

August 18, 2025

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
General Manager
Capital Market Department
Finance & Planning Division
(TEL: +81-3-5501-0088)

(Correction) Notice Concerning Partial Correction of
“Notice Concerning Partial Amendments to the Articles of Incorporation and
Appointment of the Board of Officers”

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces the following correction of part of content of Attachment in “Notice Concerning Partial Amendments to the Articles of Incorporation and Appointment of the Board of Officers” announced on August 15, 2025, as described below.

1. Correction place

Page 13 of “Notice Concerning the Tenth General Meeting of Unitholders”
Reference Documents for the Tenth General Meeting of Unitholders
Proposal No.3: Election of two Alternate Executive Officers

2. Content of correction

(1) (Before correction) The correction is underlined.

Candidate No.	Name (Date of birth)	Brief Personal History (Then-Corporate names etc.,)		Number of the Investment Corporation's investment units hold.
2	Takamichi Kato (Oct. 2, 1974)	Aug. 2005	Structured Finance Department, Daiwa Securities SMBC Co., Ltd. (currently Daiwa Securities Co., Ltd.)	0 Unit
		Apr. 2009	Real Estate Finance Sales Department, Sumitomo Mitsui Banking Corporation(temporary transfer)	
		Oct. 2009	Structured Finance Department, Daiwa Securities Capital Markets Co., Ltd. (currently Daiwa Securities Co., Ltd.)	
		Apr. 2010	Daiwa Real Estate Asset Management Co., Ltd. (temporary transfer)	
		Oct. 2017	Manager of Investment Planning Department, Daiwa Real Estate Asset Management Co., Ltd. (temporary transfer)	
		Apr. 2023	Managing Director, Global Investment Banking	

		Mar. 2024	Real Estate & REIT Sector, Daiwa Securities Co., Ltd.	
		Apr. 2024	General Manager of Investment Management Department. SBI REIT Advisors Co., Ltd.	
		Jul. 2024	Deputy Senior General Manager of Investment Management Division (CIO) & General Manager of Investment Management Department. SBI REIT Advisors Co., Ltd	
		Oct. 2024	Deputy Senior General Manager of Investment Management Division (CIO), SBI REIT Advisors Co., Ltd	
			Senior General Manager of Investment Management Division (CIO)), SBI REIT Advisors Co., Ltd (currently held position)	

- The abovementioned alternate executive officer candidate Noritaka Izumi is currently the Executive Vice President and Senior General Manager of Financial & Planning Division of SBI REIT Advisors Co., Ltd., with which the Investment Corporation has concluded an Asset Management Agreement.
- The abovementioned alternate executive officer candidate Takamichi Kato is currently the Senior General Manager of Investment Management Division of SBI REIT Advisors Co., Ltd., with which the Investment Corporation has concluded an Asset Management Agreement.
- There is no conflict of interest between the Investment Corporation and the candidates other than the abovementioned.
- The Investment Corporation has concluded with an insurance company Directors and Officers Liability Insurance as stipulated in Article 116-3(1) of the Investment Trust Act to cover loss, such as compensation payment and dispute costs, to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as an officer of the Investment Corporation, and an insurance contract with the same coverage will be concluded again upon the expiration of the insurance contract. When the above candidates for alternate executive officer assume the office of executive officer, they will be included in the insured under the insurance contract.

(2) (After correction) The correction is underlined.

Candidate No.	Name (Date of birth)	Brief Personal History (Then-Corporate names etc.,)		Number of the Investment Corporation's investment units hold.
2	Takamichi Kato (Oct. 2, 1974)	Aug. 2005	Structured Finance Department, Daiwa Securities SMBC Co., Ltd. (currently Daiwa Securities Co., Ltd.)	<u>4</u> Unit
		Apr. 2009	Real Estate Finance Sales Department, Sumitomo Mitsui Banking Corporation(temporary transfer)	
		Oct. 2009	Structured Finance Department, Daiwa Securities Capital Markets Co., Ltd. (currently Daiwa Securities Co., Ltd.)	
		Apr. 2010	Daiwa Real Estate Asset Management Co., Ltd. (temporary transfer)	
		Oct. 2017	Manager of Investment Planning Department, Daiwa Real Estate Asset Management Co., Ltd. (temporary transfer)	
		Apr. 2023	Managing Director, Global Investment Banking Real Estate & REIT Sector, Daiwa Securities Co., Ltd.	
		Mar. 2024	General Manager of Investment Management Department. SBI REIT Advisors Co., Ltd.	

		Apr. 2024	Deputy Senior General Manager of Investment Management Division (CIO) & General Manager of Investment Management Department. SBI REIT Advisors Co., Ltd	
		Jul. 2024	Deputy Senior General Manager of Investment Management Division (CIO), SBI REIT Advisors Co., Ltd	
		Oct. 2024	Senior General Manager of Investment Management Division (CIO)), SBI REIT Advisors Co., Ltd (currently held position)	

- The abovementioned alternate executive officer candidate Noritaka Izumi is currently the Executive Vice President and Senior General Manager of Financial & Planning Division of SBI REIT Advisors Co., Ltd., with which the Investment Corporation has concluded an Asset Management Agreement.
- The abovementioned alternate executive officer candidate Takamichi Kato is currently the Senior General Manager of Investment Management Division of SBI REIT Advisors Co., Ltd., with which the Investment Corporation has concluded an Asset Management Agreement.
- The number of the Investment Corporation's investment units held by Takamichi Kato, the abovementioned alternate executive officer candidate, includes four investment units (as of July 28, 2025) that he effectively holds through the employee investment unit association of SBI REIT Advisors Co., Ltd.
- There is no conflict of interest between the Investment Corporation and the candidates other than the abovementioned.
- The Investment Corporation has concluded with an insurance company Directors and Officers Liability Insurance as stipulated in Article 116-3(1) of the Investment Trust Act to cover loss, such as compensation payment and dispute costs, to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as an officer of the Investment Corporation, and an insurance contract with the same coverage will be concluded again upon the expiration of the insurance contract. When the above candidates for alternate executive officer assume the office of executive officer, they will be included in the insured under the insurance contract.

*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.