

February 18, 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 Partial Change to Funds for Acquisition of
Real Estate Trust Beneficiary Interests in Japan

SBI REIT Advisors Co., Ltd. (“SRA”), to which NIPPON REIT Investment Corporation (“NIPPON REIT”) entrusts asset management services, hereby provides notice of the decision to enact a partial change to the funding for the acquisition of CIRCLES Nihonbashi Hamacho as announced in “Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated December 19, 2025. The details of the change are as follows, with the revised portions underlined.

Description

1. Item to be changed and content of the change

(i) Item to be changed

10. Payment Methods and Details

(ii) Content of the change

[Before]

(Omitted)

(Acquisition)

Regarding the acquisition of the property, NIPPON REIT plans to settle the transaction on the scheduled acquisition date by paying the seller the full purchase price in a lump sum using the proceeds from this transfer and its available cash.

[After]

(Omitted)

(Acquisition)

Regarding the acquisition of the property, NIPPON REIT plans to settle the transaction on the scheduled acquisition date by paying the seller the full purchase price in a lump sum using the proceeds from this transfer, its available cash and the proceeds from the issuance of new investment units.

2. Reason for the change

As stated in the “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units,” dated February 18, 2026, NIPPON REIT resolved today to issue new investment units and SRA decided to apply a portion of the proceeds of the issue of the new investment units to a portion of fund for the acquisition of CIRCLES Nihonbashi Hamacho.

End

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

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