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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Completion of Acquisition of Real Estate Trust Beneficiary Interests in Japan

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that today, it has completed the acquisition of the following assets, as announced in the press release titled “Notice Concerning Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated August 15, 2025.

1. Overview of the Properties Acquired

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Acquisition Price (million yen) (Note 2)	Seller
C-6	HOTEL RESOL STAY AKIHABARA	Chiyoda-ku, Tokyo	6,250	THE SANKEI BUILDING CO., LTD
C-7	Smile Hotel Premium Hakodate Goryokaku	Hakodate City, Hokkaido	2,700	

Note 1: “Property Number” is the number of each property in accordance with each asset type designated by NIPPON REIT. “A” represents office, “B” represents residential, and “C” represents others.

Note 2: “Acquisition Price” are the prices of trust beneficiary interests in real estate on purchase and sales agreements of trust beneficiary rights in real estate. Furthermore, the acquisition prices exclude consumption taxes, local consumption taxes and various expenses required for the acquisition and are rounded down to the nearest million yen.

2. Other

Please refer to the “Notice Concerning Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated August 15, 2025 for details.

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

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