

January 13, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:

NIPPON REIT Investment Corporation

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Yasushi Iwasa

Executive Officer

(Securities Code: 3296)

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Notice Concerning Completion of Transfer of Real Estate Trust Beneficiary Interest in Japan

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that today, it has completed the transfer of the following asset, as announced in the press release titled "Notice Concerning Transfer of Assets" dated July 9, 2025.

1. Overview of the Property Transferred

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Transfer Price (million yen)	Purchaser
A-8	FORECAST Sakurabashi	Chuo-ku, Tokyo	Not disclosed (Note 2)	Not disclosed (Note 2)

Note 1: "Property Number" is the number of each property in accordance with each asset type designated by NIPPON REIT. "A" represents office, "B" represents residential, and "C" represents others.

Note 2: The "Purchaser" is a domestic special purpose company established for the acquisition of the property to be transferred. As the consent of the Purchaser and the investor in the Purchaser to the disclosure of the information has not been obtained, the transfer price of the property and the Purchaser is not disclosed.

2. Other

Please refer to the "Notice Concerning Transfer of Assets" dated July 9, 2025 for details.

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

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