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For Immediate Release

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Notice Concerning Revision of the Forecast of Management Status and
the Estimated Distribution for the Fiscal Period Ending June 2024

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces the following revision of the forecast of management status and estimated distribution of NIPPON REIT for the fiscal period ending June 2024 (from January 1, 2024 to June 30, 2024) announced in the “Summary of Financial Results for the Fiscal Period Ended December 2023 (REIT)” on February 19, 2024.

1. Revision of the forecast of management status and estimated distribution for fiscal period ending June 2024

	Operating revenue (mn yen)	Operating Income (mn yen)	Ordinary Income (mn yen)	Net Income (mn yen)	Distribution per unit (excluding distribution in excess of earnings) (yen)	Distribution in excess of earnings per unit (yen)
Previous forecast (A)	8,894	4,700	3,964	3,964	8,810	—
Revised forecast (B)	9,742	5,497	4,770	4,769	9,541	—
Amount of increase (decrease) (B-A)	847	796	805	805	731	—
Rate of increase (decrease)	+9.5%	+16.9%	+20.3%	+20.3%	+8.3%	—
(Reference) Actual results of Previous Period (Period ended December 31, 2023)	8,828	4,705	3,984	3,983	8,854	—

(Reference)

Fiscal period ending June 2024: Assumed number of investment units issued and outstanding: 449,930 units.

(Note 1) The assumptions underlying forecast of management status for fiscal period ending June 2024 are based on attached the "Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2024 (from January 1, 2024 to June 30, 2024)" at present. Actual net income, distributions, etc. may fluctuate due to changing circumstances. In addition, the figures do not guarantee the amount of distributions.

(Note 2) Figures are rounded down to the nearest specified unit, and % are rounded to one decimal place.

2. Reason for revision

As stated in the "Notice Concerning Transfer of Assets" announced as of the date hereof, NIPPON REIT has decided to transfer 2 properties (50% co-ownership interest in Nihombashi Playa Building and Zeku Benten).

NIPPON REIT revises its forecasts for operating revenue, operating income, ordinary income, net income, and distributions per unit for the fiscal year ended June 2024 due to changes in the assumptions for the calculation of the investment status and distributions for the fiscal year ended June 2024 announced on February 19, 2024 as a result of the transfer of assets.

The main factors behind this revision were a gain on sale of real estate of 663 million yen from this transaction, a gain on sale of real estate of 2 million yen from the transaction described in the "Notice Concerning Transfer of an Asset (Hatchobori River Gate)" announced on February 27, 2024, and a gain on sale of real estate of 143 million yen from the transfer of 2 properties (MK Kojimachi Building, Mullion Josai) as described in the "Notice Concerning Transfer and Acquisition of Real Estate Trust Beneficiary Interest in Japan" announced on March 22, 2024.

The management status and distribution forecast for the fiscal year ending December 31, 2024 announced in the "Summary of Financial Results for the Fiscal Period Ended December 31, 2023 (REIT)" dated February 19, 2024 have not been changed at this time due to the change in the amount of distribution per unit is minor as a result of making a part of the profit generated by the transfer to the profit carried forward.

* NIPPON REIT website: <http://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]

Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2024 (from January 1, 2024 to June 30, 2024)

Item	Assumption
Calculation period	<ul style="list-style-type: none"> · Fiscal period ending June 2024 (24th fiscal period): (from January 1, 2024 to June 30, 2024) (182 days)
Assets under management	<ul style="list-style-type: none"> · The assumption is that, based on the trust beneficiary interests in real estate and real estate (112 properties), which were the prerequisites for the investment forecasts for the fiscal year ending June 2024 published in the earnings summary, it is assumed that MK Kojimachi Building, Hatchobori River Gate and Mullion Josai were transferred on March 27, 2024, and 50% co-ownership interest in Nihombashi Playa Building and Zeku Benten were transferred on June 28, 2024. · In addition, it is assumed that FORECAST Hakata Gofukumachi was acquired on March 29, 2024 · Furthermore, there may be any changes due to acquisition of new property, or disposition of portfolio property, etc.
Operating revenues	<ul style="list-style-type: none"> · Revenues from property leasing are estimated based on the historical data and respectively taking into account such factors as market trends and property competitiveness. The total amounts of revenues from property leasing are assumed 8,700 million yen in the fiscal period ending June 2024. · Gains on sales of real estate properties of 232 million yen from Sannomiya First Building will be taken into account for the fiscal period ending June 2024. · Gains on sales of real estate properties of 2 million yen from Hatchobori River Gate will be taken into account for the fiscal period ending June 2024. · Gains on sales of real estate properties of 143 million yen from MK Kojimachi Building and Mullion Josai will be taken into account for the fiscal period ending June 2024. · Gains on sales of real estate properties of 663 million yen from 50% co-ownership interest in Nihombashi Playa Building and Zeku Benten will be taken into account for the fiscal period ending June 2024. · Rental revenues are based on the assumption of no delinquent or unpaid rent by tenants.
Operating expenses	<ul style="list-style-type: none"> · Property-related expenses other than depreciation, which are calculated on the basis of historical data, and reflecting factors causing fluctuation in expenses, are assumed to be 2,329 million yen in the fiscal period ending June 2024. · Depreciation, which is calculated using the straight-line method on the acquisition price including incidental expenses, is assumed 988 million yen in the fiscal period ending June 2024. · The total amounts of property taxes and city planning taxes are assumed to be 634 million yen in the fiscal period ending June 2024. · In general, property taxes and city planning taxes upon transactions of real estate, etc. are calculated on a pro rata basis and reimbursed at the time of acquisition with the seller, but the amount equivalent to the reimbursement is capitalized as acquisition cost rather than recognized as expenses. Accordingly, as for 5 properties acquired in January and March 2024 property taxes and city planning taxes are not recognized as expenses in the fiscal period ending June 2024 and December 2024. Furthermore, the total amounts of property taxes and city planning taxes capitalized as acquisition cost of abovementioned assets are assumed to be 9 million yen for fiscal period ending June 2024. · Repair expenses are recognized in the necessary amount assumed on the repair plan formulated by the Asset Management Company based on engineering reports obtained for individual properties. However, as the repairs might be carried out due to unforeseeable causes, the difference in the amount depending on every fiscal period might be generally large and the repairs would not be carried out periodically, repair expenses may materially differ from the forecast. · Asset management fees are assumed 639 million yen in the fiscal period ending June 2024. Among the asset management fees, acquisition fees are not included in the above amounts because they will be included in acquisition costs.

Non-operating expenses	<ul style="list-style-type: none"> Interest expense and borrowing related expenses are assumed 736 million yen in the fiscal period ending June 2024.
Loans	<ul style="list-style-type: none"> NIPPON REIT's outstanding balance of interest-bearing debt as of the end of the fiscal period ended June 2024 is 134,120 million yen. The assumption is that all loans which will come due before the end of the fiscal period ending December 2024 (9,850 million yen) will be refinanced (including issuance of investment corporation bonds), there will be no change in the outstanding balance of interest-bearing debt. LTV is expected to be approximately 48.3% as of June 30, 2024. The following formula is used in the calculation of LTV. $\text{LTV} = \text{Total interest-bearing debt} \div \text{Total assets} \times 100$
Investment units	<ul style="list-style-type: none"> The assumption is that the number of investment units is 449,930 units which are issued and outstanding as of today, and there will be no change in the number of investment units due to issuance of new investment units, etc. until the end of the fiscal period ending June 2024.
Cash Distributions per unit	<ul style="list-style-type: none"> Distributions per unit are based on the assumption that 106 million yen of retained earnings carried forward from unappropriated retained earnings of 4,876 million yen will be retained. Internal reserve for gain on sale of real estate resulting from the transfer of 50% co-ownership interest in Nihombashi Playa Building and 477 million yen of provision for advanced depreciation reserve as stipulated in Article 65-7 of the Special Taxation Measures Act, and the remaining 4,292 million yen will be distributed in accordance with the policy for the distribution of money as stipulated in NIPPON REIT bylaws. Retained earnings carried forward will be utilized for offsetting negative impact of short-term or unexpected decline in revenue and increase in expenses and securing stable distribution level per unit. Cash distributions per unit may vary materially due to various factors, including fluctuation in rent income accompanying future additional acquisition or disposition of real estate, etc., change in tenants and other events, Incurrence of unexpected repairs and other changes in the management environment, fluctuation in interest rates or future additional issuance of new investment units and other events.
Cash Distributions in excess of earnings per unit	<ul style="list-style-type: none"> There are no plans at this time to distribute cash in excess of earnings. Furthermore, in case the differed gains or losses on hedges become negative, taking the effect of a deduction in net assets (as stipulated in Article 2, (2), (30), (b) of the Rules for the Calculation of the Investment Corporation) on distributions into consideration, NIPPON REIT may distribute the amount equivalent to the deduction in net assets determined by NIPPON REIT as the allowance for temporary difference.
Others	<ul style="list-style-type: none"> The assumption is that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations of Tokyo Stock Exchange, Inc., rules of The Investment Trusts Association, Japan, etc. that will impact the forecast figures above. The assumption is that there will be no unforeseen serious change in general economic trends and real estate market conditions, etc.