

April 24, 2026

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)

### Notice Concerning Borrowing of Funds

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that it has decided on the following borrowing of funds (the “Borrowing”) today.

#### 1. Overview of the Borrowing

No.	Lender	Loan amount (mm yen)	Interest rate	Fixed/ Floating	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
111	The ChibaBank, Ltd.	500	Interest rate of base rate plus 0.2900% (Note 1)	Floating	May 27, 2026	Borrowing based on the monetary loan agreement with the lender shown on the left as the loaner	August 30, 2030	Lump-sum repayment on repayment date	Unsecured Unguaranteed
112	The Bank of Fukuoka	300							
113	Sumitomo Mitsui Banking Corporation	710	Interest rate of base rate plus 0.3600% (Note 1)						
114	SBI Shinsei Bank, Limited (Note 2)	800							
115	The ChibaBank, Ltd.	300							
116	The Bank of Fukuoka	200							

(Note 1) Interest payment dates shall be June 30, 2026, for the first payment, and thereafter on the last day of each month (or the next business day if that date is not a business day; if that date falls in the following month, the payment shall be made on the preceding business day) and on the principal repayment date. The base interest rate applicable to interest paid on the interest payment date is the JBA one-month Japanese Yen TIBOR announced two business days prior to the immediately preceding the interest payment date (or the drawdown date for the first time). In the event that the interest calculation period is more than one month or less than one month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement. Please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>) for changes in the base rate JBA one-month Japanese Yen TIBOR.

(Note 2) The Borrowing does not fall under the transactions subject to the Interested Party Transaction Rules of SBI REIT Advisors Co., Ltd. (“SRA”), the asset management company of NIPPON REIT. However, SBI Shinsei Bank, Limited falls under the category of “interested parties, etc.” as stipulated in the Act on Investment Trusts and Investment Corporations. Accordingly, SRA makes its decisions in accordance with procedures equivalent to those applied to transactions subject to the Interested Party Transaction Rules.

2. Amount, Use and Scheduled Outlay of Funds to Be Procured

- (1) Amount of funds to be procured  
2,810 million yen on May 27, 2026.
- (2) Specific use of funds to be procured  
Repayment funds for loans (2,810 million yen) maturing on May 27, 2026.
- (3) Scheduled outlay  
May 27, 2026.

3. Status of Loans, etc. After Borrowing

(Unit : million yen)

	Before Drawdown	After Drawdown	Increase (Decrease)
Short-term loans (Note)	—	—	—
Long-term loans (Note)	134,450	134,450	—
Total loans	134,450	134,450	—
Investment corporation bonds	6,800	6,800	—
Total interest-bearing liabilities	141,250	141,250	—

(Note) Short-term loans refer to loans with the period from the drawdown date to the repayment date being one year or less, and long-term loans refer to loans with the period from the drawdown date to the repayment date being more than one year. Long-term loans also include the current portion of long-term loans (loans due for repayment). Each of the above amount is truncated the nearest million yen.

4. Future Outlook

The forecast of the management status for fiscal period ending June 2026 (from January 1, 2026 to June 30, 2026) and fiscal period ending December 2026 (from July 1, 2026 to December 31, 2026) announced in the “Summary of Financial Results for the Fiscal Period Ended December 31, 2025 (REIT)” dated February 18, 2026 remains unchanged as the impact will be minimal.

5. Other Matters Necessary for Investors' Appropriate Understanding/Judgment of the Information Concerning the risks associated with the borrowing, please refer to the content of “Part I. Fund Information; Section 1. Status of Fund; 3. Investment Risks” of the Securities Reports submitted on March 27, 2026.

\* NIPPON REIT Investment Corporation 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.