

January 15, 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: Takahiro Ishii  
Deputy Senior General Manager  
Finance & Planning Division  
General Manager  
Corporate Planning Department  
(TEL: +81-3-5501-0080)

### 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
094	Mizuho Bank, Ltd.	1,000	Interest rate of base rate plus 0.3300% (Note 1)	Floating	January 20, 2025	Borrowing based on the monetary loan agreement with the lender shown on the left as the loaner	January 21, 2030	Lump-sum repayment on repayment date (Note 2)	Unsecured Unguaranteed

(Note 1) The first interest payment date shall be February 20, 2025 and the subsequent interest payment date shall be the 20th day of every month (If the day is not a business day, then it shall be the next business day) and 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) NIPPON REIT can make early repayment of the loan, in whole or in part, if certain terms and conditions such as prior written notice by NIPPON REIT are met by the repayment date.

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

(1) Amount of fund to be procured  
1,000 million yen

(2) Specific use of funds to be procured  
Use as the funds for repayment of the loan due on January 20, 2025 (1,000 million yen).

(3) Scheduled outlay  
January 20, 2025

3. Status of Loans, Etc. After the Borrowing

(Unit : million yen)

		Before Drawdown	After Drawdown	Increase (Decrease)
	Short-term loans	—	—	—
	Long-term loans	126,120	126,120	—
	Total loans	126,120	126,120	—
	Investment corporation bonds	6,500	6,500	—
	Total interest-bearing liabilities	132,620	132,620	—

(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 2025 (from January 1, 2025 to June 30, 2025) announced in the “Notice Concerning Revision of the Forecast of Management Status and the Estimated Distribution for the Fiscal Period Ending December 2024 and the Fiscal Period Ending June 2025” dated September 26, 2024 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 September 26, 2024.

\* 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.