

August 20, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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(Securities Code: 3296)
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Notice Concerning Commitment Line Agreement

NIPPON REIT Investment Corporation ("NIPPON REIT") announces today that NIPPON REIT has executed commitment line agreement as follows.

1. Purpose of the commitment line agreement

NIPPON REIT executes the commitment line agreement for securing flexible and stable financing methods against future funding needs. NIPPON REIT will make continuous efforts to build its robust financial standing.

2. Overview of the commitment line agreement

(1) Maximum Loan Amount	3,000 million yen
(2) Date of Agreement	August 20, 2026
(3) Term of Agreement	From August 31, 2026 to August 31, 2027
(4) Counterparty	SBI Shinsei Bank, Limited (Note)
(5) Collateral	Unsecured, unguaranteed
(6) Use of Fund	1. Payment for the acquisition of real estate, trust beneficiary rights and related expenses 2. Repayment for debts and investment corporation bonds 3. Payment for capital expenditure and repair expense due to sudden unexpected factors such as natural disasters

(Note) The commitment line agreement does not fall under the rule "Rules on Transactions with Interested Parties" of SBI REIT Advisors Co., Ltd. ("SRA"), the asset management company of NIPPON REIT. However, SBI Shinsei Bank, Limited falls under the category of "interested parties, etc." as stipulated in the Act on Investment Trusts and Investment Corporations. Accordingly, SRA makes its decisions in accordance with procedures equivalent to those applied to transactions subject to the rule "Rules on Transactions with Interested Parties".

3. Overview of commitment line agreements after the execution

Lender	Maximum Loan Amount (million yen)	Commitment Commencement Date	Commitment Period
MUFG Bank, Ltd. Mizuho Bank, Ltd.	3,000	January 14, 2020	January 13, 2028
SBI Shinsei Bank, Limited	3,000	August 31, 2026	August 31, 2027
Total	6,000	—	—

4. 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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