

November 17, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer:
NIPPON REIT Investment Corporation
1-18-1, Shimbashi, Minato-ku, Tokyo
Toshio Sugita
Executive Officer
(Securities Code: 3296)

Asset Management Company:
Sojitz REIT Advisors K.K.
Toshio Sugita
President & CEO
Contact: Takahiro Ishii
General Manager
Corporate Planning Department
Finance & Planning Division
(TEL: +81-3-5501-0080)

Notice Concerning Completion of Transfer of Assets

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that it has today completed the transfer of the following assets, as announced in the press release “Notice Concerning Transfer and Acquisition of Assets, and Related Cancellation of Lease and Leasing of Assets” dated October 27, 2020.

1. Overview of transferred asset

Property Number (Note1)	Real estate in trust (Property Name)	Location	Transfer price (million yen) (Note2)	Transfer counterparty (Buyer)
A-34	Mejiro NT Building	Toshima Ward, Tokyo	3,920	Not disclosed (Note3)
A-36	Mitsui Woody Building	Koto Ward, Tokyo	3,246	Not disclosed (Note3)
C-2	Komyoike Act	Sakai, Osaka	2,158	Not disclosed (Note3)

(Note1) “Property No.” is the number of each property in accordance with each asset type designated by NIPPON REIT. Capital letter of “A” represents office, “C” represents retail and the same shall apply hereinafter.

(Note2) “Transfer price” stated as prices of trust beneficiary interests in real estate on sales agreements of trust beneficiary rights in real estate. Furthermore, the Transfer price excludes consumption taxes, local consumption taxes and various expenses required for the transfer, and is rounded down to the nearest million yen.

(Note3) Not disclosed because consent has not been obtained from the seller. They are Japanese companies and do not fall under the category of interested persons, etc. as provided in the Article 201 of the Act on Investment Trusts and Investment Corporations and Article 123 of the Order of Enforcement thereof, as well as of interested persons stipulated in the SRA internal rules, “Rules on Transactions by Interested Persons”.

2. Other

Please refer to the “Notice Concerning Transfer and Acquisition of Assets, and Related Cancellation of Lease and Leasing of Assets” dated October 27, 2020 for details.

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

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.