October 25, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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(Securities Code: 3296)
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Notice Concerning Early Loan Repayment

NIPPON REIT Investment Corporation ("NIPPON REIT") announces the following early loan repayment (the "Early Repayment") was decided today.

1. Content of the Early Repayment

No.	Lender	Balance before repayment	Amount of repayment	Scheduled balance after repayment	Scheduled date of repayment	Drawdown date	Repayment date
C02 (Note 1)	Loan syndicate with MUFG Bank, LTD. and Mizuho Bank, Ltd. as arranger (Note 2)	1,500 mm yen	1,500 mm yen	-	Nov. 12, 2024	Jan. 29, 2024	Jan.29, 2025

(Note1) The loan is based on commitment line agreement that was announced on December 27, 2019.
(Note2) The loan syndicate comprises MUFG Bank, Ltd. and Mizuho Bank, Ltd.
(Note3) Please refer to the "Notice Concerning Borrowing of Funds" dated January 16, 2024 for loan details.

2. Funds for repayment

The proceeds and cash on hand of the 50% quasi co-ownership trust beneficiary interest in Nihombashi Praya Building announced in the "Notice Concerning Transfer of Assets" on June 25, 2024 will be appropriated.

3. Status of loans, etc. after the early repayment

(Unit: million yen)

	Before repayment	After repayment	Increase (Decrease)
Short-term loans (Note)	—	—	—
Long-term loans (Note)	127,620	126,120	(1,500)
Total loans	127,620	126,120	(1,500)
Investment corporation bonds	6,500	6,500	-
Total interest-bearing liabilities	134,120	132,620	(1,500)

(Note) Short-term loans refer to loans with the period from the drawdown date to the repayment date being one year or less, and Long-term loans refer to loans with the period from the drawdown date to the repayment date being more than one year. Long-term loans include also the current portion of long-term loans (loans due for repayment in one year or less). Figures are rounded down to the nearest million yen.

4. Future outlook

The forecast of the management status for fiscal period ending December 2024 (from July 1, 2024 to December 31, 2024) and fiscal period ending June 2025 (from January 1, 2025 to June 30, 2025) announced in the “Notice Concerning Revision of the Forecast of Management Status and the Estimated Distribution for the Fiscal Period Ending December 2024 and Fiscal Period Ending June 2025” dated September 26, 2024 remains unchanged as the impact will be minimal.

5. Other matters necessary for investors’ appropriate understanding/judgment of the concerned information

Concerning the risks associated with the borrowing, please refer to the content of “Part I. Fund Information; Section 1. Status of Fund; 3. Investment Risks” of the Securities Reports submitted on September 26, 2024.

*NIPPON REIT Investment Corporation website: https://www.nippon-reit.com/en/
* Borrowings Detail page: https://www.nippon-reit.com/en/finance/index.html

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