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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Change in Acquisition Price of FORECAST Yokkaichi

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that SBI REIT Advisors Co., Ltd. (the “SRA”), to which NIPPON REIT entrusts the management of its assets, has revised today the acquisition price of FORECAST Yokkaichi (the “Property”), which was acquired on January 14, 2026, as outlined below.

1. Changes to the Acquisition Price

Property Number (Note)	Real Estate in Trust (Property Name)	Acquisition Date	Acquisition Price (yen) Before	Acquisition Price (yen) After
A-80	FORECAST Yokkaichi	January 14, 2026	3,531,500,000	3,522,300,000

Note : “Property Number.” is the number of each property in accordance with each asset type designated by NIPPON REIT. “A” represents office, “B” represents residential, and “C” represents other properties.

2. Background to the Change in Acquisition Price

With respect to the Property, the trust beneficiary interest transfer agreement includes a clause stipulating that the acquisition price shall be adjusted in accordance with any fluctuations in revenues or expenses that arise during the period up to the acquisition. Following discussions with the seller, the relevant amounts have been finalized, resulting in a change to the acquisition price.

For further details of the Property, please refer to the press release titled “Notice Concerning Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated August 15, 2025.

* NIPPON REIT Investment Corporation website: <https://www.nippon-reit.com/en/>

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