

December 21, 2023

For Immediate Release

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

Asset Management Company:
SBI REIT Advisors Co., Ltd.
Yasushi Iwasa
President, Director & CEO

Contact: Takahiro Ishii
General Manager
Corporate Planning Department
Finance & Planning Division
(TEL: +81-3-5501-0080)

Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that SBI REIT Advisors Co., Ltd. ("SRA"), which is entrusted to manage the assets of NIPPON REIT, today decided on the following transfer and acquisition of assets (respectively the "Transfer" and the "Acquisition", and collectively the "Transactions").

1. Overview of the Transfer Property and Acquisition Property

(i). Overview of the Property to Be Transferred

Prop. # (Note 1)	Real Estate in Trust (Property Name)	Location	Purchaser (Note 2)	Scheduled Contract Date	Scheduled Transfer Date	Scheduled Transfer Price (¥ mm) (Note 3)
B-6	Seam Dwell Tsutsui	Nagoya, Aichi	Kanden Realty & Development Co., Ltd.	December 27, 2023	December 27, 2023	835

(ii). Overview of the Properties to Be Acquired

Prop. # (Note 1)	Real Estate in Trust (Property Name)	Location	Seller (Note 2)	Scheduled Contract Date	Scheduled Acquisition Date	Scheduled Acquisition Price (¥ mm) (Note 3)
A-76	30 Sankyo Building	Shinjuku-ku, Tokyo	Godo Kaisha NRT Growth 18	December 22, 2023	January 29, 2024 (Note 4)	1,840
B-51	St. Lake Celeb Daikancho	Nagoya, Aichi				962
B-52	Belle Face Kawaharadori	Nagoya, Aichi				860
C-4	Street life (Leasehold land)	Sendai, Miyagi	JINUSHI Financial Advisors Co., Ltd.	December 21, 2023	March 29, 2024 (Note 4)	1,990
Total						5,652

Note 1: "Prop. #" is the number of each property in accordance with each asset type designated by NIPPON REIT. Capital letter of "A" represents office, "B" represents residence and "C" represents retails and other properties, and the same shall apply hereinafter.

Note 2: For details of the "Purchaser" and the "Seller, please refer to "7. Overview of the Purchaser" and "8. Overview

- of the Seller", respectively.
- Note 3: "Scheduled Transfer Price" and "Scheduled Acquisition Price" are stated as prices of Trust beneficiary interests in real estate on sales agreements of Trust beneficiary rights in real estate. Those exclude consumption taxes, local consumption taxes, various expenses required for the transaction, and is rounded down to the nearest million yen. The same shall apply hereinafter.
- Note 4: The Purchase and Sale Agreement on the Property falls under the forward commitment stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." stipulated by the Financial Services Agency (meaning the purchase and sale contract that is to be settled and delivered after one month has elapsed since the conclusion of the contract, and other similar contracts hereinafter the same). SRA has entered into the sales agreement in accordance with the rules on the forward commitment, etc. of SRA stipulated in relation to the establishment of the forward commitment, etc. For details, please refer to "10. Forward Commitments" later in this document. The same shall apply hereinafter.

2. Summary of Transactions

(i). Overview of the Transfer

B-6 Seam Dwell Tsutsui

- (1) Scheduled Contract Date : December 27, 2023
- (2) Scheduled Transfer Date : December 27, 2023
- (3) Scheduled Transfer Price : 835 million yen
- (4) Assumed Book Value : 629 million yen (Note 1)
- (5) Gain(Loss) on Transfer : 206 million yen (Note 2)
- (6) Use of Sales Proceeds : Funds for the Acquisition
- (7) Brokerage : No
- (8) Settlement Method : Lump sum payment on the transfer date

(ii). Overview of the Acquisition

A-76 30 Sankyo Building, B-51 St. Lake Celeb Daikancho, B-52 Belle Face Kawaharadori

- (1) Scheduled Contract Date : December 22, 2023
- (2) Scheduled Transfer Date : January 29, 2024
- (3) Funds for Acquisition : Borrowings and proceeds from the Transfer and cash on hand
- (4) Settlement Method : Lump sum payment on the transfer date
- (5) Brokerage : No

C-4 Street life (Leasehold land)

- (1) Scheduled Contract Date : December 21, 2023
- (2) Scheduled Transfer Date : March 29, 2024
- (3) Funds for Acquisition : Borrowings and Proceeds from the Transfer and cash on hand
- (4) Settlement Method : Lump sum payment on the transfer date
- (5) Brokerage : No

- Note 1: "Assumed Book Value" is the assumed book value as of the transfer date, which SRA calculated based on the book value as of the end of the 22nd period (ended June 2023), capital expenditure and depreciation cost that are expected until transaction date. It is rounded down to the nearest million yen and the same shall apply hereinafter.
- Note 2: "Gain (Loss) on Transfer" is the difference between the scheduled transfer price and the assumed book value. It is rounded down to the nearest million yen. It is the estimate as of today, and the amount may not be the same as the actual gain (loss) on transfer.

3. Reason for Selecting the Transfer Property and the Acquisition Property

NIPPON REIT recognizes that it is an essential strategy to implement asset replacement with precise timing to maintain and improve portfolio competitiveness from a medium-to long-term perspective while expanding AUM.

- (i) The Transfer Property was selected based on analyses conducted annually as "Tiering-PJ", as part of SRA's medium-to long-term management strategy. In order to maintain and improve its portfolio competitiveness from a med-to long-term perspective, Seam Dwell Tsutsui, an asset to be transferred, has comprehensively examined the potential for internal

growth and area potential in evaluating profitability, liquidity, and property characteristics, as well as trends in the real estate market. As a result, SRA concluded management at this timing, although the current price offer from the transferee is less than the appraisal value (as of the end of June 2023) and determined that realization of unrealized gains from the sale would contribute to maximization of unitholder value.

- (ii) The properties to be acquired, the three properties owned by the bridge fund, Godo Kaisha NRT Growth 18, which NIPPON REIT has preferential negotiation rights as an acquisition pipeline and is in line with investment policy of NIPPON REIT. 30 Sankyo Building is an office building and St. Lake Celeb Daikancho and Bell Face Kawaharadori are residential properties.
- 30 Sankyo Building is located 4 minutes' walk from Takadanobaba Station on JR Yamanote Line and the Tokyo Metro Tozai Line and Seibu Shinjuku line, and 7minutes' walk from Nishi-Waseda Station on the Tokyo Metro Fukutoshin Line. Multiple routes are available.
 - St. Lake Celeb Daikancho is located 6 minutes' walk from the Kurumamichi Station on the Sakura-dori Line and 7 minutes' walk from Takaoka Station on the Sakura-dori Line and 8 minutes' walk from Shinsakae-machi Station on the Higashiyama Line. Multiple lines can be used for transportation. Various stores and facilities that are convenient for daily living are located within 10-minute distance and considered to be a good residential location.
 - Bell Face Kawaharadori is located 7 minutes' walk from Kawana Station on the Tsurumai Line. It takes approximately 13 minutes from the Kawana Station to the Fushimi Station, and approximately 20 minutes to Nagoya Station. There are commercial facilities such as supermarkets and restaurants around the property due to the convenience of transportation. In addition, Kawana Park is also within walking distance, so residential comfort is considered to be good.
 - Of the assets to be acquired, Street life (Leasehold land) is located within 30 minutes by car from the center of the Sendai urban area. The surrounding area is home to large-scale roadside stores such as AEON Mall, Cainz Home, and MEGA Don Quijote, as well as logistics warehouse and factories and offices of major companies. In addition, the Tohoku Expressway "Izumi" IC is located 1.6km south of Street life (Leasehold land), and it is a location with excellent traffic system continuity and convenience. In addition, Nippon REIT and SBI SECURITIES Co., Ltd. ("SBI") have entered into a legally non-binding agreement with NIPPON REIT and SBI to confirm that SBI or a third party designated by SBI has the intention to purchase Street life (Leasehold land) at a price agreed to as a fair value. (subject to a minimum of the appraised value of the beneficial interests to be acquired by Nippon REIT). SBI said it is considering purchasing the property with a focus on its potential as a prospective ground for developing the property. Accordingly, NIPPON REIT believes that if NIPPON REIT determines that stable rental income will not be earned, for example, in the event that the leasehold contract concluded by Street life Co., Ltd. ("Leaseholder") with respect to the land of the Properties is terminated, it will be able to avoid or reduce the risks that may arise by transferring the land of the Premises to SBI at a reasonable price.

As described above, we believe that property replacement of the Transfer Property and the Acquisition Property will contribute to improve liquidity by stabilizing cash flow.

4. Summary of the Property to Be Transferred

B-6 Seam Dwell Tsutsui

(i). Overview of the Asset

Type of specified asset		Trust beneficiary interests in real estate			
Scheduled Transfer date		December 27, 2023			
Trustee		Sumitomo Mitsui Trust Bank, Limited			
Trust establishment date		May 30,2007			
Trust expiration date		April 30, 2024			
Location (Indication of residential address)		3-28-25 Tsutsui Higashi-ku, Nagoya, Aichi			
Land	Parcel number	3-2821 Tsutsui Higashi-ku, Nagoya, Aichi			
	Building coverage ratio / Floor area ratio	80% / 240%(Note)			
	Use district	Neighborhood Commercial district			
	Site area	1,166.51 m ²			
	Type of ownership	Ownership			
Building	Construction completion	February, 2007			
	Structure / Floors	Reinforced concrete with flat roof, 5F			
	Use	Residence			
	Total floor space	1,917.48 m ²			
	Type of ownership	Ownership			
Master lease company		NIPPON REIT			
Type of master lease		Pass-through			
Appraisal value		860 million yen (as of June 30, 2023)			
Real estate appraiser		Japan Real Estate Institute			
PML		5.0%			
Collateral after acquisition		Not applicable			
Status of leasing					
	Leasable floor space	1,800.00 m ²			
	Leased floor space	1,650.00 m ²			
	Occupancy rate	88.3% (As of the end of Jul. 2023)	91.7% (As of the end of Aug. 2023)	91.7% (As of the end of Sep. 2023)	91.7% (As of the end of Oct. 2023)
	Number of leasable units	60 units			
	Number of leased units	55 units			
	Occupancy rate by unit	88.3% (As of the end of Jul. 2023)	91.7% (As of the end of Aug. 2023)	91.7% (As of the end of Sep. 2023)	91.7% (As of the end of Oct. 2023)
	Total rent income (annual)	46 million yen			
	Deposits, etc.	0 million yen			
	Special notations	Not applicable			

Note: The floor area ratio is essentially 300%, but it is decreased to 240% due to restriction of regulation regarding frontal road width.

(ii). Summary of the Appraisal Report

Property name	Seam Dwell Tsutsui
Appraisal value	860 million yen
Appraiser	Japan Real Estate Institute
Date of value	June 30, 2023

(Thousand yen)

	Details	Outline
Indicated value by income approach	860,000	The capitalized value by the direct capitalization method and the capitalized value by DCF method are both judged to have the same normative value, and the capitalized value by the capitalized capitalization method is estimated as shown on the left by linking both prices.
Direct capitalization method	866,000	
Gross operating revenue	48,978	
Potential gross income	54,037	Record based on the assessed unit price of rent, common area charges and parking income etc. which can be received over a mid-and long-term.
Total of vacancy losses, etc.	5,059	Recorded after assessing medium-to long-term stable occupancy rate levels based on the occupancy status, supply and demand trends of similar properties with substitution competition and other relationships in similar areas within the primary market area, and the past occupancy status and future trends related to the subject property.
Operating expenses	13,216	
Building management fees	2,398	Recorded in consideration of the individuality of the target property, by reference to the building management fees of similar properties and the actual amount of the past years.
Utilities	1,300	Recorded in consideration of the occupancy rate etc. of the leasing space, by reference to the actual amount of the past years.
Repairs and maintenance costs	1,803	In addition to recording restoration costs based on the level of restoration costs per room normally incurred, the lessor's share, the average time to bear the costs and the degree of restoration, other repairs and maintenance costs are recorded considering the actual amount of the previous fiscal year, the level of similar properties and the average annual amount of repair and renewal expense in the engineering report.
Property management fees	1,183	Recorded in consideration of the rate of fees for similar properties and the individuality of the target property,
Leasing cost	2,621	Recorded in consideration of administrative fees related to the recruitment of new tenants, the conclusion of contracts, and the renewal of tenants based on the terms of contracts and the rental conditions of similar properties in the vicinity. For leasing commissions, the company booked rental commissions and advertising expenses, which are required for the recruitment of new tenants, taking into account the average annual replacement rate and occupancy rate of tenants,
Taxes	3,384	The amount of tax is posted in consideration of data related to taxes and public charges and the content of measures to adjustment the burden.
Insurance	59	Recorded in consideration of premiums paid for schedules insurance money, and insurance rates of similar properties, etc.
Others	468	CATV charges and town association fees are included.
Net operating income	35,762	
Non-operating income	0	After assessing medium-to long-term stable capital months, the investment yield considered appropriate is assessed at 1.0%, taking into account the level of interest rates for both investment and funding.
Capital expenditure	1,980	Assessed in consideration of a level of capital expenditure by similar properties, age of the building and an annual average of repairs, maintenance and renewal costs in the engineering report, based on an assumption that expected expenditure is accumulated every term on average.
Net income	33,782	
Capitalization rate	3.9%	Assessment taking into account uncertainty in the future and transaction yields related to similar properties, as well as adding or subtracting spreads attributable to the location,

			building conditions and other conditions of the subject property from the benchmark yields for each district.
	Discount cash flow method	853,000	
	Discount rate	3.7%	Assessed in consideration of the individuality of the target property comprehensively, by reference to invest yields of similar properties.
	Terminal rate	4.0%	Assessed in consideration of future trends of investment yields, risks in the target property as an investment target and general forecasts for economic growth and trends in property prices and rents, etc. comprehensively, by reference to investment yields of similar properties.
	Indicated value based on cost approach	808,000	
	Proportion of land	66.0%	
	Proportion of building	34.0%	
Other matters to which the appraiser paid attention in appraisal		None	

5. Summary of the Property to Be Acquired

(1) A-76 30 Sankyo Building

(i). Overview of the Asset

Type of specified asset		Trust beneficiary interests in real estate			
Scheduled acquisition date		January 29, 2024			
Trustee		Mitsubishi UFJ Trust and Banking Corporation			
Trust establishment date		March 30, 2022			
Trust expiration date		January 31, 2034 (scheduled)			
Location (indication of residential address)		1-30-4, Takadanobaba, Shinjuku-ku, Tokyo			
Land	Parcel number	1-309-17 Takadanobaba, Shinjuku-ku, Tokyo and another parcel			
	Building coverage ratio/ Floor area ratio	100% (Note1) /500%			
	Use district	Commercial district			
	Site area	349.45 m ²			
	Type of ownership	Ownership			
Building	Construction completion	January 1991			
	Structure / Floors	Steel-framed with flat roof,8F			
	Use	Office			
	Total floor space	1,934.09 m ²			
	Type of ownership	Ownership			
Master lease company		NIPPON REIT (scheduled)			
Type of master lease		Pass-through			
Appraisal value (effective date)		1,850 million yen (December 1, 2023)			
Real estate appraiser		Japan Real Estate Institute			
PML		2.7%			
Collateral after acquisition		Not applicable			
Status of leasing					
	Leasable floor space	1,631.67 m ²			
	Leased floor space	1,631.67 m ²			
	Occupancy rate	100.0% (As of the end of Jul.2023)	100.0% (As of the end of Aug.2023)	100.0% (As of the end of Sep. 2023)	100.0% (As of the end of Oct. 2023)
	Total number of tenants	6			
	Total rent income (annual)	83 million yen			
	Deposits, etc.	55 million yen			
Special notations		Part of boundary between the land of the property and the adjacent land has not been confirmed, However, there has not been any dispute concerning this boundary.			

Note: The building coverage ratio is essentially 80%, but it is increased up to 100% due to relaxation for a building with fire-proof structures located within fire prevention district and commercial district.

Property Characteristics	<p>The property is located in “Takadanobaba” zone, an area that extends east and west from Takadanobaba Station. There are several railway and subway lines that provides convenience to the location. The Seibu Shinjuku Line, highly convenient JR Yamanote Line and the Tokyo Metro Tozai Line is available at Takadanobaba Station. Also, Nishi-Waseda Station on Tokyo Metro Fukutoshin Line is available along Meiji Street at the eastern end of the zone.</p> <p>The property is well managed by building management company and while signs of worn and age can be seen, building is maintained in a good condition. Competitiveness is slightly low in terms of equipment, products, etc. compared to a large-scale building that is relatively new, but maintenance is in good condition, and as equipment and specifications are at a certain level, the property possesses reasonable competitiveness to alternative comparative properties. We believe that a certain level of visibility is ensured as the property faces Suwa Street.</p>
--------------------------	---

(ii). Photo and Map
Photo



Map



(iii). Summary of the Appraisal Report

Property name	30 Sankyo Building
Appraisal value	1,850 million yen
Appraiser	Japan Real Estate Institute
Date of value	December 1, 2023

(Thousand yen)

	Details	Outline
Indicated value by income approach	1,850,000	The capitalized value by the direct capitalization method and the capitalized value by DCF method are both judged to have the same normative value, and the capitalized value by the capitalized capitalization method is estimated as shown on the left by linking both prices.
Direct capitalization method	1,870,000	
Gross operating revenue	96,006	
Potential gross income	101,027	Record based on the assessed unit price of rent, common area charges which can be received over a mid-and long-term.
Total of vacancy losses, etc.	5,021	Based on supply and demand trends, past occupancy conditions related to the subject property, and future trends, we assess the mid-and long-term stable occupancy levels and record losses such as vacancies.

	Operating expenses	26,145	
	Building management fees	5,260	Assessed based on the actual performance with reference to the level of similar properties.
	Utilities	9,000	Recorded based on past year's results and taking into account the occupancy rate of the rental room.
	Repairs and maintenance costs	1,230	Recorded with reference to prior years' results, taking into account future management and operation plans, the level of costs for similar properties and the annual averages of repair and renewal costs in ER.
	Property management fees	1,800	Assessed based on the actual performance with reference to the level of similar properties.
	Leasing cost	589	The average annual amount assessed based on the expected replacement period of the lessee is recorded for expenses related to brokerage operations, advertising, etc.
	Taxes	8,174	Land: The amount of tax is posted considering data related to taxes and public charges and measures to adjust the burden. Building: Recorded based on data related to taxes and public dues.
	Insurance	92	Recorded in consideration of premiums paid for schedules insurance money, and insurance rates of similar properties, etc.
	Others	0	N/A
	Net operating income	69,861	
	Non-operating income	558	After assessing medium-to long-term stable capital months, the investment yield considered appropriate is assessed at 1.0%, taking into account the level of interest rates for both investment and funding.
	Capital expenditure	2,930	Recorded taking into account the level of capital expenditures in real estate, the age of buildings, and the average annual amount of repair and renewal costs for ER
	Net income	67,489	
	Capitalization rate	3.6%	Assessed by adding the volatility risk of revenue and the principal to the discount rate.
	Discount cash flow method	1,830,000	
	Discount rate	3.4%	Comprehensive consideration of individuality, etc., with reference to investment yields in transactions of the subject property. Furthermore, the forecast of net income not specified in the direct capitalization method and the forecast of changes in the sales price are assessed considering the fact that they are factored into cash flow.
	Terminal rate	3.7%	Assessed in consideration of future trends of investment yields, risks in the target property as an investment target and general forecasts for economic growth and trends in property prices and rents, etc. comprehensively, by reference to investment yields of similar properties.
Indicated value based on cost approach		1,550,000	
Proportion of land		91.5%	
Proportion of building		8.5%	
Other matters to which the appraiser paid attention in appraisal		Considering the analysis of regional and other individual factors, the characteristics of the value by cost approach and its compatibility with the value by income approach and based on the relative liability of the materials used in each method, the value that best describes the actual market situation is determined to be the indicated value by income approach.	

(2) B-51 St.Lake Celeb Daikancho

(i). Overview of the Asset

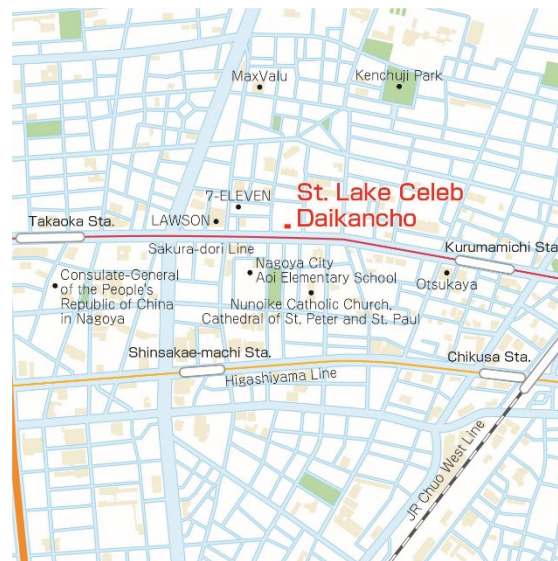
Type of specified asset		Trust beneficiary interests in real estate			
Scheduled acquisition date		January 29, 2024			
Trustee		Mitsubishi UFJ Trust and Banking Corporation			
Trust establishment date		March 30, 2022			
Trust expiration date		January 31, 2034 (scheduled)			
Location (indication of residential address)		40-20. Daikancho, Higashi-ku, Nagoya, Aichi			
Land	Parcel number	4011-2, Daikancho, Higashi-ku, Nagoya, Aichi and another parcel			
	Building coverage ratio/ Floor area ratio	80% / 600%			
	Use district	Commercial district			
	Site area	330.99 m²			
	Type of ownership	Ownership			
Building	Construction completion	February 2008			
	Structure / Floors	Reinforced concrete with flat roof,14F			
	Use	Residence			
	Total floor space	2,013.71 m²			
	Type of ownership	Ownership			
Master lease company		NIPPON REIT (scheduled)			
Type of master lease		Pass-through			
Appraisal value (effective date)		1,020 million yen (November 30, 2023)			
Real estate appraiser		JLL Morii Valuation & Advisory K.K.			
PML		3.6%			
Collateral after acquisition		Not applicable			
Status of leasing					
	Leasable floor space	1,835.52 m²			
	Leased floor space	1,648.14 m²			
	Occupancy rate	82.1% (As of the end of Jul. 2023)	83.4% (As of the end of Aug. 2023)	84.7% (As of the end of Sep. 2023)	88.5% (As of the end of Oct. 2023)
	Number of leasable units	66 units			
	Number of leased units	58 units			
	Occupancy rate (by unit)	80.3% (As of the end of Jul. 2023)	80.3% (As of the end of Aug. 2023)	81.8% (As of the end of Sep. 2023)	86.4% (As of the end of Oct. 2023)
	Total rent income (annual)	49 million yen			
	Deposits, etc.	2 million yen			
Special notations		Not applicable			

Property Characteristics	<p>The property is about 10 minutes' walk from the Kurumamichi Station on the Sakura-dori Line and 7 minutes' walk from Takaoka Station on the Sakura-dori Line. Multiple lines can be used for transportation including JR Chuo Line. Various stores and facilities that are convenient for daily living are located within 10-minute distance and considered to be a good residential location. The property is considered to provide resident comfort with well-lit and well-ventilated atmosphere.</p> <p>The condition of maintenance and management of the property is about the same level as that of comparative properties, as well as the room layout and equipment. The property does not have any particular risk in fluctuation of income and considered to have average competitiveness in the same supply and demand area.</p>
--------------------------	---

(ii). Photo and Map
Photo



Map



(iii). Summary of the Appraisal Report

Property name	St. Lake Celeb Daikancho
Appraisal value	1,020 million yen
Appraiser	JLL Morii Valuation & Advisory K.K.
Date of value	November 30, 2023

(Thousand yen)

	Details	Outline
Indicated value by income approach	1,020,000	Calculated the value by associating values based on the direct capitalization method and the DCF method.
Direct capitalization method	1,050,000	
Gross operating revenue	56,821	Assessed stable rent and other areas over the medium- and long-term based on the current terms and conditions.
Potential gross income	59,323	Assessed by taking into account the standard vacancy rate and the individuality of the property.
Total of vacancy losses, etc.	2,502	
Operating expenses	12,461	
Building management fees	2,582	Assessed based on the actual performance with reference to the level of similar properties that are considered appropriate. (388yen per month/ tsubo)
Utilities	1,132	Assessed based on the actual performance with reference to the level of similar properties.

	Repairs and maintenance costs	1,024	Recorded 30% of the levelled amount based on our judgment that the estimated ER is reasonable.
	Property management fees	1,136	Assessed based on the actual performance with reference to the level of similar properties.
	Leasing cost	2,043	2 months' worth of new monthly rent
	Restoration cost	1,284	Assessed by taking into consideration the actual and move-out rate with reference to the level of similar properties.
	Taxes	3,000	Land: Considered the change rate with the actual performance as the standard. Building: Assessed by considering age depreciation.
	Insurance	104	Assessed based on the actual performance with reference to the level of similar properties. (equivalent to 0.02% of the replacement price).
	Others	156	Assessed by security-related costs based on past performance
	Net operating income	44,360	
	Non-operating income	41	Assessed by multiplying the amount obtained by deducting guarantee deposits for vacant rooms from room guarantee deposits for the time of full occupancy by a 1.0% yield.
	Capital expenditure	2,389	70% of the amount determined to be reasonable and standardized by ER estimate.
	Net income	42,012	
	Capitalization rate	4.0%	Assessed by adding the volatility risk of revenue and the principal to the discount rate.
	Discount cash flow method	1,000,000	
	Discount rate	3.8%	Assessed by comprehensively considering investor research, examples of REITs, and trading market trends and other aspects in consideration of risk factors related to the regional characteristics and individuality of the property, in addition to the standard basic yield in a region where the risk is deemed to be the lowest, considering interest rate trends for long-term JGBs and other instruments.
	Terminal rate	4.2%	Assessed by considering uncertainties in the forecast for future changes in net revenue and future degradation and sales risks of the building, in addition to the cap rate
	Indicated value based on cost approach	939,000	
	Proportion of land	80.5%	
	Proportion of building	19.5%	
Other matters to which the appraiser paid attention in appraisal		Considering the analysis of regional and other individual factors, the characteristics of the value by cost approach and its compatibility with the value by income approach and based on the relative liability of the materials used in each method, the value that best describes the actual market situation is determined to be the indicated value by income approach.	

(3) B-52 Balle Face Kawaharadori

(i). Overview of the Asset

Type of specified asset		Trust beneficiary interests in real estate			
Scheduled acquisition date		January 29, 2024			
Trustee		Mitsubishi UFJ Trust and Banking Corporation			
Trust establishment date		March 26, 2021			
Trust expiration date		January 31, 2034 (scheduled)			
Location (indication of residential address)		5-5, Kawaharadori, Showa-ku, Nagoya, Aichi			
Land	Parcel number	5-5, Kawaharadori, Showa-ku, Nagoya, Aichi			
	Building coverage ratio/ Floor area ratio	90% (Note) / 300%			
	Use district	Neighborhood Commercial districts			
	Site area	666.54 m ²			
	Type of ownership	Ownership			
Building	Construction completion	May 2006			
	Structure / Floors	Reinforced concrete with flat roof, 14F			
	Use	Residence			
	Total floor space	2,119.97 m ²			
	Type of ownership	Ownership			
Master lease company		NIPPON REIT (scheduled)			
Type of master lease		Pass-through			
Appraisal value (effective date)		895 million yen (November 30,2023)			
Real estate appraiser		JLL Morii Valuation & Advisory K.K.			
PML		3.0%			
Collateral after acquisition		Not applicable			
Status of leasing					
	Leasable floor space	1,874.89 m ²			
	Leased floor space	1,731.11 m ²			
	Occupancy rate	93.6% (As of the end of Jul. 2023)	91.1% (As of the end of Aug. 2023)	92.3% (As of the end of Sep. 2023)	92.3% (As of the end of Oct. 2023)
	Number of leasable units	69 units			
	Number of leased units	63 units			
	Occupancy rate (by unit)	94.2% (As of the end of Jul. 2023)	89.9% (As of the end of Aug. 2023)	91.3% (As of the end of Sep. 2023)	91.3% (As of the end of Oct. 2023)
	Total rent income (annual)	50 million yen			
	Deposits, etc.	3 million yen			
	Special notations	Not applicable			

Note: The building coverage ratio is essentially 80%, but it is increased up to 90% due to relaxation for a building with fire-proof structures located within semi-fire prevention district.

Property Characteristics	<p>The property is located approximately 7 minute-walk to the Kawana Station on the Nagoya Municipal Subway. There are convenient public transportations; it takes approximately 13 minutes from the Kawana Station to the Fushimi Station, and approximately 20 minutes to Nagoya Station. There are commercial facilities such as supermarkets and restaurants around the property due to the convenience of transportation. In addition, Kawana Park is also within walking distance, so residential comfort is considered to be good. The condition of the building and maintenance, the layout, equipment and specifications of the property is about the same level as the comparable properties. Therefore, we believe that the property has a standard competitiveness in the area.</p>
--------------------------	---

Photo and Map
Photo



Map



(iii). Summary of the Appraisal Report

Property name	Bell Face Kawaharadori
Appraisal value	895 million yen
Appraiser	JLL Morii Valuation & Advisory K.K.
Date of value	November 30, 2023

(Thousand yen)

	Details	Outline
Indicated value by income approach	895,000	Calculated the value by associating values based on the direct capitalization method and the DCF method.
Direct capitalization method	911,000	
Gross operating revenue	54,798	Assessed stable rent and other areas over the medium- and long-term based on the current terms and conditions.
Potential gross income	58,002	Assessed by taking into account the standard vacancy rate and the individuality of the property.
Total of vacancy losses, etc.	3,204	
Operating expenses	13,281	
Building management fees	1,980	Assessed based on the actual performance with reference to the level of similar properties that are considered appropriate. (291yen per month/ tsubo)
Utilities	748	Assessed based on the actual performance with reference to the level of similar properties.
Repairs and maintenance costs	1,025	Recorded 30% of the levelled amount based on our judgment that the estimated ER is reasonable.

	Property management fees	1,086	Assessed based on the actual performance with reference to the level of similar properties.
	Leasing cost	2,002	2 months' worth of new monthly rent
	Restoration cost	1,540	Assessed by taking into consideration the actual and move-out rate with reference to the level of similar properties.
	Taxes	3,105	Land: considering the change rate with the actual performance as the standard. Building: Assessed by considering age depreciation.
	Insurance	106	Assessed based on the actual performance with reference to the level of similar properties. (equivalent to 0.02% of the replacement price).
	Others	1,134	Assessed based on CATV and internet- related costs.
	Net operating income	41,517	
	Non-operating income	40	Assessed by multiplying the amount obtained by deducting guarantee deposits for vacant rooms from room guarantee deposits for the time of full occupancy by a 1.0% yield.
	Capital expenditure	2,391	70% of the amount determined to be reasonable and standardized by ER estimate.
	Net income	39,166	
	Capitalization rate	4.3%	Assessed by adding the volatility risk of revenue and the principal to the discount rate.
	Discount cash flow method	879,000	
	Discount rate	4.1%	Assessed by comprehensively considering investor research, examples of REITs, and trading market trends and other aspects in consideration of risk factors related to the regional characteristics and individuality of the property, in addition to the standard basic yield in a region where the risk is deemed to be the lowest, in light of interest rate trends for long-term JGBs and other instruments.
	Terminal rate	4.5%	Assessed by considering uncertainties in the forecast for future changes in net revenue and future degradation and sales risks of the building, in addition to the cap rate
	Indicated value based on cost approach	741,000	
	Proportion of land	78.0%	
	Proportion of building	22.0%	

Other matters to which the appraiser paid attention in appraisal	Considering the analysis of regional and other individual factors, the characteristics of the value by cost approach and its compatibility with the value by income approach and based on the relative liability of the materials used in each method, the value that best describes the actual market situation is determined to be the indicated value by income approach.
--	--

(4) C-4 Street life (Leasehold land)

(i). Overview of the Asset

Type of specified asset		Trust beneficiary interests in real estate
Scheduled acquisition date		March 29, 2024
Trustee		Mitsubishi UFJ Trust and Banking Corporation (scheduled)
Trust establishment date		March 29, 2024 (scheduled)
Trust expiration date		March 31, 2034 (scheduled)
Location (indication of residential address)		3-1-2 Osawa, Izumi-ku, Sendai, Miyagi
Land	Parcel number	3-1-9 Osawa, Izumi-ku, Sendai, Miyagi and 2 other parcels
	Building coverage ratio/ Floor area ratio	60% / 200%
	Use district	Semi-industrial area
	Site area	16,258.65 m ²
	Type of ownership	Ownership
Building	Construction completion	—
	Structure / Floors	—
	Use	—
	Total floor space	—
	Type of ownership	—
Appraisal value (effective date)		2,030 million yen (December 15, 2023)
Real estate appraiser		JLL Morii Valuation & Advisory K.K.
PML		—
Collateral after acquisition		Not applicable
Status of leasing		
	Leasable floor space	16,258.65 m ²
	Leased floor space	16,258.65 m ²
	Occupancy rate	100%
	Total rent income (annual)	Not disclosed (Note)
	Deposits, etc.	Not disclosed (Note)
Special notations		None

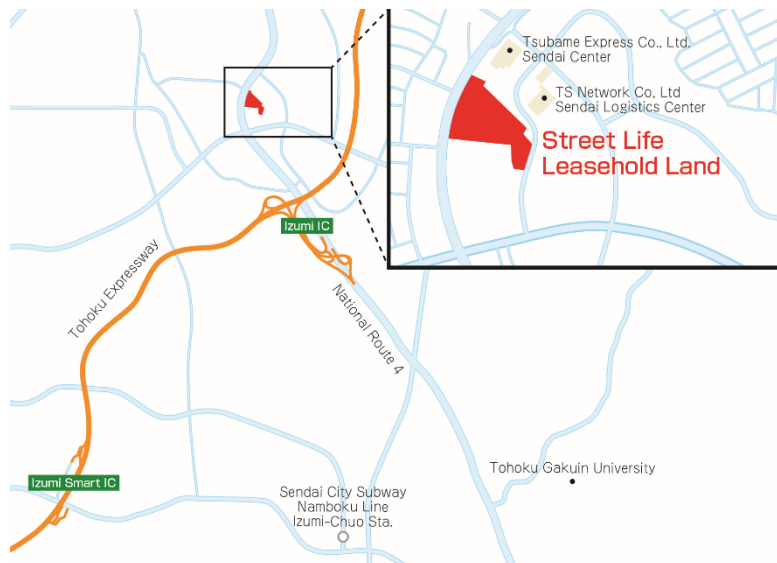
(Note) Not disclosed due to the absence of the lessee's consent.

<p>Property Characteristics</p>	<p>The property is located about the north 4.4km of the Sendai Municipal Subway Namboku Line, Izumi-chuo station, and is used as the Street life Head Office for used car sales. It is a good route commercial location facing National Route 4, the main highway.</p> <p>To the Tohoku Expressway's Izumi IC, there are some commercial facilities such as AEON, car dealerships, and Don Quijote, in addition to logistics facilities such as warehouses and distribution centers located in the vicinity, which have excellent 1.6km and system continuity. This national highway transcends major municipalities in Miyagi and can be said to be a location where stable customer attraction can be expected.</p>
---------------------------------	---

(ii). Photo and Map
Photo



Map



(iii). Summary of the Appraisal Report

Property name	Street Life (Leasehold land)
Appraisal value	2,030 million yen
Appraiser	JLL Morii Valuation & Advisory K.K.
Date of value	December 15, 2023

(Thousand yen)

	Details	Outline
Indicated value by income approach	2,030,000	In the estimation of indicated value, the capitalized value was obtained by applying DCF method. In the application of DCF method, future forecasts are made from the available objective data.
Direct capitalization method	2,030,000	
Gross operating revenue	Not disclosed (Note)	
Potential gross income	Not disclosed (Note)	
Total of vacancy losses, etc.	Not disclosed (Note)	
Operating expenses	Not disclosed (Note)	
Building management fees	-	Not applicable for leasehold land
Utilities	-	Not applicable for leasehold land
Repairs and maintenance costs	-	Not applicable for leasehold land
Property management fees	Not disclosed (Note)	
Leasing cost	-	Not applicable for leasehold land
Taxes	Not disclosed (Note)	
Insurance	-	Not applicable for leasehold land
Others	-	Be not accounted for according to the terms if the contract
Net operating income	82,238	
Non-operating income	600	Assessed by multiplying the amount obtained by deducting guarantee deposits for vacant rooms from room guarantee deposits for the time of full occupancy by a 1.0% yield.
Capital expenditure	-	Not applicable for leasehold land
Net income	82,838	
Capitalization rate	4.2%	Assessed by comprehensively considering investor research, examples of REITs, and trading market trends and other aspects in consideration of risk factors related to the regional characteristics and individuality of the property, in addition to the standard basic yield in a region where the risk is deemed to be the lowest, in light of interest rate trends for long-term JGBs and other instruments.
Indicated value by percentage approach	1,920,000	Calculated by multiplying the vacant land price by the percentage of land with leasehold interest of 90% (1-term leasehold interest of 10%).

Other matters to which the appraiser paid attention in appraisal	Based on regional and individual analyses, as well as the characteristics of prices based on the above income approach and the percentage approach, and from the judgment of the relative reliability of the materials adopted in each application approach, it is judged that a more persuasive price reflecting the actual market conditions is an income-approach value.
--	---

(Note) Since figures based on actual values are used as a reference in this evaluation, SRA has determined that the disclosure of these figures could adversely affect NIPPON REIT by, among other things, damaging the relationship of trust with the lessee, which in turn could harm the interests of the unitholders. Therefore, SRA does not disclose these figures.

6. Explanation of matters stated in "4. Summary of the Property to Be Transferred" and "5. Summary of the Properties to Be Acquired"

- "Location (indication of residential address)" is the indication of residential address of the Property. In addition, if there is no indication of residential address, the building location in the registry (if several, then one of the locations) is stated.
- "Parcel number", lot number in the registry (if several, then one of the locations) is stated.
- "Building coverage ratio" and "floor area ratio" of land are, in principle, the figures provided in accordance with related laws and regulations, such as the Building Standards Act and the City Planning Act and rounded to the nearest whole number. Depending on a specified asset, there are cases where "Building coverage ratio" and "Floor area ratio" are subject to certain relaxation measures or restriction measures. In addition, where there are several floor area ratios that apply to a site, the floor area ratio is stated by converting to one that applies to the entire site.
- "Use district" of land is the type of use district listed in Article 8, Paragraph 1, Item 1 of the City Planning Act.
- "Site area" of land is based on that stated in the registry and may differ from the present state.
- "Type of ownership" of land is the type of rights of the real estate held by the trustee of the Property.
- "Construction completion" of building is the date of new construction in the registry. In addition, the date of extension, reconstruction, etc. are also stated, if any.
- "Structure / floors" of building is based on that stated in the registry.
- "Use" of building is the major type of building in the registry.
- "Total floor space" of building is based on that stated in the registry, and annex buildings are separately stated, if any.
- "Type of ownership" of building is the type of rights of the real estate held by the trustee of the Property.
- "Master lease company" is the company that has concluded or the company that is scheduled to conclude a master lease agreement that is valid as of today for the Property.
- "Type of master lease" is the main type of master lease agreement concluded or scheduled to be concluded as of today, where "Pass-through" is a master lease agreement in which the master lease company shall pay the same amount of rent as the rent payable by end tenants to the master lease company and "Rent guaranteed" is a master lease agreement in which the master lease company shall pay a fixed amount of rent.
- "Appraisal value" is the appraisal value stated in the appraisal report prepared by JLL Morii Valuation & Advisory K.K. and Japan Real Estate Institute. The value is rounded down to the nearest million yen. The appraisal value does not guarantee or promise the possibility of current of future transaction at the appraisal value. Furthermore, there is no special interest among the Appraisers, NIPPON REIT and SRA.
- "PML" is the PML (Probable Maximum Loss) calculated in the evaluation of seismic risk analysis conducted by Tokio Marine dR Co., Ltd., as part of due diligence upon acquisition of the real estate trust beneficiary right by NIPPON REIT and rounded to one decimal place. Furthermore, "Probable Maximum Loss" means the probable maximum loss that may result from an earthquake and, herein, refers to the extent of damage that may be suffered due to an earthquake of the assumed maximum scale (earthquake with a probability of occurring once in 475 years = earthquake with a 10% probability of occurrence in 50 years) in the assumed scheduled use period (50 years = useful life of a general building), expressed as the estimated cost of restoring such damage as a percentage (%) of the replacement cost.
- "Collateral after acquisition" is whether or not collateral is scheduled to be established after acquisition of the real estate trust beneficiary right by each party.
- "Status of leasing" is based on the figures and information provided by the previous owner or the trust beneficiary, etc. regarding the content, etc. of the lease agreement, etc. that is valid as of the end of October 2023, unless otherwise stated.
- "Leasable floor space" is the floor space regarded as being available for leasing based on the lease agreement or building drawing, etc. of the building of each asset as of the end of October 2023 for the property. (Note 1)
- "Leased floor space" is the sum total of the leased floor space indicated in each lease contract or each provisional lease contract for the property as of the end of October 2023. (However, for the Street life (Leasehold land) lease agreement, effective as of December 31, 2023. The same applies hereafter) (Note 1) However, in cases where a pass-through type of master lease agreement is scheduled to be concluded, the sum total of the leased floor space of end tenants indicated in each sublease contract or each provisional sublease contract for the property as of the end of October 2023. Furthermore, because there are cases where leased floor space indicated in lease contracts, etc. includes the portion not included in total floor space, there are cases where total leased floor space may exceed total floor space.
- "Occupancy rate" is the ratio of the leased floor space to the leasable floor space for the property at each date stated and rounded to one decimal place.
- "Occupancy rate (by unit)" is ratio of number of leased units to number of leasable units and rounded to one decimal place.
- "Number of leasable units" for residence is the number of units regarded as being available for leasing based

on the lease agreement or building drawing, etc. (not including the number of stores, etc., if any) as of the end of October 2023.

- “Number of leased units” for residence is the number of units actually leased to end tenants under the lease contract of the to-be-transferred and to-be-acquired asset as of the end of October 2023.
- “Unit occupancy rate” is the ratio of the number of leased units to the number of leasable units for the to-be-transferred and to-be-acquired asset at each date stated, rounded to one decimal place.
- “Total number of tenants” is the sum total of the number of tenants in the lease agreement of each property as of the end of October 2023. Furthermore, in cases where a pass-through type of master lease agreement is scheduled to be concluded for the concerned asset, the total number of end tenants (Note 1) is stated. However, even in the case of a pass-through type of master lease agreement, in cases where the sub lessee subleasing the entire property from the master lease company has been entrusted with property management and shall pay fixed rent to the master lease company, the total number of tenants is stated as 1.
- “Total rent income (annual)” is the annual rent, or the amount annualized by multiplying the monthly rent by 12, for the building indicated in each lease contract or each provisional lease contract for the property as of the end of October 2023 (Note 2) and rounded down to the nearest million yen. However, in cases where a pass-through type master lease agreement is scheduled to be concluded between the master lease company and the lessor, etc. in which, in principle, the rent, etc. from end tenants is received as is, the annual rent, or the amount annualized by multiplying the monthly rent by 12, indicated in each sublease contract or each provisional sublease contract with end tenants for the property as of the end of October 2023 (Note 2), and rounded down to the nearest million yen is stated.
- “Deposits, etc.” is the sum total amount of tenant leasehold and security deposits required based on each lease agreement as of the end of October 2023 (limited to the tenant leasehold and security deposits based on the lease agreement for the leasing space occupied as of the same date) and rounded down to the nearest million yen. In cases where a master lease agreement is scheduled to be concluded for the concerned asset, the sum total amount of tenant leasehold and security deposits required based on the lease agreement concluded with end tenants, and rounded down to the nearest million yen is stated.
- “Special notations” indicate, in general, items believed to be important in terms of the respective relationship of rights and use of each asset as well as items believed to be important in consideration of their impact on the appraisal value, profitability, and possibility of disposal of such asset based on the information as of the date of this press release. Prior notices of cancellation from a tenant or execution of an agreement with a new tenant which were received or executed before the end of October 2023, if any, are indicated.
- “Property characteristics” describe the basic characteristics and features of the property that is the trust property and characteristics of the zone and area in which such property is located, based on the appraisal report, etc. Such appraisal reports, etc. only constitute judgment and opinions of external professionals who prepared such reports at a specific point of time and any validity or accuracy of such reports is guaranteed. Also, environmental changes, etc. which occurred after the preparation of such reports are not reflected.

Note 1: Excluding warehouse, signboard, parking lot, etc.

Note 2: For the Property under several lease agreements, the sum total amount thereof. In addition, common area maintenance charges are included, but warehouse, signboard, parking lot, etc. usage fees are not included, and rent-free period is not considered (excludes consumption taxes).

7. Overview of the Purchaser

B-6 Seam Dwell Tsutsui

Name	Kanden Realty & Development Co., Ltd.
Location	3-3-23, Nakanoshima, Kita-ku, Osaka, Osaka
Title and name of representative	CEO Fujino Kenichi
Capital	810 million yen
Date of establishment	July, 1947
Net assets	Not disclosed (Note)
Total assets	Not disclosed (Note)
Major shareholders and shareholding ratio	The Kansai Electric Power Company, Incorporated 100%
Description of business	1.Ownership, management, trading, brokerage, appraisal, consulting, and outsourcing of real estate. 2.Leasing of real estate and movable assets. 3.Land development and creation of land

	4. Acquisition, holding and trading of securities, bonds, and real estate trust beneficiary interests. etc.
Relationship with NIPPON REIT or SRA	
Capital, Personnel, and Business Relationships	There is no capital, personnel, or business relationships that should be noted between NIPPON REIT or SRA, and the company. In addition, there are no noteworthy capital, personnel, or business relationships between related parties or affiliated companies of NIPPON REIT or SRA, and the company.
Related-party status	The company does not fall under the category of a related party of NIPPON REIT or SRA. In addition, related parties and affiliated companies of the company do not fall under the category of related parties of NIPPON REIT or SRA.

(Note) Not disclosed due to the absence of the purchaser's consent.

8. Overview of the Seller

A-76 30 Sankyo Building
B-51 St. Lake Celeb Daikancho
B-52 Belle Face Kawaharadori

Name	Godo Kaisha NRT Growth 18
Location	AOJ tax Co. 4-2-10 Nihombashi, Chuo-ku, Tokyo
Title and name of representative	Representative Member: Ippan Shadan Hojin NRT Growth 18 Person to Execute Duties: Takahito Idesawa
Capital	100 thousand yen
Other equity investor in silent partnership	Not disclosed (Note)
Date of establishment	February 22, 2022
Net assets	100 thousand yen
Total assets	3,855 million yen
Main business	1. Acquisition, holding and disposition of trust beneficiary interests in real estate 2. Acquisition, holding, disposition, leasing, and management of real estate 3. All other work incidental to the above items
Relationship with NIPPON REIT or SRA	
Capital, and Personnel, Relationships	As of today, there is no capital or personnel relationships that should be noted between NIPPON REIT or SRA and the company. In addition, there are no noteworthy capital or personnel relationships between related parties or affiliated companies of NIPPON REIT or SRA and related parties or affiliated companies of the company.
Business Relationship	The company is the operator of a silent partnership in which NIPPON REIT makes a silent partnership equity investment (30 million yen). For details of the silent partnership equity interest, please refer to the "Notice Concerning Acquisition of Asset (Silent Partnership Equity Interest) (Godo Kaisha NRT Growth 18)" announced on March 29, 2022.
Related-party Status	The company does not fall under the category of related party of NIPPON REIT or SRA. In addition, related parties and affiliated companies of the company do not fall under the category of related parties of NIPPON REIT or SRA.

(Note) Not disclosed because consent has not been obtained from other equity investor in silent partnership.

C-4 Street Life (Leasehold land)

Name	JINUSHI Financial Advisors Inc,
Location	1-5-1, Marunouchi, Chiyoda-ku, Tokyo
Title and name of representative	CEO Ryoma Enomoto
Capital	100 million yen
Date of establishment	July 20, 2018
Net assets	Not disclosed (Note)
Total assets	Not disclosed (Note)
Major shareholders and shareholding ratio	JINUSHI Co., Ltd. 100%

Main business	1. Type II Financial instruments Business 2. Investment advisory and agency business 3. Advisory services on corporate finance and corporate management 4. Advisory services for corporate revitalization and business succession
Relationship with NIPPON REIT or SRA	
Capital, Personnel and Business Relationships	As of today, there is no capital or personnel or business relationships that should be noted between NIPPON REIT or SRA and the company. In addition, there are no noteworthy capital or personnel or business relationships between related parties or affiliated companies of NIPPON REIT or SRA and related parties or affiliated companies of the company.
Related-party Status	The company does not fall under the category of related party of NIPPON REIT or SRA. In addition, related parties and affiliated companies of the company do not fall under the category of related parties of NIPPON REIT or SRA.

(Note) Not disclosed due to the absence of the seller's consent.

9. Acquirer's Profile

A-76 30 Sankyo Building
B-51 St. Lake Celeb Daikancho
B-52 Belle Face Kawaharadori

	Previous trust beneficiary	Trust beneficiary before previous trust beneficiary
Company Name	Godo Kaisha NRT Growth18	Not in particular interests
Relationship with specially-interest party	Please refer to 8. Overview of the seller "Relationship with NIPPON REIT or SRA"	-
Backgrounds and reason for the acquisition	Acquired for investing purpose	-
Acquisition price	Omitted because the previous owner owned the property for more than one year.	-
Time of acquisition	March 29, 2022	-

C-4 Street Life (Leasehold land)

This acquisition does not constitute an acquisition from a person who has a special interest in NIPPON REIT or SRA.

10. Forward Commitment

(1) Reasons for making Forward Commitment, etc.

The Sales Agreement for 30 Sankyo Building, St. Lake Celeb Daikancho, and Belle Face Kawaharadori (hereinafter referred to as the "Sales Agreement (3 properties)") and the Sales Agreement for Street life (Leasehold land) (hereinafter referred to as the "Sales Agreement (Leasehold land)") fall under the category of Forward Commitment, etc.

NIPPON REIT decided to make forward commitments, etc. in order to realize flexible and timely investment as stipulated by NIPPON REIT as its basic policy and to believe that it has the effect of contributing to the external growth of NIPPON REIT.

(2) Termination conditions for Forward Commitment.

In the event of the breach of any obligation by the other party under the Sales Agreement (3 properties), the Sales Agreement (3 properties) may be terminated with respect to the beneficial interest in trust pertaining to the breach of obligation upon demand.

In the event that the purpose of the Sales Agreement (3 properties) cannot be achieved, the Sales Agreement (3 properties) as a whole may be terminated. In the event that the Sales Agreement (3 properties) is terminated, the person who exercised the right to terminate may claim a penalty equivalent to 20% of the sale price from the other party.

In addition, the Sales Agreement (Leasehold land) provides that in the event of a breach of obligation by the other party, the Sales Agreement (Leasehold land) may be terminated upon

receipt of a demand, and in the event of the cancellation of the Sales Agreement (Leasehold land), the person who exercised the right to cancel may claim a penalty equivalent to 20% of the sale price from the other party.

(3) Influence on the financials of NIPPON REIT in the event of not being able to fulfill the Forward Commitment, etc.

The Sales Agreement (3 properties) provides that NIPPON REIT may cancel the Sales Agreement (3 properties) by giving written notice if it is certain that NIPPON REIT will not be able to complete the financing (including capital increase and borrowing) necessary for the payment of the purchase and sale price by the scheduled acquisition date for any reason, and in such cases, NIPPON REIT will not be liable for the cancellation of the Sales Agreement (3 properties).

Accordingly, we believe that it is unlikely that the failure to meet forward commitments, etc. will have a material adverse effect on the NIPPON REIT's financial condition.

In addition, the Sales Agreement (Leasehold land) provides that NIPPON REIT will be able to terminate the Sales Agreement (Leasehold land) by paying a penalty amount equal to 20% of the trading value if it is expected that NIPPON REIT will be unable to raise the necessary funds to pay the trading value by the scheduled acquisition date, regardless of the reason. Since the amount of such penalty is considerably less than the estimated amount of net income for the fiscal year ended June 2024, which is the operating period in which the scheduled acquisition date of the Street Life (Leasehold land) of NIPPON REIT belongs, it is unlikely that any failure to fulfill the forward commitment will have a material adverse effect on the finances of NIPPON REIT.

(Note) Forward commitment, etc. is defined as "forward dated sales contract in which the settlement and delivery of the property will be made at least one month after the date of contract or another similar contract."

11.Future Outlook

Please refer to the "Notice Concerning Revision of the Forecast of Management Status and the Estimated Distribution for the Fiscal Period Ending December 2023" announced today.

* NIPPON REIT Investment Corporation website: <https://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.

< Attachment >

Reference List of properties (after the Transfer)

Prop no.	Real estate in trust (Property name)	Location	(Scheduled) Acquisition date	(Expected) Acquisition price (Note1)	
				Price (¥mm)	Ratio (%)
A-1	FORECAST Nishishinjuku	Shinjuku ward, Tokyo	March 29, 2011	2,260	0.9
A-2	Nihombashi Playa Building	Chuo ward, Tokyo	March 29, 2011	2,130	0.8
A-3	FORECAST Yotsuya	Shinjuku ward, Tokyo	March 29, 2011	1,430	0.5
A-4	FORECAST Shinjuku AVENUE	Shinjuku ward, Tokyo	April 24, 2014	6,500	2.5
A-5	FORECAST Ichigaya (Note2)	Shinjuku ward, Tokyo	April 24, 2014	4,800	1.8
A-6	FORECAST Mita	Minato ward, Tokyo	April 24, 2014	1,800	0.7
A-7	FORECAST Shinjuku SOUTH	Shinjuku ward, Tokyo	April 24, 2014	13,990	5.3
A-8	FORECAST Sakurabashi	Chuo ward, Tokyo	April 24, 2014	5,760	2.2
A-9	GreenOak Kayabacho	Chuo ward, Tokyo	April 24, 2014	2,860	1.1
A-10	GreenOak Kudan	Chiyoda ward, Tokyo	April 24, 2014	2,780	1.1
A-11	GreenOak Takanawadai	Minato ward, Tokyo	April 24, 2014	2,260	0.9
A-14	Central Daikanyama	Shibuya ward, Tokyo	December 19, 2014	3,510	1.3
A-16	Hiroo Reeplex B's	Minato ward, Tokyo	February 12, 2015	2,827	1.1
A-17	Shibakoen Sanchome Building	Minato ward, Tokyo	February 12, 2015	7,396	2.8
A-19	Kudankita 325 Building	Chiyoda ward, Tokyo	February 12, 2015	1,850	0.7
A-21	Itohpia Iwamotocho 2-chome Building	Chiyoda ward, Tokyo	February 12, 2015	2,810	1.1
A-22	Itohpia Iwamotocho 1-chome Building	Chiyoda ward, Tokyo	February 12, 2015	2,640	1.0
A-23	Itohpia Iwamotocho ANNEX Building	Chiyoda ward, Tokyo	February 12, 2015	2,100	0.8
A-24	Pigeon Building	Chuo ward, Tokyo	February 12, 2015	2,837	1.1
A-25	FORECAST Ningyocho	Chuo ward, Tokyo	February 12, 2015	2,070	0.8
A-26	FORECAST Ningyocho PLACE	Chuo ward, Tokyo	February 12, 2015	1,650	0.6
A-27	FORECAST Shin-Tokiwabashi	Chuo ward, Tokyo	February 12, 2015	2,030	0.8
A-28	Nishi-Shinjuku Sanko Building	Shinjuku ward, Tokyo	February 12, 2015	2,207	0.8
A-29	Iidabashi Reeplex B's	Shinjuku ward, Tokyo	February 12, 2015	1,249	0.5
A-30	FORECAST Shinagawa	Shinagawa ward, Tokyo	February 12, 2015	2,300	0.9
A-31	Nishi-Gotanda 8-chome Building	Shinagawa ward, Tokyo	February 12, 2015	2,210	0.8
A-32	Towa Higashi-Gotanda Building	Shinagawa ward, Tokyo	February 12, 2015	2,033	0.8
A-33	FORECAST Takadanobaba	Toshima ward, Tokyo	February 12, 2015	5,550	2.1
A-39	Itohpia Kiyosubashidori Building	Taito ward, Tokyo	February 12, 2015	1,550	0.6
A-41	I-S Minamimorimachi Building	Osaka, Osaka	February 12, 2015	2,258	0.9

Prop no.	Real estate in trust (Property name)	Location	(Scheduled) Acquisition date	(Expected) Acquisition price (Note1)	
				Price (¥mm)	Ratio (%)
A-44	MK Kojimachi Building	Chiyoda ward, Tokyo	March 27, 2015	1,781	0.7
A-45	Toranomon Sakura Building	Minato ward, Tokyo	July 2, 2015	4,120	1.6
A-46	La Verite AKASAKA	Minato ward, Tokyo	July 2, 2015	2,000	0.8
A-47	Kanda Ocean Building	Chiyoda ward, Tokyo	July 2, 2015	1,440	0.5
A-48	Shinto Ginza EAST	Chuo ward, Tokyo	July 2, 2015	1,352	0.5
A-49	FORECAST Kayabacho	Chuo ward, Tokyo	July 2, 2015	3,000	1.1
A-50	FORECAST Waseda FIRST	Shinjuku ward, Tokyo	July 2, 2015	4,775	1.8
A-51	FORECAST Gotanda WEST	Shinagawa ward, Tokyo	July 2, 2015	6,520	2.5
A-52	Omiya Center Building	Saitama, Saitama	July 2, 2015	15,585	5.9
A-53	Sumitomo Mitsui Bank Koraibashi Building	Osaka, Osaka	July 2, 2015	2,850	1.1
A-54	NORE Fushimi	Nagoya, Aichi	July 2, 2015	2,840	1.1
A-55	NORE Meieki	Nagoya, Aichi	July 2, 2015	2,520	1.0
A-56	Homat Horizon Building	Chiyoda ward, Tokyo	September 28, 2017	6,705	2.6
A-57	Sannomiya First Building	Kobe, Hyogo	September 28, 2017	1,390	0.5
A-58	Towa Kandanishikicho Building	Chiyoda ward, Tokyo	July 3, 2018	960	0.4
A-59	Yusen Higashi-Nihombashi Ekimae Building	Chuo ward, Tokyo	July 3, 2018	1,152	0.4
A-60	Hiroo On Building	Shibuya ward, Tokyo	July 3, 2018	2,392	0.9
A-61	TK Gotanda Building	Shinagawa ward, Tokyo	July 3, 2018	4,130	1.6
A-62	Gotanda Sakura Building	Shinagawa ward, Tokyo	July 3, 2018	1,460	0.6
A-64	Alte Building Higobashi	Osaka, Osaka	July 3, 2018	1,453	0.6
A-65	DIA Building Meieki	Nagoya, Aichi	July 3, 2018	1,167	0.4
A-66	TENSHO OCHANOMIZU BUILDING	Chiyoda ward, Tokyo	February 27, 2019	1,800	0.7
A-67	FORECAST Kameido	Koto ward, Tokyo	February 27, 2019	2,580	1.0
A-68	NRT Kandasudacho Building	Chiyoda ward, Tokyo	October 30, 2020	1,311	0.5
A-69	REID-C Megurofudomae	Shinagawa ward, Tokyo	October 30, 2020	1,220	0.5
A-70	The Square	Nagoya, Aichi	October 30, 2020	1,080	0.4
A-71	Tsukiji Front	Chuo ward, Tokyo	November 20, 2020	825	0.3
A-72	Hatchobori River Gate	Chuo ward, Tokyo	November 20, 2020	835	0.3
A-73	TENSHO OFFICE SHINBASHI 5	Minato ward, Tokyo	February 25, 2021	1,200	0.5
A-74	REID-C Iidabashi Building	Chiyoda ward, Tokyo	August 31, 2021	1,195	0.5
A-75	REID-C Gotenyama Building	Shinagawa ward, Tokyo	August 31, 2021	1,040	0.4
A-76	30 Sankyo Building	Shinjuku ward, Tokyo	January 29, 2024	1,840	0.7

Prop no.	Real estate in trust (Property name)	Location	(Scheduled) Acquisition date	(Expected) Acquisition price (Note1)	
				Price (¥mm)	Ratio (%)
Office: 62 properties			Sub total	182,170	69.5
B-1	Tower Court Kitashinagawa	Shinagawa ward, Tokyo	March 29, 2011	11,880	4.5
B-2	Sky Hills N11	Sapporo, Hokkaido	April 24, 2014	1,570	0.6
B-4	my atria Sakae	Nagoya, Aichi	April 24, 2014	1,110	0.4
B-5	Mac Village Heian	Nagoya, Aichi	April 24, 2014	785	0.3
B-6	Seam Dwell Tsutsui	Nagoya, Aichi	April 24, 2014	-	-
B-7	Ciel Yakuin	Fukuoka, Fukuoka	April 24, 2014	640	0.2
B-8	Kanda Reeplex R's	Chiyoda ward, Tokyo	February 12, 2015	1,813	0.7
B-9	Splendid Namba	Osaka, Osaka	September 28, 2017	3,502	1.3
B-10	Residence Hiroo	Minato ward, Tokyo	July 3, 2018	2,590	1.0
B-11	Residence Nihombashi Hakozaki	Chuo ward, Tokyo	July 3, 2018	1,300	0.5
B-12	Primegate Iidabashi (Note3)	Shinjuku ward, Tokyo	July 3, 2018	5,200	2.0
B-13	Residence Edogawabashi	Shinjuku ward, Tokyo	July 3, 2018	1,230	0.5
B-14	Merveille Senzoku	Ota ward, Tokyo	July 3, 2018	740	0.3
B-15	Field Avenue (Note4)	Ota ward, Tokyo	July 3, 2018	3,110	1.2
B-16	Domeal Kitaakabane	Kita ward, Tokyo	July 3, 2018	785	0.3
B-17	Dormy Kitaakabane	Kita ward, Tokyo	July 3, 2018	986	0.4
B-18	Splendid Shin-Osaka III	Osaka, Osaka	July 3, 2018	2,428	0.9
B-19	ZEPHYROS Minami-horie	Osaka, Osaka	July 3, 2018	1,608	0.6
B-20	Charmant Fuji Osakajominami	Osaka, Osaka	July 3, 2018	905	0.3
B-21	Piacere Fuminosato	Osaka, Osaka	July 3, 2018	571	0.2
B-22	Wald Park Minamioi	Shinagawa ward, Tokyo	January 31, 2019	715	0.3
B-23	LAPUTA KUJO	Osaka, Osaka	February 28, 2019	1,480	0.6
B-25	L'arte Nakatsu	Osaka, Osaka	October 30, 2020	565	0.2
B-26	City hills Andoji	Osaka, Osaka	October 30, 2020	1,750	0.7
B-27	Hermitage Shin-sakae	Nagoya, Aichi	October 30, 2020	1,150	0.4
B-28	Sun・Meiekininami Building	Nagoya, Aichi	October 30, 2020	950	0.4
B-29	Tenjinhigashi residence	Fukuoka, Fukuoka	October 30, 2020	913	0.3
B-30	DeLCCS KASAI	Edogawa ward, Tokyo	November 20, 2020	1,320	0.5
B-31	Serenite Shin-Osaka	Osaka, Osaka	November 20, 2020	1,148	0.4
B-32	Mullion Josai	Nagoya, Aichi	November 20, 2020	729	0.3
B-33	MAISON Dino	Sumida ward, Tokyo	February 26, 2021	700	0.3
B-34	Meister house Kawasaki	Kawasaki, Kanagawa	February 26, 2021	709	0.3

Prop no.	Real estate in trust (Property name)	Location	(Scheduled) Acquisition date	(Expected) Acquisition price (Note1)	
				Price (¥mm)	Ratio (%)
B-35	LIESSE Tsurumai	Nagoya, Aichi	February 26, 2021	1,082	0.4
B-36	Komatsubara Yamamoto Mansion	Kagoshima, Kagoshima	February 26, 2021	670	0.3
B-37	Belleza Kanayama	Nagoya, Aichi	March 1, 2021	702	0.3
B-38	Sylphide Higashi-shinagawa	Shinagawa ward, Tokyo	August 31, 2021	961	0.4
B-39	Royal Bloom	Saitama, Saitama	August 31, 2021	1,100	0.4
B-40	Ever Square Doshin	Osaka, Osaka	August 31, 2021	609	0.2
B-41	Zeku Benten	Osaka, Osaka	August 31, 2021	506	0.2
B-42	Canis Court Kamishinjo	Osaka, Osaka	August 31, 2021	1,359	0.5
B-43	Imperial Otori	Sakai, Osaka	August 31, 2021	845	0.3
B-44	MAISON NISHI MAGOME	Ota ward, Tokyo	March 30, 2023	791	0.3
B-45	Muse Ryogoku II	Sumida ward, Tokyo	July 14, 2023	630	0.2
B-46	Minami-Horie apartment Cielo	Osaka, Osaka	July 14, 2023	805	0.3
B-47	Minami-Horie apartment Grande	Osaka, Osaka	July 14, 2023	770	0.3
B-48	Minami-Horie apartment Rio	Osaka, Osaka	July 14, 2023	250	0.1
B-49	Plowland Horita	Nagoya, Aichi	July 14, 2023	1,375	0.5
B-50	Nasic Nozomigaoka	Nagoya, Aichi	July 14, 2023	695	0.3
B-51	St. Lake Celeb Daikancho	Nagoya, Aichi	January 29, 2024	962	0.4
B-52	Belle Face Kawaharadori	Nagoya, Aichi	January 29, 2024	860	0.3
Residential: 49 properties			Sub total	69,855	26.6
Retail					
C-1	Otakibashi Pacifica Building	Shinjuku ward, Tokyo	March 12, 2015	3,350	1.3
C-3	BECOME SAKAE	Nagoya, Aichi	July 3, 2018	4,770	1.8
C-4	Street Life (Leasehold land)	Sendai, Miyagi	March 29, 2024	1,990	0.8
Retail 3 properties Sub total				10,110	3.9
114 properties			Total	262,136	100.0

Note 1 (Expected) acquisition price is truncated to the nearest million and the ratio is rounded to the first decimal place.

Note 2 1F to 7F is named "FORECAST Ichigaya" as an office property, and 8F to 9F is named "Eponoqu Ichigaya" as a residential property. "FORECAST Ichigaya" includes the residential area thereof.

Note 3 Part of the building (1F to 4F) is named "S&S Building" as an office/retail store. However, "Primegate Iidabashi" includes the office area thereof.

Note 4 This property includes a separate building, which is structurally independent from the main building, and these two buildings are counted as one property