

January 16, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
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### Notice Concerning Borrowing of Funds

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that it has decided on the following borrowing of funds (the “Borrowing”) today.

#### 1. Overview of the Borrowing

No.	Lender	Loan amount (mm yen)	Interest rate	Fixed/ Floating	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
C02 (Note 1)	Loan syndicate with MUFG Bank, Ltd. and Mizuho Bank, Ltd. as co-arrangers (Note 2)	1,500	Interest rate of base rate plus 0.45% (Note 3)	Floating	January 29, 2024	Borrowing based on the monetary loan agreement with the lender shown on the left as the loaner	January 29, 2025	Lump-sum repayment on repayment date (Note 4)	Unsecured Unguaranteed

(Note 1) The loan is based on commitment line agreement that was announced on December 27, 2019.

(Note 2) The loan syndicate comprises MUFG Bank, Ltd., and Mizuho Bank, Ltd.,

(Note 3) The first interest payment date shall be February 20, 2024 and the subsequent interest payment date shall be the 20th day of every month (If the day is not a business day, then it shall be the next business day) and the principal repayment date. The base interest rate applicable to interest paid on the interest payment date is the JBA one-month Japanese Yen TIBOR announced two business days prior to the immediately preceding the interest payment date (or the drawdown date for the first time). In the event that the interest calculation period is more than one month or less than one month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement. Please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>) for changes in the base rate JBA one-month Japanese Yen TIBOR.

(Note 4) NIPPON REIT can make early repayment of the loan, in whole or in part, if certain terms and conditions such as prior written notice by NIPPON REIT are met by the repayment date.

#### 2. Use of Funds

As stated in the “Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interests in Japan” announced on December 21, 2023, in connection with acquisition of 30 Sankyo Building, St.Lake Celeb Daikancho and Belle Face Kawaharadori (total acquisition price : 3,662 million yen), the purpose of the acquisition is to fund the acquisition and to partially pay these related expenses.

### 3. Status of Loans, Etc. After the Borrowing

(Unit : million yen)

	Before Drawdown	After Drawdown	Increase (Decrease)
Short-term loans	—	—	—
Long-term loans	126,120	127,620	1,500
Total loans	126,120	127,620	1,500
Investment corporation bonds	6,500	6,500	—
Total interest-bearing liabilities	132,620	134,120	1,500

(Note) Short-term loans refer to loans with the period from the drawdown date to the repayment date being one year or less, and long-term loans refer to loans with the period from the drawdown date to the repayment date being more than one year. Long-term loans also include the current portion of long-term loans (loans due for repayment). Each of the above amount is truncated the nearest million yen.

### 4. Other Matters Necessary for Investors' Appropriate Understanding/Judgment of the Information Concerning the risks associated with the borrowing, please refer to the content of "Part I. Fund Information; Section 1. Status of Fund; 3. Investment Risks" of the Securities Reports submitted on September 28, 2023.

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

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