

March 19, 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  
General Manager  
Capital Market Department  
Finance & Planning Division  
(TEL: +81-3-5501-0088)

(Correction) Notice Concerning Partial Correction of the  
“Investor Presentation for the 27<sup>th</sup> Period”

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces the following corrections to part of the content stated in the “Investor Presentation for the 27<sup>th</sup> Period” announced on March 10, 2026.

1. Correction Place and Content

Page 65 “Historical Unit Price and Unitholder Status”  
Number of Unitholders and Investment Units by Unitholder Type  
(Underlined portions indicate corrections)

(Before Correction)

|                        | 27 <sup>th</sup> Period (Dec. 2025) |               |                  |               |
|------------------------|-------------------------------------|---------------|------------------|---------------|
|                        | Number of Unitholders               | Share         | Number of unit   | Share         |
| Individuals, etc.      | <u>16,572</u>                       | <u>95.83%</u> | <u>276,087</u>   | <u>15.61%</u> |
| Financial Institutions | 99                                  | 0.57%         | 1,043,807        | 59.03%        |
| Domestic Companies     | 328                                 | 1.90%         | 109,423          | 6.19%         |
| Foreign Companies      | <u>294</u>                          | <u>1.70%</u>  | <u>339,063</u>   | <u>19.17%</u> |
| <b>Total</b>           | <b>17,294</b>                       | <b>100%</b>   | <b>1,768,380</b> | <b>100%</b>   |

(After Correction)

|                        | 27 <sup>th</sup> Period (Dec. 2025) |               |                  |               |
|------------------------|-------------------------------------|---------------|------------------|---------------|
|                        | Number of Unitholders               | Share         | Number of unit   | Share         |
| Individuals, etc.      | <u>16,589</u>                       | <u>95.92%</u> | <u>276,264</u>   | <u>15.62%</u> |
| Financial Institutions | 99                                  | 0.57%         | 1,043,807        | 59.03%        |
| Domestic Companies     | 328                                 | 1.90%         | 109,423          | 6.19%         |
| Foreign Companies      | <u>278</u>                          | <u>1.61%</u>  | <u>338,886</u>   | <u>19.16%</u> |
| <b>Total</b>           | <b>17,294</b>                       | <b>100%</b>   | <b>1,768,380</b> | <b>100%</b>   |

\*The corrected material is posted on the NIPPON REIT’s website.

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

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