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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 Related Cancellation of Lease, and Cancellation of Sales Agreements of Trust Beneficiary Rights in Real Estate” dated June 29, 2021 and “Notice Concerning Transfer of Assets, and Related Cancellation of Lease of Assets” dated July 27, 2021.

1. Overview of transferred asset

Property Number (Note1)	Real estate in trust (Property Name)	Location	Transfer price (million yen) (Note2)	Transfer counterparty (Buyer)
A-35	Toshin Higashi-Ikebukuro Building	Toshima-ward, Tokyo	1,480	Not disclosed (Note3)
A-37	Itabashi Honcho Building	Itabashi-ward, Tokyo	3,950	Not disclosed (Note3)
A-40	East Side Building	Taito-ward, Tokyo	1,800	Not disclosed (Note3)
A-63	Esprit Kameido	Koto-ward, Tokyo	1,400	Not disclosed (Note3)
Total			8,630	

(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, 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 buyer. They are Japanese company and TMK 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 Related Cancellation of Lease, and Cancellation of Sales Agreements of Trust Beneficiary Rights in Real Estate” dated June 29, 2021 and “Notice Concerning Transfer of Assets, and Related Cancellation of Lease of Assets” dated July 27, 2021 for details.

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

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