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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Completion of Transfer and Acquisition of Real Estate Trust Beneficiary Interest in Japan

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that today, it has completed the transfer and acquisition of the following transfer and acquisition, as announced in the press release titled "Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan" dated March 29, 2023.

1. Overview of the Property Transferred and Property Acquired

(1) Overview of the Property Transferred

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Transfer Price (million yen) (Note 2)	Purchaser
A-38	ANTEX24 Building	Taito ward, Tokyo	2,070	Not disclosed (Note 3)

(2) Overview of the Property Acquired

Property Number (Note 1)	Real Estate in Trust (Property Name)	Location	Acquisition Price (million yen) (Note 2)	Seller
B-44	MAISON NISHI MAGOME	Ota ward, Tokyo	791	Sojitz Corporation

Note 1: "Property number." is the number of each property in accordance with each asset type designated by NIPPON REIT. "A" represents office and "B" represents residential.

Note 2: "Transfer price" and "acquisition price" are the prices of trust beneficiary interests in real estate on purchase and sales agreements of trust beneficiary rights in real estate. Furthermore, the transfer price and acquisition price exclude consumption taxes, local consumption taxes and various expenses required for the transfer and acquisition, and is rounded down to the nearest million yen.

Note 3: Not disclosed because consent has not been obtained from the seller.

2. Other

Please refer to the “Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan” dated March 29, 2023 for details.

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

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