

August 18, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Borrowing of Funds (Determination of Interest Rate)

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that today interest rate has been determined concerning the part of the borrowing of funds announced in “Notice Concerning Borrowing of Funds (New Borrowing and Refinancing)” dated July 28, 2026 (the “Borrowing”).

1. Content of the Borrowing (Determination of Interest Rate)

Lender	Loan amount (mm yen)	Interest rate	Fixed/ Floating	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Sumitomo Mitsui Trust Bank, Limited	1,000	2.9364% (Note)	Fixed	August 20, 2026	Borrowing based on the monetary loan agreement with the lender shown on the left as the loaner	July 31, 2030	Lump-sum repayment on repayment date	Unsecured Unguaranteed

(Note) The first interest payment date shall be September 30, 2026, and the subsequent interest payment date shall be the last day of every month and the principal repayment date (if the date is not a business day, then it shall be the next business day, and if the date falls in the following month, the immediately preceding business day shall be applied).

2. Other Matters Necessary for Investors’ Appropriate Understanding/Judgment of the Information

Concerning the risks associated with the borrowing, there is no material change to the “Part I. Fund Information; Section 1. Status of Fund; 3. Investment Risks” stated in the Securities Reports submitted on March 27, 2026.

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

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