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For Immediate Release

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(Correction) Notice Concerning Partial Correction of
“Investor Presentation for the 26th Period”

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces the following correction of part of content stated in “Investor Presentation for the 26th Period (Ended June 30 2025)” announced on August 15, 2025.

1. Correction Place and Content

- (i) Page 3 “Executive Summary” and Page 4 “Continuing Strategic asset replacement” Average Age of Acquired properties
(Before Correction) 3.0 years (After Correction) 5.9 years
- (ii) Page 45 “Property NOI Yields (1/4)”
Actual NOI Yield(after depreciation) for Kudankita 325 Building
(Before Correction) 5.3% (After Correction) 4.8%
- (iii) Page 49 “Appraisal Summary” Period-to-Period analysis in appraisal Value
(Underlined portions indicate corrections)

(Before Correction)

Appraisal Value	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
Increase	43	<u>48</u>
Flat	48	<u>47</u>
Decrease	14	8

(After Correction)

Appraisal Value	25 th Period (Dec. 2024)	26 th Period (Jun. 2025)
Increase	43	<u>44</u>
Flat	48	<u>50</u>
Decrease	14	8

*The corrected material is posted on the NIPPON REIT’s website.

* NIPPON REIT 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.