

September 29, 2026

NIPPON REIT Investment Corporation
SBI REIT Advisors Co., Ltd.

(Correction) Notice Concerning Partial Corrections of the
"Investor Presentation for the 28th Period"

NIPPON REIT Investment Corporation ("NIPPON REIT") hereby announces the following corrections to certain information contained in the "Investor Presentation for the 28th Period."

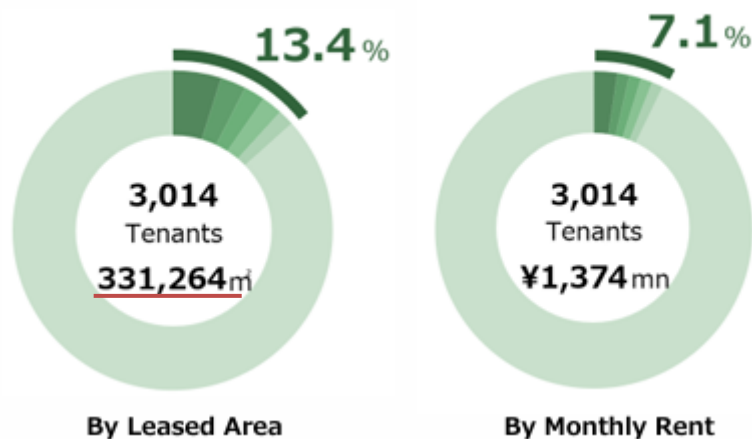
1. Details of Corrections (Corrected portions are underlined.)

- (1) Page 37
Risk Diversification (as of the end of the 28th Period)

(Before Correction)

Tenant Diversification

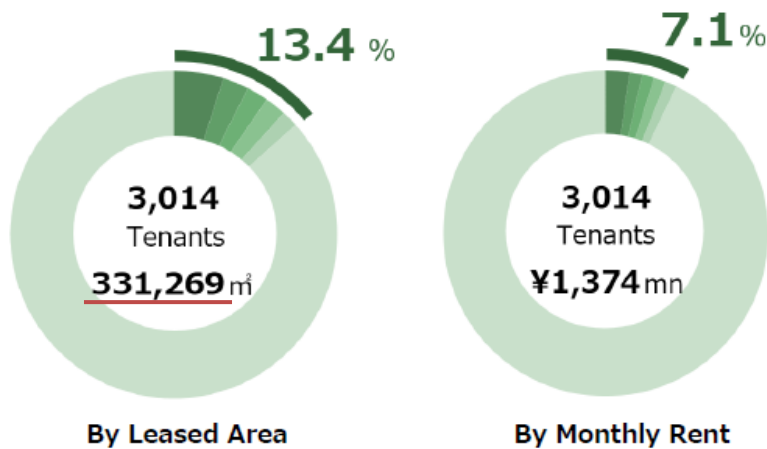
(Proportion of the five largest tenants (Note 1))



(After Correction)

Tenant Diversification

(Proportion of the five largest tenants (Note 1))



(2) Page 45
Portfolio Summary (5/5)

(Before Correction)

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (m)	Number of Tenants	Occupancy Rate	PML
C-10	The Basement Hotel Osaka Honmachi	Osaka, Osaka	Jan. 2019	5,600	2.0%	3,300.64	1	100.0%	6.0%
C-11	KEIYU Kawagoe Interchange Store (Land with leasehold)	Kawagoe, Saitama	-	1,273	0.5%	5,196.00	1	100.0%	-
	Subtotal other properties			38,646	14.1%	48,722.14	37	100.0%	
	Total			274,253	100.0%	335,591.80	3,014	98.7%	2.8%

(After Correction)

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (m)	Number of Tenants	Occupancy Rate	PML
C-10	The Basement Hotel Osaka Honmachi	Osaka, Osaka	Jan. 2019	5,600	2.0%	3,300.64	1	100.0%	6.0%
C-11	KEIYU Kawagoe Interchange Store (Land with leasehold)	Kawagoe, Saitama	-	1,273	0.5%	5,200.92	1	100.0%	-
	Subtotal other properties			38,646	14.1%	48,727.06	37	100.0%	
	Total			274,253	100.0%	335,596.72	3,014	98.7%	2.8%

* 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.