October 1, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
NIPPON REIT Investment Corporation
1-18-1 Shimbashi, Minato-ku, Tokyo
Yasushi Iwasa
Executive Officer
(Securities Code: 3296)
Asset Management Company:
SBI REIT Advisors Co., Ltd.
Yasushi Iwasa
President, Director & CEO
Contact: Takahiro Ishii
Deputy Senior General Manager
Finance & Planning Division
General Manager
Corporate Planning Department
(TEL: +81-3-5501-0080)

Notice Concerning the Current Status of Acquisition of Own Investment Units

NIPPON REIT Investment Corporation ("NIPPON REIT") announces the current status of the acquisition of its own investment units based on Article 80-2 of the Act on Investment Trusts and Investment Corporations of Japan (the "Investment Trusts Act") applied pursuant to Article 80-5, Paragraph 2 of the Investment Trusts Act.

The Status of the Acquisition of Own Investment Units in September 2024

(1) Total number of own investment units to be acquired	380 units
(2) Total amount of acquisition price	123,319,500 yen
(3) Method of acquisition of own investment units	Market purchases on the Tokyo Stock Exchange pursuant to discretionary trading agreements with a security company for the purchase of investment units.
(4) Acquisition period	September 30, 2024 (on a trade date basis)

【Reference Information】

Details of the matters regarding acquisition of own investment units resolved at a meeting of the board of directors held on September 26, 2024

(1) Total number of own investment units to be acquired	9,000 units (maximum)
(2) Total amount of acquisition price	2,500 million yen (maximum)
(3) Method of acquisition of own investment units	Market purchases on the Tokyo Stock Exchange pursuant to discretionary trading agreements with a security company for the purchase of investment units.
(4) Acquisition period	From September 30, 2024 to December 13, 2024

*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.