May 31, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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1-18-1 Shimbashi, Minato-ku, Tokyo
Yasushi Iwasa
Executive Officer
(Securities Code: 3296)
Asset Management Company:
SBI REIT Advisors Co., Ltd.
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Notice Concerning Receiving of Right of First Negotiation from Sponsor

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that it has been granted the right of first negotiation pertaining to an acquisition of residential asset by its sponsor, SBI Group, today.

1. Overview of the right of first negotiation to be granted

(1) Asset:	Real estate trust beneficiary interest
(2) Real estate in trust:	AMBIX PRIA.

2. Background and Reason

The right of first negotiation has been granted to NIPPON REIT in accordance with the terms and conditions outlined in the sponsor support agreement entered into by NIPPON REIT, SBI REIT Advisors Co., Ltd. and SBI Financial Services Co., Ltd.

The property is located six minutes' walk from Keisei-Funabashi Station on the Keisei Main Line, and within walking distance from JR Sobu Line, JR Musashino Line, and Nishi-Funabashi station on the Tokyo Metro Tozai Line. The traffic convenience is excellent with excellent accessibility to the city center, which is approximately 24 minutes direct to the "Otemachi" area, the center of the business. We expect leasing demand for single individuals with an emphasis on convenience. The quality and maintenance of the property is comparable to a number of competing properties, and we have a standard competitive position in the same area, with floor plans and equipment and specifications for rental rooms to the same extent.

NIPPON REIT is able to achieve flexible and timely investments as set forth in our basic policy thought out securing the right and thereby expands opportunities of our future external growth. NIPPON REIT continues to take action to grow the asset under management and ensure stable revenues while utilizing such a sponsor support.

Furthermore, there is no remuneration paid from NIPPON REIT to SBI Financial Services Co., Ltd. for the right of first negotiation and no obligation undertaken for NIPPON REIT to acquire the property.

3. Content of the Property

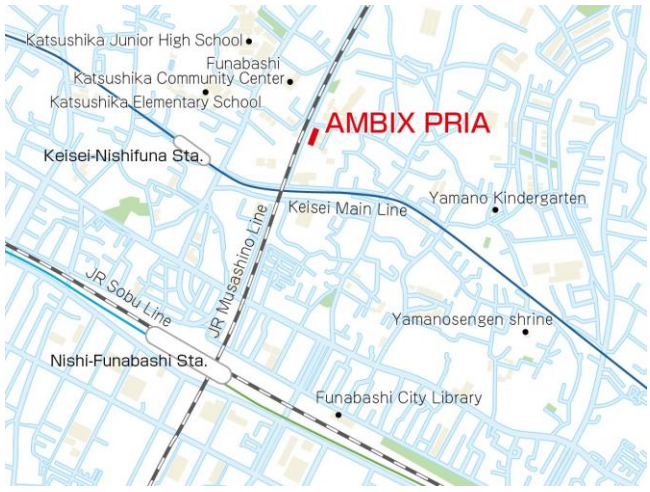
AMBIX PRIA

Type of specified asset		Trust beneficiary interests in real estate
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust establishment date		May 31, 2024
Trust expiration date		May 31, 2034
Location (indication of residential address)		3-3-21, Nishifuna, Funabashi, Chiba
Land	Parcel number	3-400-2, Nishifuna, Funabashi, Chiba
	Building coverage ratio/ Floor area ratio	60% / 200%
	Use district	Category 1 residential district, Category 1 medium-to High-rise residential areas Commercial districts
	Site area	898.65m^2
	Type of ownership	Ownership
Building	Construction completion	February 2006
	Structure / Floors	Reinforced concreate with flat roof,5F.
	Use	Residence
	Total floor space	1,507.31m^2
	Type of ownership	Ownership
Special notations		None

Photo



MAP



＜Explanation of matters stated in table “3. Content of the Property”＞

- “Location (indication of residential address)” is the indication of residential address of the Property. In addition, if there is no indication of residential address, the building location in the registry (if several, then one of the locations in principal) is stated.
- “Parcel number,” lot number in the registry (if several, then one of the locations in principal) is stated.
- “Building coverage ratio” and “Floor area ratio” of land are, in principle, the figures provided in accordance with related laws and regulations, such as the Building Standards Act and the City Planning Act and rounded to the nearest whole number. Depending on a specified asset, there are cases where “Building coverage ratio” and “Floor area ratio” are subject to certain relaxation measures or restriction measures. In addition, where there are several floor area ratios that apply to a site, the floor area ratio is stated by converting to one that applies to the entire site.
- “Use district” of land is the type of use district listed in Article 8, Paragraph 1, Item 1 of the City Planning Act.
- “Site area” of land is based on that stated in the registry and may differ from the present state.
- “Type of ownership” of land is the type of rights of the real estate held by the trustee of the Property.
- “Construction completion” of building is the date of new construction in the registry. In addition, the date of extension, reconstruction, etc. are also stated, if any.
- “Structure / Floors” of building is based on that stated in the registry.
- “Use” of building is the major type of building in the registry.
- “Total floor space” of building is based on that stated in the registry, and annex buildings are separately stated, if any.
- “Type of ownership” of building is the type of rights of the real estate held by the trustee of the Property.

4. Future outlook

The forecast of the management status for the fiscal period ending June 2024 (from January 1, 2024, to June 30, 2024) announced in the “Summary of Financial Results for the Fiscal Period Ended December 31, 2023 (REIT)” dated February 19, 2024, remains unchanged because the impact will be minimal.

*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.