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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Completion of Acquisition and Transfer of Real Estate Trust Beneficiary Interest in Japan

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that today, it has completed the acquisition and transfer of the following asset, as announced in the press release titled “Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated March 28, 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
B-54	Urbanex GINZA EAST II	Chuo-ku, Tokyo	1,750	Osaka Gas Urban Development Co., Ltd
B-55	Urbanex TOGOSHI-GINZA	Shinagawa-ku, Tokyo	2,700	
B-56	AMBIX PRIA	Funabashi-City, Chiba	805	ER26 Corporation

2. Overview of the Property Transferred

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Transfer Price (million yen) (Note 2)	Purchaser
A-27	FORECAST Shin-Tokiwabashi	Chuo-ku, Tokyo	2,700	Osaka Gas Urban Development Co., Ltd

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 retails and other properties.

Note 2: “Acquisition Price” and “Transfer 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 price and transfer price exclude consumption taxes, local consumption taxes and various expenses required for the acquisition and transfer and are rounded down to the nearest million yen.

3. Other

Please refer to the “Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated March 28, 2025 for details.

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

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