September 26, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Receiving of Right of First Negotiation

NIPPON REIT Investment Corporation (“NIPPON REIT”) hereby announces the following regarding the right of first negotiation for the acquisition of "Hotel Resol Akihabara" and "K's Denki Shonan- Fujisawa (Land)".

1. Overview of the right of first negotiation to be granted
(1) Asset: Real estate trust beneficiary interest
(2) Real estate in trust: Hotel Resol Akihabara
K’s Denki Shonan-Fujisawa (Land)
(3) Scheduled date of conclusion of the right of first negotiation agreement:
September 27, 2024

2. Background and Reason
NIPPON REIT plans to acquire the right of first negotiation related to the above trust beneficiary rights.
NIPPON REIT plans to enter into agreements with the main sponsor, a domestic SBI Group LLC (Note 1) for Hotel Resol Akihabara, and with a domestic operating company (Note 2) for K's Denki Shonan-Fujisawa (Land), regarding the grant of preferential negotiation rights, on the condition that the preferential negotiation rights grantor acquires the property.
(hereinafter, both domestic SBI Group LLC and its domestic operating company are collectively referred to as "Preferred negotiating rights grantor")
With respect to the granting of the right of first negotiation for Hotel Resol Akihabara, pursuant to a sponsor support agreement entered into with NIPPON REIT, SRA and SBI Financial Services Co., Ltd., as part of SBI Financial Services Co., Ltd.'s ongoing implementation of diverse sponsor support for NIPPON REIT, the right of first negotiation in conjunction with the provision of bridge functions by SBI Group's domestic LLC.
The right of first negotiation will help NIPPON REIT to invest flexibly and in a timely manner as set forth in its basic policy, thereby expanding NIPPON REIT's future external growth opportunities.
NIPPON REIT will actively take advantage of these opportunities and continue to implement initiatives aimed at growing the asset size of NIPPON REIT's portfolio and securing stable earnings.
Upon granting of the Priority Negotiation Rights, there is no consideration paid by NIPPON REIT

to Preferred negotiating rights grantor, nor is it obligated to acquire any of the above covered properties.

(Note1) Domestic LLC is a special-purpose company that entrusts investment management services to SBI Tozai Realty Advisors Co., Ltd. and is a NIPPON REIT interested party.

(Note 2) Domestic operating company does not fall under the category of NIPPON REIT interested party.

3. Content of the Property

Hotel Resol Akihabara

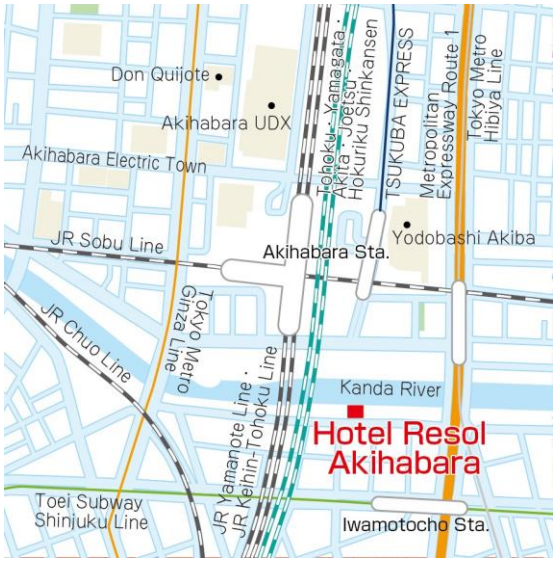
Type of specified asset		Trust beneficiary interests in real estate
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust establishment date		March 29, 2019
Trust expiration date		September 30, 2034
Location (indication of residential address)		2-25-12 Kandasudachou, Chiyoda-ku, Tokyo
Land	Parcel number	2-25-12 Kandasudachou, Chiyoda-ku, Tokyo and anther 5 parcels
	Building coverage ratio/ Floor area ratio	80% / 800%
	Use district	Commercial districts
	Site area	424.90m^2
	Type of ownership	Ownership
Building	Construction completion	February 2019
	Structure / Floors	Steel flamed with flat roof,14F.
	Use	Hotel・Retail
	Total floor space	3,304.55m^2
	Type of ownership	Ownership
Special notations		N/A

Characteristics	The property is located 5 minutes' walk from Akihabara Station, including JR Yamanote Line, and 2 minutes' walk from Iwamotocho Station, the Tokyo Metropolitan Shinjuku Line. The property is anticipated diverse demand for accommodations at hotels with excellent traffic access to Tokyo Metropolitan Tourism Destinations, the Kanto region, Haneda Airport, and Narita Airport. In addition, building specifications and equipment specifications meet the standards required by standard tenants, and stable cash flow can be expected in the future.

Photo



MAP



K's Denki Shonan-Fujisawa (Land)

Type of specified asset		Trust beneficiary interests in real estate
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust establishment date		June 29, 2007
Trust expiration date		September 30, 2034
Location (indication of residential address)		1695-3 Kuzuhara aza Takiyato, Fujisawa, Kanagawa
Land	Parcel number	1695-3, 1695-4 Kuzuhara Takiyato, Fujisawa, Kanagawa
	Building coverage ratio/ Floor area ratio	60% / 200%
	Use district	Industrial districts
	Site area	15,578.58m^2
	Type of ownership	Ownership
Building	Construction completion	-
	Structure / Floors	-
	Use	-
	Total floor space	-
	Type of ownership	-
Special notations		N/A

Characteristics	The property is located approximately 3.9km the west of the Odakyu Enoshima Line Chogo Station and approximately 5.9km the northeast of the Samukawa-Kita I.C. of the Tokyo Metropolitan Area Central Communication Car Highway. This property is facing Yoda Bypass (Prefectural Highway No. 22) and is well accessible by car movement, making it a suitable location as a roadside commercial facility. This is the land with leasehold interest in a commercial facility (K's Denki) operated by K's Holdings, Inc.

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

Although the impact of the right of first negotiation 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 Investment Corporation website: https://www.nippon-reit.com/en/

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