

December 12, 2025

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)

Notification Concerning First Participation in CDP Climate Change Program

NIPPON REIT Investment Corporation (“NIPPON REIT”) is pleased to announce that it has participated in the CDP Climate Change Program for the first time and received a score of “B” in the 2025 assessment.

1. About CDP

CDP is a global non-profit that operates the world’s only independent environmental disclosure system. In 2025, more than 22,100 companies disclosed information through CDP’s platform, and nearly 20,000 of them received scores.

CDP applies a rigorous and proprietary methodology to assess disclosure quality, risk awareness, environmental management, and evidence of best practice.

CDP is fully aligned with the TCFD framework and holds the world’s largest environmental dataset. Its scoring system is widely used by investors and procurement teams seeking to accelerate progress toward a net-zero, sustainable, and earth-positive global economy. In 2025, 640 institutional investors representing \$127 trillion in assets requested CDP to collect data on environmental impacts, risks, and opportunities.

CDP website: <https://www.cdp.net/en>

2. Result of CDP Assessment

CDP assessments are rated across eight levels: Leadership Level (A, A-), Management Level (B, B-), Recognition Level (C, C-), and Disclosure Level (D, D-).

NIPPON REIT participated in CDP for the first time in the 2025 assessment cycle and received a score of “B.”



3. Future Measures

We believe that actively incorporating ESG perspectives into our operations will contribute to our basic policy of emphasizing income growth and stability to maximize unitholder value. NIPPON REIT will continue its efforts to reduce environmental impact by implementing energy-saving measures and promoting efficient energy use across its properties.

* 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.