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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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(Securities Code: 3296)
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Notice Concerning Business Alliance with eichiii Inc. and Joint Release of NIPPON REIT Investment Corporation AI assist.

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that it has formed a business alliance with eichiii Inc. ("eichiii") to jointly release NIPPON REIT Investment Corporation AI assist, which is based on the services portfolio of eichiii AI assist, a work efficiency improvement platform that incorporates a number of mini apps provided by eichiii. This new service allows NIPPON REIT to contribute to improving the work efficiency of tenants of its office buildings, commercial facilities, etc. by using the vast network of more than 38,000 alliances that eichiii has built together with leading-edge AI technology.

1. Background to business alliance with eichiii

As remote work and other diverse workstyles have become common in the wake of the COVID-19 pandemic, the roles of offices have been changing. Through the use of "NIPPON REIT Investment Corporation AI assist," a work efficiency improvement platform that incorporates AI technologies into mini apps based on the business alliance with eichiii, tenants who are occupants of office buildings, etc. of NIPPON REIT will be provided with the convenience of the one-stop services associated with the tasks of general affairs and employees. Examples include arrangements associated with business trips, arrangement and reservation of rental meeting rooms, work space and event venues, payments and expense calculations.

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2. Features of "NIPPON REIT Investment Corporation AI assist"

The following services will be provided exclusively to tenants who are occupants of properties provided by NIPPON REIT. The use of the platform for the services will be free, and service fees will be based on a "pay-for-what-you-use" system, rather than a fixed

charge system.

Services to be provided (arrangement and reservation, payment, expense calculation)
- Arrangement of business trips (accommodation, flights, Shinkansen, etc.)
- Conference rooms
- Work spaces
- Event venues



Photographic images of NIPPON REIT Investment Corporation AI assist services

3. Profile of eichiii Inc.

Name	eichiii Inc.
Location	2-16-1 Shimbashi, Minato-ku, Tokyo
Title and name of representative	President and CEO Masanori Fushimi
Description of business	The operation of Eichiii DXAI, an integrated BtoB platform that creates time by eliminating miscellaneous tasks at workplaces
Capital	534 million yen（As of the end of September 2024. Including capital reserve）
Date of establishment	July 18, 2013

With the mission of “Anyone working is the main character,” Eichiii DXAI is an application that develops an environment allowing people working to concentrate more on core tasks by using AI to eliminate the burden of miscellaneous tasks that hide behind and take up 35.5% of a company’s business. Internal inquiries, expense calculations, arrangement of meeting rooms and business trips and various other miscellaneous tasks are outsourced or automated, promoting digital transformation for client companies.
*Corporate Website　https://eichiii.co.jp/

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

NIPPON REIT Investment Corporation

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