

March 28, 2024

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 & CEO

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General Manager
Corporate Planning Department
Finance & Planning Division
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Notice Concerning Election of Important Employee
at the Asset Management Company

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that SBI REIT Advisors Co., Ltd. (“SRA”), which is the asset management company of NIPPON REIT has decided to appoint important employee as below.

1. Reasons for the election of the important employee

To date, SRA has adopted a system for making investment decisions, with one deputy senior general manager of the Investment Management Division serving as CIO (Chief Investment Officer) is an important employee. Effective April 1, 2024, the Company will shift to an organizational structure in which NIPPON REIT’s portfolio management is implemented by the Investment Management Department and the Asset Management Department. Accordingly, two deputy senior general managers will be assigned to the Investment Management Division. With two CIO, the deputy general managers of the respective divisions are in charge, and a joint CIO system has been adopted in which both CIO jointly implement investment decisions. Investment management is conducted under the cooperation and mutual checks and balances between the two divisions of the Investment Management Department and the Asset Management Department.

2. Brief history of the joint CIO

A career summary of both joint CIO is as shown in the attached document.

3. Schedule of appointment of important employee

The appointment of important employee and the associated joint CIO system will be implemented on April 1, 2024.

4. Others

Regarding of the above change will be taken in accordance with the provisions of the Financial Instruments and Exchange Act and the Building Lots and Buildings Transactions business Act and other applicable laws and regulations.

5. Future Outlook

The forecast of the management status for fiscal period ending June 2024 (from January 1, 2024 to June 30, 2024) and fiscal period ending December 2024 (from July 1, 2024 to December 31, 2024) announced in the “Summary of Financial Results for the Fiscal Period Ended December 31, 2023 (REIT)” dated February 19, 2024 remains unchanged as the impact will be minimal.

* 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
Career Summary of the joint CIO

Title	Name	Career summary	
Deputy Senior General Manager of Investment Management Division (CIO)	Toru Sugiura	Apr.1993	Joined ASK PLANNING CENTER, INC Osaka Office 4 th Planning and Sales Department
		Mar.1996	Tokyo Office 2 nd Planning and Sales Department
		Apr.2003	Joined Ikoma CB Richard Ellis. (currently CBRE K.K)
		Jul.2005	Pacific Management Corporation Pacific Retail Management Corporation (temporary transfer)
		Mar.2009	Pacific Investment Corporation (currently Cushman & Wakefield Asset Management K.K.) (employment transfer)
		Feb.2014	Deputy General Manager of Asset Management Dept., Sojitz REIT Advisors K.K. (currently SBI REIT Advisors Co., Ltd)
		Mar.2015	General Manager of Asset Management Dept. Sojitz REIT Advisors K.K. (currently SBI REIT Advisors Co., Ltd) (temporary transfer)
		Apr.2021	Deputy Senior General Manager of Investment Management Division, CIO Sojitz REIT Advisors K.K. (currently SBI REIT Advisors Co., Ltd) (temporary transfer)
		May.2023	Deputy Senior General Manager of Investment Management Division, CIO and General Manager of Investment Management Dept. SBI REIT Advisors Co., Ltd (temporary transfer)
Deputy Senior General Manager of Investment Management Division (CIO)	Takamichi Kato	Aug.2005	Daiwa Securities SMBC Co. Ltd (currently Daiwa Securities Co. Ltd.) Structured Finance Dept.
		Apr.2009	Sumitomo Mitsui Banking Corporation (temporary transfer) Real estate finance sales Dept.
		Oct.2009	Daiwa Securities Capital Market Co. Ltd (currently Daiwa Securities Co. Ltd.) Structured Finance Dept.
		Apr.2010	Daiwa Real Estate Asset Management Co., Ltd. (temporary transfer)
		Jun.2017	Manager of Investment Planning Dept. Daiwa Real Estate Asset Management Co., Ltd. (temporary transfer)
Mar.2023	Managing Director Global Investment Banking Real Estate & REIT Sector Daiwa Securities Co. Ltd.		
Mar.2024	General Manager of Investment Management Dept. SBI REIT Advisors Co., Ltd. (currently held position)		
Apr.2024	Deputy Senior General Manager of Investment Management Division, CIO (in charge of Investment management Dept.) SBI REIT Advisors Co., Ltd (Scheduled)		