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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: Miyuki Matsumoto
Deputy Senior General Manager
Finance & Planning Division
General Manager
Capital Market Department
(TEL: +81-3-5501-0088)

Notice Concerning Delays in Updating the Website

NIPPON REIT Investment Corporation ("NIPPON REIT") has temporarily suspended updates to its website as a precautionary measure in response to the identification of a critical cybersecurity vulnerability in the PHP programming language.

Accordingly, updates to the announcements entitled "Notice Concerning Transfer of Real Estate Trust Beneficiary Interests in Japan (FORECAST Ningyocho, Toranomon Sakura Building)" and "Notice Concerning Revision of the Forecast of Management Status and Estimated Distribution for the Fiscal Period Ending December 2026 and the Fiscal Period Ending June 2027" both released today, have been postponed and will be uploaded to NIPPON REIT's website promptly upon completion of the necessary website maintenance.

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.