NIPPON REIT Investment Corporation

August 18, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
NIPPON REIT Investment Corporation
1-18-1 Shimbashi, Minato-ku, Tokyo
Yasushi Iwasa
Executive Officer
(Securities Code: 3296)
Asset Management Company:
SBI REIT Advisors Co., Ltd.
Yasushi Iwasa
President, Director & CEO
Contact: Miyuki Matsumoto
Deputy Senior General Manager
Finance & Planning Division
General Manager
Capital Market Department
(TEL: +81-3-5501-0088)

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 (New Borrowing and Refinancing)" dated July 28, 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)		Commence-ment date	Termination Date	Loan Amount (mm yen)	Loan Period
		Fixed Interest rate payable	Floating interest rate receivable				
Nomura Securities Co., Ltd.	1,300	2.0290% (Note 2)	JBA 1-month Japanese Yen TIBOR	August 20, 2026	November 30, 2028	1,300	2 Years and 3 months
Mizuho Bank, Ltd.	2,300	2.2309% (Note 3)	JBA 1-month Japanese Yen TIBOR	August 20, 2026	November 30, 2029	2,300	3 Years and 3 months

(Note1) 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).
(Note2) The interest rate payable for the loan scheduled to be drawn on August 20, 2026 and corresponding to the repayment due on November 30, 2028 will be fixed at 2.2420% by the interest rate swap agreement.
(Note3) The interest rate payable for the loan scheduled to be drawn on August 20, 2026 and corresponding to the repayment due on November 30, 2029 will be fixed at 2.4889% by the interest rate swap agreement.
(Note4) Please refer to "Notice Concerning Borrowing of Funds (New Borrowing and Refinancing)" dated July 28, 2026 for details of each borrowing. The "Loan Period" indicates the period from today to the scheduled repayment date.

3. Outlook
   The forecast 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, remains unchanged as the impact will be minimal.

4. Other Matters Necessary for Investors' Appropriate Understanding/Judgment of the Information

Concerning the risks associated with the conclusion of the Interest Rate Swap Agreement, 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