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For Immediate Release

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

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that today, it has completed the transfer of the following assets, as announced in the press release titled “Notice Concerning Transfer of Assets” dated June 25, 2025.

#### 1. Overview of the Properties Transferred

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Transfer Price (million yen) (Note 2)	Purchaser
A-30	FORECAST Shinagawa	Shinagawa-ku, Tokyo	2,700	Not disclosed (Note 3)
B-29	Tenjinhighashi residence	Fukuoka, Fukuoka	3,100 (Note 4)	Not disclosed (Note 4)
B-46	Minami-Horie apartment Cielo	Osaka, Osaka		
B-47	Minami-Horie apartment Grande	Osaka, Osaka		
B-48	Minami-Horie apartment Rio	Osaka, Osaka		

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: “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 transfer prices exclude consumption taxes, local consumption taxes and various expenses required for the transfer and are rounded down to the nearest million yen.

Note 3: The “Purchaser” is a domestic company, but details of the purchaser cannot be disclosed as consent to disclosure has not been obtained.

Note 4: The “Purchasers” are domestic special purpose companies that the special purpose companies invest in, and all of the foregoing are special purpose companies established for the acquisition of the properties scheduled to be transferred. These special purpose companies are scheduled to be managed by a single asset manager. The purchasers and scheduled transfer prices of each of the properties are not disclosed because the transfer of the four properties scheduled to be transferred to the Purchasers is planned to be conducted in an integrated fashion and because consent to the disclosure of this information has not been obtained from the Purchasers and the investors in the Purchasers.

2. Other

Please refer to the “Notice Concerning Transfer of Assets” dated June 25, 2025 for details.

\* 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.