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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 Interested-Party Transaction (Omiya Center Building)

NIPPON REIT Investment Corporation ("NIPPON REIT") announces today that it has decided to execute the following transaction with an interested party (the Interested-Party Transactions) as stipulated in "the Rules on Transactions with Interested-Parties" which are the self-imposed rules concerning transactions with parties having certain vested interest in SBI REIT Advisors Co., Ltd. ("SRA"), which is the asset management company of NIPPON REIT.

1. Outline of the interested-Party Transactions

To enter into the following lease contract with SBI Holdings, Inc. for Omiya Center Building's leased space and exterior signage.

(1) Leased area

Leased property	Omiya Center Building
Leased area	12th Floor, 538.41 ㎡
Use	Office Retail
Monthly rent	4,560,080 yen (tax excluded, including common area charges)
Contract period	From October 16, 2024 to December 13, 2026

(2) Exterior signage

Leased property	Omiya Center Building
Monthly fee	150,000 yen (tax excluded)
Contract period	From February 24, 2025 to December 13, 2025

2. Profile of interested party

Name	SBI Holdings, Inc
Location	1-6-1 Roppongi, Minato-ku, Tokyo
Title and name of representative	Representative Director, Chairman, President & CEO Yoshitaka Kitao

Principal business		Control and management of SBI Group through share ownership
Capital		180,400 million yen (As of March, 2024)
Date of establishment		July 8, 1999
Relationship with NIPPON REIT or SRA		
	Capital relationship	As of today, the company owns 15,500 issued investment units of NIPPON REIT (3.44% of total issued investment units). SBI Financial Services co., Ltd, a 100% owned subsidiary of The Company, also owns 67.0% of the outstanding shares of SRA.
	Personnel relationship	Of SRA's officers and employees, 1 director and 4 other employees were seconded from the company subsidiaries.
	Business relationship	As of today, a sponsor support agreement has been concluded between NIPPON REIT and SRA, and the Company is providing services as a sponsor pursuant to the agreement.
	Related-party status	The company falls under the category of a related party of SRA. In addition, the Company falls under the category of interested persons, etc. of SRA as provided in the Act on Investment Trusts and Investment Corporations and interested parties prescribed in the SRA's internal rule, "the Rules on Transactions with Interested Parties". NIPPON REIT and SRA have conducted an appropriate approval procedure upon the Interested-Party Transactions in accordance with voluntary rules pursuant to "the Rules on Transactions with Interested Parties".

3. Transaction with interested persons, etc.

SBI Holdings Co., Ltd., the above-mentioned leasing partner, falls under the category of "interested parties" under the " Rules on Transactions by Interested Persons," which is the internal rules of SRA, where NIPPON REIT entrusts the management of assets, and is an interested party as stipulated in the Act on Investment Trusts and Investment Corporations.
In concluding this contract with such sponsor-related parties, SRA receives approval from the Compliance Committee, including external members, and the Investment Committee deliberates and makes resolutions in accordance with these regulations.

4. Future outlook

Although the impact of this transaction on the investment status is immaterial. Regarding the future outlook for management status please refer to the "Notice Concerning Revision of the Forecast of Management Status and the Estimated Distribution for the Fiscal Period Ending December 2024 and the Fiscal Period Ending June 2025" announced today.

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

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