

Change in Parent Company at Asset Management Company of NIPPON REIT Investment Corporation—No Immediate Impact on the Investment Corporation's Rating

The following is Japan Credit Rating Agency, Ltd. (JCR)'s opinion on the change of parent company at Sojitz REIT Advisors K.K. (the Asset Management Company), the asset management company of NIPPON REIT Investment Corporation (securities code: 3296).

- (1) Sojitz Corporation, parent company and specified related corporation of the Asset Management Company, today announced that it had agreed to transfer all of its shares of the Asset Management Company (67.0% stake) to SBI FINANCIAL SERVICES Co., Ltd. (SBIFS), an intermediate holding company and a wholly owned subsidiary of SBI Holdings (together with its subsidiaries, the SBI Group). As a result of the share transfer, SBIFS will become the new parent company of the Asset Management Company, and the SBI Group has agreed to acquire all of the investment units of the Investment Corporation held by Sojitz. The SBI Group is expanding its business into the area of real estate finance business, and says that it will support the Investment Corporation's current internal and external growth strategies and continuity as the sponsor, and at the same time, will work to utilize the network and resources of the SBI Group in order to increase the unitholder value. There is no change in the Asset Management Company's other shareholders, Cushman & Wakefield Asset Management K.K. and Agility Asset Advisers Inc. (investment ratio: 18.0% and 15.0%, respectively).
- (2) To date, the Sojitz Group's real estate investment and management network and expertise as the main sponsor have been utilized in each of the management phases of external growth, internal growth, and financial strategy for the Investment Corporation. As a result, the Investment Corporation had 106 properties with a total acquisition price of 254.7 billion yen as of the end of the fiscal period ended June 30, 2022, and it is believed that it has realized a stable management. On the other hand, considering factors such as the aforementioned support policy of the SBI Group for the Investment Corporation and the Asset Management Company, JCR believes that the current asset management system of the Asset Management Company can be maintained for the time being after the share transfer, and that the sponsor change will not immediately affect the Investment Corporation's rating. JCR will continue to closely monitor the support provided by the SBI Group to the Asset Management Company and the performance of the Investment Corporation.

Shigeo Sugiyama, Takuya Hayashi

<Reference>

Issuer: NIPPON REIT Investment Corporation

Long-term Issuer Rating: A+ Outlook: Stable

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