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For Immediate Release

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(Correction) Notice Concerning Partial Corrections of
“ Summary of Financial Results for the Fiscal Period Ended June 30, 2026
(REIT)”

NIPPON REIT Investment Corporation (“NIPPON REIT”) hereby announces the following corrections to certain information contained in the “Summary of Financial Results for the Fiscal Period Ended June 30, 2026 (REIT),” announced on August 20, 2026.

1. Details of Corrections (Corrected portions are underlined.)

(1) Page 4

1. Management Status

(1) Management Status

I. Overview of the Fiscal Period ended June 30, 2026

B. Investment Environment and Management Performance

(iii) Management Performance

a. External Growth

(Before Correction)

As a result, the portfolio as of June 30, 2026 consisted of 54 office properties (Note 1) with a total acquisition price of 165,471 million yen, 44 residential properties (Note 2) with a total acquisition price of 70,135 million yen, and nine properties used for other purposes (Note 3) with a total acquisition price of 38,646 million yen, totaling 107 properties with a total acquisition price of 274,253 million yen, and one mezzanine loan claim (with an acquisition price of 510 million yen, one real estate-backed property). The total leased area of 107 properties held by NIPPON REIT was 331,264.29 m², with an occupancy rate of 98.7%.

(After Correction)

As a result, the portfolio as of June 30, 2026 consisted of 54 office properties (Note 1) with a total acquisition price of 165,471 million yen, 44 residential properties (Note 2) with a total acquisition price of 70,135 million yen, and nine properties used for other purposes (Note 3) with a total acquisition price of 38,646 million yen, totaling 107 properties with a total acquisition price of 274,253 million yen, and one mezzanine loan claim (with an acquisition price of 510 million yen, one real estate-backed property). The total leased area of 107 properties held by NIPPON REIT was 331,269.21 m², with an occupancy rate of 98.7%.

(2) Page 45

3. Reference Information

(1) Status of Value of Investment Assets

B. Investment Assets

III. Other Major Investment Assets

(ii) Summary of the leasing status

(Before Correction)

Property Number	Property name	Total leasable area (㎡) (Note 1)	Total leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (Yen in millions) (Note 5)
(Omitted)						
C-11	KEIYU Kawagoe Interchange Store (Leasehold land)	<u>5,196.00</u>	<u>5,196.00</u>	100.0	1	Not disclosed (Note 6)
	Total	<u>335,591.80</u>	<u>331,264.29</u>	98.7	3,014	16,497

(After Correction)

Property Number	Property name	Total leasable area (㎡) (Note 1)	Total leased area (㎡) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (Yen in millions) (Note 5)
(Omitted)						
C-11	KEIYU Kawagoe Interchange Store (Leasehold land)	<u>5,200.92</u>	<u>5,200.92</u>	100.0	1	Not disclosed (Note 6)
	Total	<u>335,596.72</u>	<u>331,269.21</u>	98.7	3,014	16,497

* 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.