

February 25, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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(Securities Code: 3296)

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Notice Concerning Completion of Transfer and Acquisition 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 February 18, 2021.

1. Overview of transferred and acquired asset

Type of transaction	Property number (Note1)	Real estate in trust (Property Name)	Location	Transfer/Acquisition price (million yen)	Counterparty (Buyer/Seller)
Transfer	A-13	Higashi Ikebukuro Center Building	Toshima-ward, Tokyo	Not disclosed (Note2)	Not disclosed (Note4)
Transfer	A-20	FORECAST Uchikanda	Chiyoda-ward, Tokyo	Not disclosed (Note2)	Not disclosed (Note4)
Transfer	A-43	Marunouchi Sanchoime Building	Nagoya, Aichi	Not disclosed (Note2)	Not disclosed (Note4)
Acquisition	A-73	TENSHO OFFICE SHINBASHI 5	Minato-ward, Tokyo	1,200 (Note3)	Godo Kaisha NRT Growth 14

(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.

(Note2) Not disclosed because consent has not been obtained from the seller. However, the transfer price of each property is determined by SRA to be reasonable in consideration of the appraisal value of each property etc..

(Note3) The prices of trust beneficiary interests in real estate on purchase and sales agreements of trust beneficiary rights in real estate. Furthermore, the price excludes consumption taxes, local consumption taxes and various expenses required for the acquisition, and is rounded down to the nearest million yen.

(Note4) 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 February 18, 2021 for details.

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

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