

February 18, 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.  
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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/>

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.

**Disclaimer:** This press release is a document for making a public announcement concerning NIPPON REIT's partial change to funds for acquisition of real estate trust beneficiary interests in Japan, and has not been prepared for the purpose of solicitation for investment. Investors should ensure that they read the prospectus for the issuance of new investment units and secondary offering of investment units, as well as any amendments thereto prepared by NIPPON REIT before they invest. Investors who make any investment do so at their own risk and discretion.