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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 Achieving Conformity to Tokyo Metropolitan Government's Small and Medium-Sized Low-Carbon Model Building (FORECAST Shinagawa)

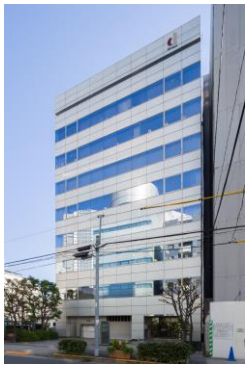
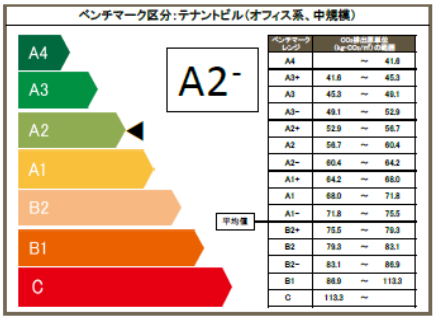
NIPPON REIT Investment Corporation ("NIPPON REIT") announces that FORECAST Shinagawa achieved conformity to Small and Medium-Sized Low-Carbon Model Building (the "Low-Carbon Model Building") from the Tokyo Metropolitan Government ("TMG") and will be publicized by TMG.

1. Overview of Low-Carbon Model Building

TMG released an assessment index for low-carbon buildings, the Low-Carbon Building Benchmark, in May 2012, aiming to form a real estate market in which low-carbon buildings with low CO2 emission features are valued. Small and medium-sized leased buildings that fall within range of A1 or higher in the Low-Carbon Benchmark and are actively implementing energy-saving measures are officially recognized as the Low-Carbon Model Buildings by TMG.

Bureau of Environment, TMG Tokyo Carbon Reporting Program for Small and Medium scale Facilities:
https://www.kankyo.metro.tokyo.lg.jp/english/climate/tokyo_carbon/

2. Certified Property and Certification Summary

Property Name	Photo	Low-Carbon Building Benchmark	Date Publicized
A-30 FORECAST Shinagawa (Kita-Shinagawa, Shinagawa-ku, Tokyo)			Nov. 14, 2024

3. NIPPON REIT's Future Initiatives

We believe that actively incorporating ESG (Environment, Society and Governance) perspectives into our operation will contribute to our basic policy of "emphasizing on the income growth and stability to maximize unitholder value." NIPPON REIT will continue to put efforts on reducing environmental impact by implementing energy-saving and efficient energy use measures to its properties.

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

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