

December 26, 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

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Notice Concerning Submission of Shelf Registration Statement
for Investment Corporation Bonds

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that it has submitted the shelf registration statement for investment corporation bonds to the Kanto Local Finance Bureau as follows.

Overview of the Submitted Shelf Registration Statement:

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| (1) Scheduled amount to be issued: | 100 billion yen |
| (2) Shelf registration statement submission date: | December 26, 2025 |
| (3) Scheduled issue period of the investment corporation bonds: | From January 9, 2026 to January 8, 2028 |
| (4) Use of the funds: | Funds are planned to be appropriated for the acquisition of specified assets under Article 2-1 of the Act on Investment Trust and Investment Corporations of Japan, repayment of borrowings, redemption of investment corporation bonds (including short-term investment corporation bonds), refunds of leasehold and security deposits, payment for repairs etc. and working capital. |

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

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