July 14, 2023

For Immediate Release

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

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that today, it has completed the 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 June 29, 2023.

1. Overview of the Property Acquired

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Acquisition Price (million yen) (Note 2)	Seller
B-45	Muse Ryogoku II	Sumida ward, Tokyo	630	Godo Kaisha NRT Growth 17
B-46	Minami-Horie apartment Cielo	Osaka, Osaka	805	
B-47	Minami-Horie apartment Grande	Osaka, Osaka	770	
B-48	Minami-Horie apartment Rio	Osaka, Osaka	250	
B-49	Plowland Horita	Nagoya, Aichi	1,375	
B-50	Nasic Nozomigaoka	Nagoya, Aichi	695	
			4,525	-

Note 1: "Property Number." is the number of each property in accordance with each asset type designated by NIPPON REIT. "A" represents office and "B" represents residential.

Note 2: "Acquisition Price" is the price of trust beneficiary interests in real estate on purchase and sales agreements of trust beneficiary rights in real estate. Furthermore, the acquisition price excludes consumption taxes, local consumption taxes and various expenses required for the acquisition and is rounded down to the nearest million yen.

2. Other

Please refer to the “Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated June 29, 2023 for details.

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

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