

August 17, 2023

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:
SBI REIT Advisors Co., Ltd.
Yasushi Iwasa
President & CEO
Contact: Takahiro Ishii
General Manager
Corporate Planning Department
Finance & Planning Division
(TEL: +81-3-5501-0080)

Notice Concerning Partial Revisions to Internal Rules
(the Management Guidelines of Asset Manager)

NIPPON REIT Investment Corporation (“NIPPON REIT”) hereby announces that SBI REIT Advisors Co., Ltd. (“SRA”), which is entrusted to manage the assets of NIPPON REIT, decided to partially revise internal rules (the Management Guidelines of Asset Manager) (“Management Guidelines”) at its Board of Directors meeting held today, subject to the approval of the partial amendments to the Articles of Incorporation at the Unitholders’ Meeting of NIPPON REIT (“Unitholders’ Meeting”), which is scheduled to be held on September 22, 2023. Details are as follows.

1. Backgrounds of Revisions

NIPPON REIT focuses on both demand and supply balance and diversification (for strong risk tolerance through property and tenant diversification), while pursuing stableness and robustness, also realizes the “future value” of the portfolio that has been built using the strengths of SRA’s asset management structure that takes advantage of our portfolio with “unique viewpoint” and “solid attitude”. NIPPON REIT has maintained itself for improvement of its value and competitiveness of the portfolio in a medium- to long-term perspective so as to maximize the unitholders’ value.

Based on the above policy, the Board of Officers of NIPPON REIT resolved today to propose to the Unitholders’ Meeting a resolution to partially amend the investment targets and investment policy of NIPPON REIT and to make necessary amendments to the Articles of Incorporation in connection therewith, in order to make more use of sponsor support from the main sponsor who has strength in the field of finance and to secure various investments for NIPPON REIT, thereby enhancing the unitholder value. In addition, SRA decided today to revise the Management Guidelines which set forth the investment policy of NIPPON REIT, subject to the approval of the partial amendments to the Articles of Incorporation at the Unitholders’ Meeting.

2. Summary of Revisions of Management Guidelines

① Partial amendment of investment targets

In order to enable NIPPON REIT to invest in Real Estate and Related Assets for other purposes while maintaining the current investment policy to invest in Real Estate and Related Assets for office, residential, and retail properties as its main investment target, SRA will partially amend the investment ratio by asset type for entire portfolio. The investment ratio of real estate used for other purposes, together with retail facilities, should not exceed 20%.

Accordingly, SRA will also establish new provisions of asset type of investment targets, investment characteristics and individual investment target criteria, etc. regarding the Real Estate and Related Assets for other purposes.

When investing and managing assets in healthcare facilities or hospitals, SRA shall develop

the necessary structures and perform the necessary procedures in advance in accordance with the “Guidelines for Utilizing Health Care REIT for Senior Housings, etc.” or the “Guidelines for REITs that Target Real Estate Properties of Hospitals” set forth by the Ministry of Land, Infrastructure, Transport and Tourism.

② Partial amendment of investment target regions

SRA will make necessary revisions to make the three major metropolitan areas and major cities throughout Japan including ordinance-designated cities and peripheral areas thereof be the investment target regions for Real Estate and Related Assets for retail facilities and other purposes.

③ Partial amendment of acquisition criteria

In response to the addition of Real Estate-related Loans and Other Assets to the type of NIPPON REIT's investment assets that are specified assets, SRA will establish new provisions of the acquisition criteria, etc. for Real Estate-related Loans and Other Assets.

As is the case with Silent Partnership Equity Interest and Real Estate-backed Securities, when investing in Real Estate-related Loans and Other Assets, collateral Real Estate and Related Assets thereof should meet NIPPON REIT's investment policy and investment targets, and the investment amount of Real Estate-related Loans and Other Assets, totaling investment amount of Silent Partnership Equity Interest and Real Estate-backed Securities, shall be within 10% of total assets.

3. Date of Revisions (Scheduled)

September 22, 2023

4. Further Outlook

The forecasts of the management status for fiscal period ending December 2023 (from July 1, 2023 to December 31, 2023) and for fiscal period ending June 2024 (January 1, 2024 to June 30, 2024) announced in the “Summary of Financial Results for the Fiscal Period Ended June 30, 2023 (REIT)” dated August 17, 2023 remain unchanged because there will be no impact by these revisions.

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

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