

April 2, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
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### Notice Concerning Borrowing of Funds

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that it has decided on a borrowing of funds (the “Borrowing”) as of March 27, 2026, and provides the details as set forth below.

#### 1. Overview of the Borrowing

No.	Lender	Loan amount (mm yen)	Interest rate	Fixed/ Floating	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
106	Loan syndicate with MUFG Bank, Ltd. as lead arranger; Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation as co-arrangers (Note 1)	2,000	Interest rate of base rate plus 0.2450% (Note 6)	Floating	April 20, 2026	Borrowing based on the monetary loan agreement with the lender shown on the left as the loaner	April 20, 2029	Lump-sum repayment on repayment date	Unsecured Unguarant- eed
107	Loan syndicate with MUFG Bank, Ltd. as lead arranger; Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation as co-arrangers (Note 2)	1,100	Interest rate of base rate plus 0.2600% (Note 6)				August 20, 2029		
108	Loan syndicate with MUFG Bank, Ltd. as lead arranger; Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation as co-arrangers (Note 3)	750	Interest rate of base rate plus 0.2900% (Note 6)				April 22, 2030		

No.	Lender	Loan amount (mm yen)	Interest rate	Fixed/Floating	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
109	Loan syndicate with MUFG Bank, Ltd. as lead arranger; Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation as co-arrangers (Note 4)	3,250	Interest rate of base rate plus 0.3300% (Note 7)	Floating	April 20, 2026	Borrowing based on the monetary loan agreement with the lender shown on the left as the loaner	April 21, 2031	Lump-sum repayment on repayment date	Unsecured Unguaranteed
110	Loan syndicate with MUFG Bank, Ltd. as lead arranger; Mizuho Bank, Ltd., and Sumitomo Mitsui Banking Corporation as co-arrangers (Note 5)	2,500	Interest rate of base rate plus 0.3600% (Note 7)				April 20, 2032		

(Note 1) The loan syndicate comprises MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited., SBI Shinsei Bank, Limited. and Sumitomo Mitsui Trust Bank, Limited.

(Note 2) The loan syndicate comprises MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited., SBI Shinsei Bank, Limited. and Sumitomo Mitsui Trust Bank, Limited.

(Note 3) The loan syndicate comprises Mizuho Bank, Ltd., SBI Shinsei Bank, Limited and Mizuho Trust & Bank Co., Ltd.

(Note 4) The loan syndicate comprises MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited., SBI Shinsei Bank, Limited., Sumitomo Mitsui Trust Bank, Limited., Mizuho Trust & Bank Co., Ltd. and Aozora Bank, Ltd.

(Note 5) The loan syndicate comprises MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited., SBI Shinsei Bank, Limited. and Sumitomo Mitsui Trust Bank, Limited.

(Note 6) The first interest payment date shall be May 20, 2026 and the subsequent interest payment date shall be the 20th day of every month (If the day is not a business day, then it shall be the next business day) and the principal repayment date. The base interest rate applicable to interest paid on the interest payment date is the JBA one-month Japanese Yen TIBOR announced two business days prior to the immediately preceding interest payment date (or the drawdown date for the first time). In the event that the interest calculation period is more than one month or less than one month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement. Please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>) for changes in the base rate JBA one-month Japanese Yen TIBOR.

(Note 7) The first interest payment date shall be July 21, 2026 and the subsequent interest payment date shall be the 20th day of January, April, July and October (If the day is not a business day, then it shall be the next business day) and the principal repayment date. The base interest rate applicable to interest paid on the interest payment date is the JBA three-month Japanese Yen TIBOR announced two business days prior to the immediately preceding interest payment date (or the drawdown date for the first time). In the event that the interest calculation period is more than three-month or less than three-month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement. Please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>) for changes in the base rate JBA three-month Japanese Yen TIBOR.

## 2. Amount, Use and Scheduled Outlay of Funds to Be Procured

### (1) Amount of funds to be procured

9,600 million yen on April 20, 2026

### (2) Specific use of funds to be procured

Repayment funds for loans (9,600 million yen) maturing on April 20, 2026.

### (3) Scheduled outlay

April 20, 2026.

### 3. Status of Loans, etc. After Borrowing

(Unit : million yen)

	Before Drawdown	After Drawdown	Increase (Decrease)
Short-term loans (Note)	—	—	—
Long-term loans (Note)	134,450	134,450	—
Total loans	134,450	134,450	—
Investment corporation bonds	6,800	6,800	—
Total interest-bearing liabilities	141,250	141,250	—

(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 also include the current portion of long-term loans (loans due for repayment). Each of the above amount is truncated the nearest million yen.

### 4. Future Outlook

The forecast of the management status for fiscal period ending June 2026 (from January 1, 2026 to June 30, 2026) and fiscal period ending December 2026 (from July 1, 2026 to December 31, 2026) announced in the “Summary of Financial Results for the Fiscal Period Ended December 31, 2025 (REIT)” dated February 18, 2026 remains unchanged as the impact will be minimal.

### 5. Other Matters Necessary for Investors' Appropriate Understanding/Judgment of the 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 March 27, 2026.

\* 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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