period for the 24th Period (Fiscal Period Ended June 2024)

(Before correction) 3.41 years      (After correction) 3.42 years

\*The corrected material is posted on the NIPPON REIT’s website.

\* NIPPON REIT website: <https://www.nippon-reit.com/en/>

This notice is the English translation of the original Japanese document and is provided solely for information purposes. There is no assurance as to the accuracy of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail.