

June 9, 2026

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 & CEO

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Capital Market Department
Finance & Planning Division
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Notice Concerning Change of Auditor at the Asset Management Company

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that SBI REIT Advisors Co., Ltd. (“SRA”), which is the asset management company of NIPPON REIT, resolved at its Board of Directors Meeting held today, to submit the change of its Auditor as follows, to SRA’s Shareholder Meeting to be held on June 24, 2026.

1. Auditor scheduled to resign (As of June 30, 2026)
Shigeru Nakanishi (part-time)
2. Newly Appointed Auditor (As of July 1, 2026)
Seiji Murakami (part-time)

For details of career summaries of the new Auditor, please refer to the attachment. Furthermore, required procedures including notifications, etc. regarding the above changes will be taken in accordance with the provisions of the Financial Instruments and Exchange Act, the Building Lots and Buildings Transactions Business Act, and other applicable laws and regulations.

* NIPPON REIT Investment Corporation 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.

Attachment

Career Summary of the New Auditor

Title	Name	Career Summary	
Auditor (part-time)	Seiji Murakami	Apr. 1999	Asahi Diamond Industrial Co.,Ltd.
		Jan. 2008	Wacom Co., Ltd.
		Nov. 2010	SBI Holdings, Inc.
		Dec. 2016	SBI Holdings, Inc.
			and SBI Securities Co., Ltd. (temporary transfer)
		Mar. 2020	SBI Holdings, Inc.
			and General Manager of Treasury Department &
			Accounting Department, SBI Securities Co., Ltd.
			(temporary transfer)
		Apr. 2020	General Manager of Treasury Department &
			Accounting Department, SBI Securities Co., Ltd.
			(employment transfer) (currently held position)
Jun. 2024	Director (part-time), SBI Private REIT Advisors Co.,		
	Ltd. (currently held position)		
	Auditor (part-time), SBI Simplex Solutions Co., Ltd.		
	(currently held position)		
Jul. 2025	Auditor (part-time), SBI N Systems Co., Ltd.		
	(currently held position)		
Aug. 2025	Auditor (part-time), Olive Consulting Co., Ltd.		
	(currently held position)		
Dec. 2025	Auditor (part-time), 400F, Inc. (currently held position)		
Jul. 2026	Auditor (part-time), SBI REIT Advisors Co., Ltd.		
	(scheduled)		