August 20, 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, Director & CEO
Contact: Miyuki Matsumoto
Deputy Senior General Manager
Finance & Planning Division
General Manager
Capital Market Department
(TEL: +81-3-5501-0088)

Notice Concerning Borrowing of Funds

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that it has decided on the following borrowing of funds (the "Borrowing") today.

1. Overview of the Borrowing

<table>
<tr><th>Lender</th><th>Loan amount (mm yen)</th><th>Interest rate (Note 1)</th><th>Fixed/ Floating</th><th>Drawdown date</th><th>Borrowing method</th><th>Repayment date</th><th>Repayment method</th><th>Security</th></tr>
<tr><td>Mizuho Bank, Ltd.</td><td>500</td><td rowspan="2">JBA one-month Japanese Yen TIBOR + 0.2840%</td><td rowspan="5">Floating</td><td rowspan="5">January 15, 2027</td><td rowspan="5">Borrowing based on the monetary loan agreement with the lender shown on the left as the loaner</td><td rowspan="2">November 29, 2030</td><td rowspan="5">Lump-sum repayment on repayment date</td><td rowspan="5">Unsecured Unguarant-eed</td></tr>
<tr><td>SBI Shinsei Bank, Limited (Note 2)</td><td>500</td></tr>
<tr><td>Mizuho Bank, Ltd.</td><td>500</td><td rowspan="3">JBA one-month Japanese Yen TIBOR + 0.3460%</td><td rowspan="3">July 30, 2032</td></tr>
<tr><td>Resona Bank, Limited</td><td>550</td></tr>
<tr><td>Aozora Bank, Ltd.</td><td>500</td></tr>
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(Note 1) In the event that the interest calculation period is more than one month or less than one month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement. Please check the website of JBA TIBOR Administration (https://www.jbatibor.or.jp/english/rate/) for changes in the base rate JBA one-month Japanese Yen TIBOR.

(Note 2) The Borrowing does not fall under the transactions subject to the rule "Rules on Transactions with Interested Parties" of SBI REIT Advisors Co., Ltd. ("SRA"), the asset management company of NIPPON REIT. However, SBI Shinsei Bank, Limited falls under the category of "interested parties, etc." as stipulated in the Act on Investment Trusts and Investment Corporations. Accordingly, SRA makes its decisions in accordance with procedures equivalent to those applied to transactions subject to the rule "Rules on Transactions with Interested Parties" .

2. Overview of the Refinancing

(1) Amount of fund to be procured
2,550 million yen on January 15, 2027

(2) Specific use of funds to be procured
Funds will be allocated for the acquisition of the real estate trust beneficiary interests relating to WORK VILLA MYJ kanda (the “Acquisition Property (scheduled)”), with an aggregate planned acquisition price of 8,400 million yen, and for the payment of related expenses associated with such acquisition. For the details of the Acquisition Property (scheduled), please refer to the “Notice Concerning Acquisition of Real Estate Trust Beneficiary Interests in Japan(WORK VILLA MYJ kanda)” announced today.

(3) Scheduled outlay
January 15, 2027

3. Status of Loans, etc. After the Borrowing

(Unit : million yen)

	Before Drawdown	After Drawdown	Increase (Decrease)
Short-term loans (Note)	—	—	—
Long-term loans (Note)	135,785	138,335	+2,550
Total loans	135,785	138,335	+2,550
Investment corporation bonds	6,800	6,800	—
Total interest-bearing liabilities	142,585	145,135	+2,550

(Note) Short-term loans refer to loans with the period from the drawdown date to the repayment date being one year or less, and long-term loans refer to loans with the period from the drawdown date to the repayment date being more than one year. Long-term loans also include the current portion of long-term loans (loans due for repayment). Each of the above amount is truncated the nearest million yen.

4. Future Outlook

As to the impact on the forecast of the management status, please refer to the forecast of the management status for fiscal period ending December 2026 (from July 1, 2026 to December 31, 2026) and fiscal period ending June 2027 (from January 1, 2027 to June 30, 2027) announced in the “Summary of Financial Results for the Fiscal Period Ended June 30, 2026 (REIT)” dated August 20, 2026.

5. Other Matters Necessary for Investors’ Appropriate Understanding/Judgment of the Information

Concerning the risks associated with the borrowing, there is no material change to the “Part I. Fund Information; Section 1. Status of Fund; 3. Investment Risks” stated in the Securities Reports submitted on March 27, 2026.

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