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For Immediate Release

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## Notice Concerning Conclusion of Interest Rate Swap Agreement

NIPPON REIT Investment Corporation (“NIPPON REIT”) hereby announces that it has concluded the following interest rate swap agreement (the “Interest Rate Swap Agreement”) for a portion of the borrowings announced in the “Notice Concerning Borrowing of Funds” dated February 18, 2026 (the “Borrowings”).

### 1. Reason for the Conclusion of the Interest Rate Swap Agreement

To hedge against the risk of interest rate fluctuations by fixing the interest rate on a portion of the Borrowings.

### 2. Details of the Interest Rate Swap Agreement

Counterparty	Notional Amount (mm yen)	Interest Rate (Note 1)		Commencement Date	Termination Date	Corresponding Loan (Note 3)		
		Fixed interest rate payable	Floating interest rate receivable			Loan No.	Loan Amount (mm yen)	Loan Period
Nomura Securities Co., Ltd.	3,210	2.1256% (Note 2)	JBA 6-month Japanese Yen TIBOR applicable to the respective interest calculation period of the Loan No. 105	March 6, 2026	April 21, 2031	105	3,210	5 Years and 1 Month

Note 1: The first interest payment date shall be August 20, 2026 and the subsequent interest payment date shall be the 20th day of February and August (If the day is not a business day, then it shall be the next business day), as well as termination date.

Note 2: The interest rate payable for the Loan No. 105 will be fixed at 2.4556% by the interest rate swap agreement.

Note 3: Please refer to “Notice Concerning Borrowing of Funds” dated February 18, 2026 for details of each borrowing. The “Loan Period” indicates the period from today to the scheduled repayment date.

### 3. Outlook

The forecasts of the management status for the fiscal period ending June 2026 (from January 1, 2026 to June 30, 2026) and the fiscal period ending December 2026 (from July 1, 2026 to December 31, 2026), as announced in the “Summary of Financial Results for the Fiscal Period Ended December 31, 2025 (REIT)” dated February 18, 2026, remain unchanged, as the impact of the conclusion of interest rate swap agreement is expected to be minimal.

Disclaimer: This press release is a document for making a public announcement concerning interest rate swap agreement of NIPPON REIT, and has not been prepared for the purpose of solicitation for investment. Investors should ensure that they read the prospectus for the issuance of new investment units and secondary offering of investment units, as well as any amendments thereto, prepared by NIPPON REIT before they invest. Investors who make any investment do so at their own risk and discretion.

#### 4. Others

Concerning the risks associated with the conclusion of the Interest Rate Swap Agreement, there is no material change to the information described in “Part II. Reference Documents, II. Reference to Supplementary Information, 4. Risk Factors” in the securities registration statement submitted on February 18, 2026 (including the amendment statements submitted on February 19 and February 25, 2026).

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

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