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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Completion of Transfer and Acquisition of
Real Estate Trust Beneficiary Interest in Japan

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that today, it has completed the transfer and acquisition of the following assets, as announced in the press release titled “Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated December 19, 2025.

1. Overview of the Property Transferred

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Transfer Price (million yen) (Note 2)	Purchaser
A-19	Kudankita 325 Building	Chiyoda-ku, Tokyo	2,740	mitsubishi estate co., ltd.

2. Overview of the Property Acquired

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Acquisition Price (million yen) (Note 2)	Seller
A-81	CIRCLES Nihonbashi Hamacho	Chuo-ku, Tokyo	3,492	mitsubishi estate co., ltd.

Note 1: “Property Number.” is the number of each property in accordance with each asset type designated by NIPPON REIT. “A” represents office, “B” represents residential, and “C” represents other properties.

Note 2: “Transfer Price” and “Acquisition Price” represent the prices of each trust beneficiary interest in real estate stated in the exchange agreement for trust beneficiary rights in real estate. These prices exclude consumption tax, local consumption tax, and various expenses required for the transfer and acquisition, and are rounded down to the nearest one million yen.

3. Other

Please refer to the “Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated December 19, 2025 for details.

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

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