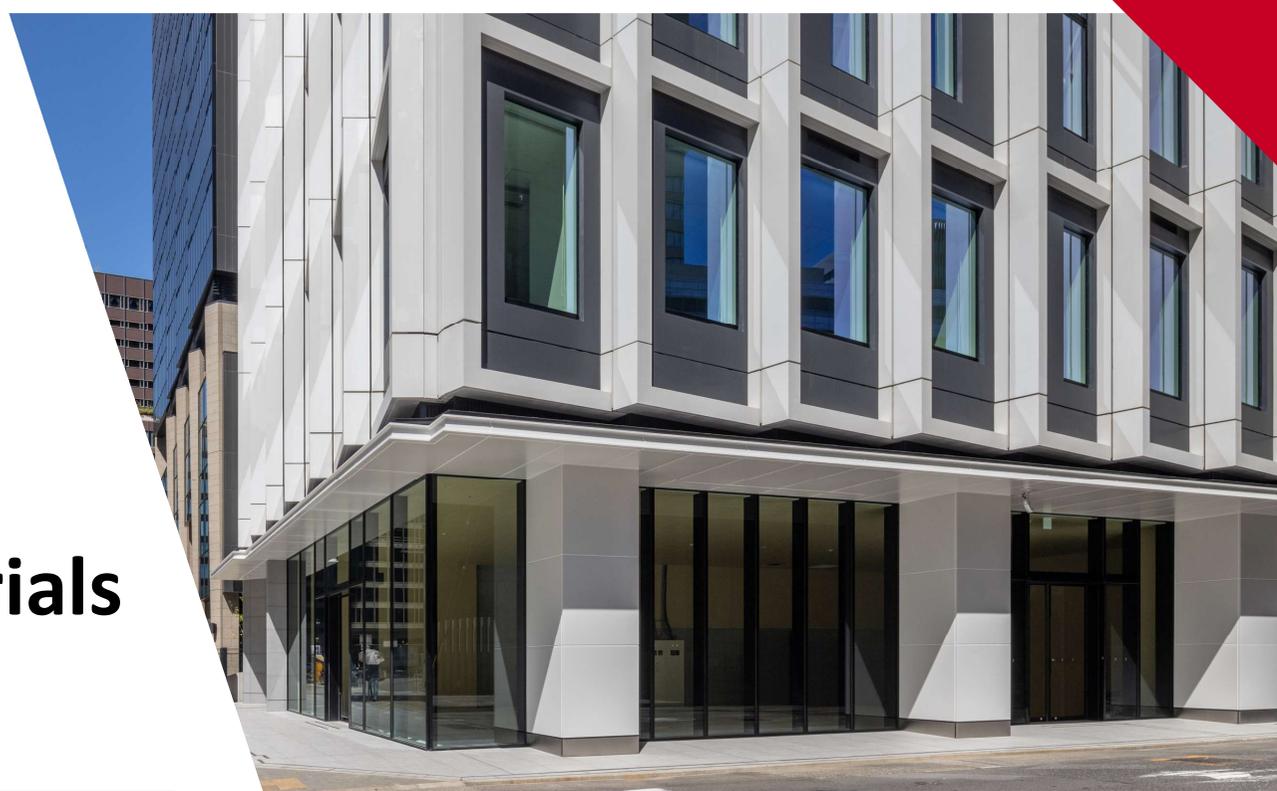


Supplementary Materials

Securities Code : 3488

Outline of the “Notice of Acquisition and Leasing of Domestic Real Estate Trust Beneficial Interests (Acquisition of “ENISHIO MEIEKI (10% Quasi-co-ownership Interest)” and Acquisition and Leasing of “Kamimaezu KD Building”)”, “Notice Concerning Issuance of New Investment Units Through Third-Party Allotment”, “Notice Concerning Borrowings of Funds”, and “Notice Concerning Revision of Forecasts of Operating Results and Distributions for the Fiscal Period Ending August 2026 (17th Fiscal Period) and Forecasts of Operating Results and Distributions for the Fiscal Period Ending February 2027 (18th Fiscal Period)”.

March 17, 2026



This document summarizes and reorganizes the information disclosed on March 17, 2026, in accordance with the Securities Listing Regulations in the following releases, together with additional related information: “Notice of Acquisition and Leasing of Domestic Real Estate Trust Beneficial Interests (Acquisition of “ENISHIO MEIEKI(10% Quasi-co-ownership Interest)” and Acquisition and Leasing of “Kamimaezu KD Building”)”, “Notice Concerning Issuance of New Investment Units Through Third-Party Allotment”, “Notice Concerning Borrowings of Funds”, and “Notice Concerning Revision of Forecasts of Operating Results and Distributions for the Fiscal Period Ending August 2026 (17th Fiscal Period) and Forecasts of Operating Results and Distributions for the Fiscal Period Ending February 2027 (18th Fiscal Period)” .

The document has been prepared for the purpose of providing information and is not intended to solicit any investment.

The contents of this document are unaudited, and no guarantee is made regarding their accuracy, fairness, or completeness. In addition, this document contains statements concerning the strategies, targets, future forecasts and other forward-looking statements regarding the performance of CENTRAL REIT Investment Corporation (hereinafter “CENTRAL REIT”), as well as estimates relating thereto.

Such forward-looking statements are based on certain assumptions, premises and judgments made by CENTRAL REIT and MEITETSU XYMAX ASSESSMENT CO., LTD. (hereinafter the “Asset Management Company”) based on information available as of March 17, 2026, and such statements inherently involve risks and uncertainties and are subject to the effects of such risks, uncertainties, assumptions and other factors. Accordingly, such strategies, targets and future forecasts do not guarantee the future performance, operating results or financial condition of CENTRAL REIT, and actual results may differ materially from the future performance, operating results or financial condition expressed or implied by such forward-looking statements. Furthermore, CENTRAL REIT does not guarantee or promise that such forward-looking statements will be achieved. For the assumptions and premises underlying such forward-looking statements, please refer to the “Notes” section below.

This document includes charts, data and other materials prepared by the Asset Management Company based on information provided by third parties or information publicly disclosed by third parties, as well as analyses, judgments and other views of CENTRAL REIT and the Asset Management Company as of March 17, 2026. Different views may exist regarding such matters, and CENTRAL REIT and the Asset Management Company may change their views in the future.

Although due care has been taken in preparing this document, CENTRAL REIT does not guarantee the accuracy, reliability, validity or fairness of its contents. In addition, the contents of this document are subject to change or discontinuation without prior notice.

Reproduction, reprinting or other use of the contents of this document without the prior consent of CENTRAL REIT is prohibited.

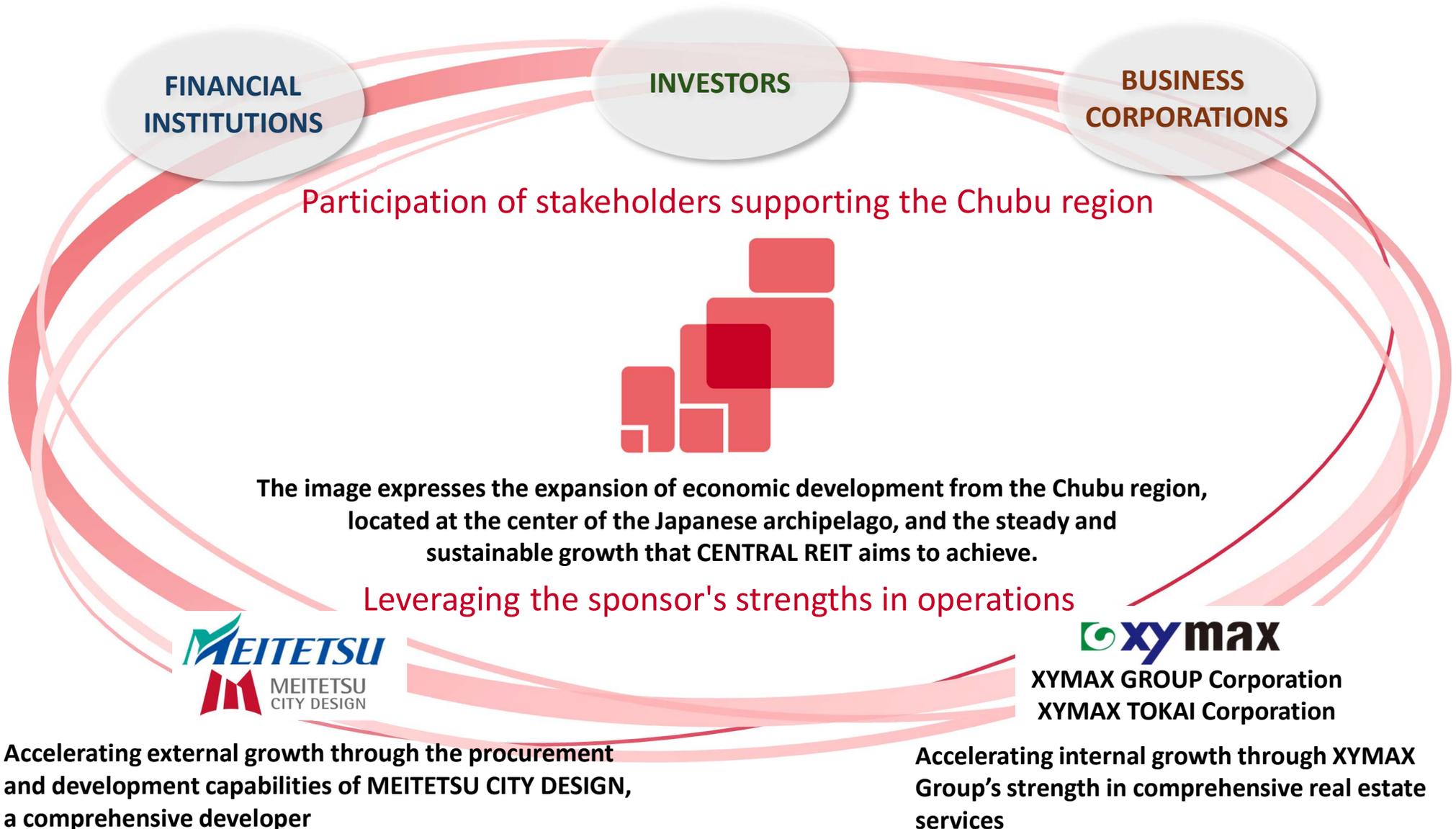
Real Estate Investment Trust Issuer: CENTRAL REIT Investment Corporation(Securities Code: 3488)

Asset Management Company: MEITETSU XYMAX ASSET MANAGEMENT CO., LTD.

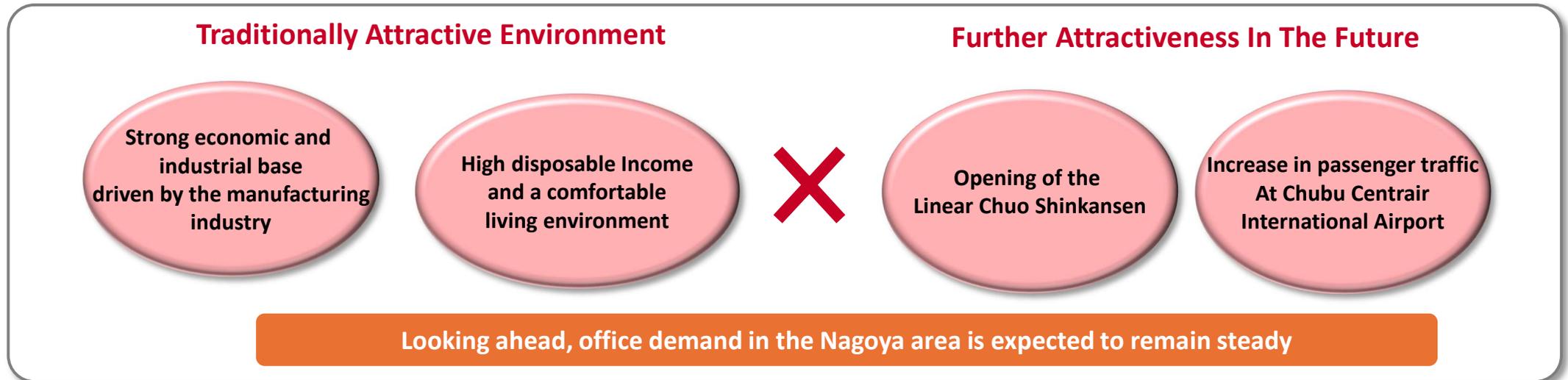
(Financial Instruments Business Operator, Director-General of the Kanto Local Finance Bureau (Kinsho) No. 3477, Member of the Investment Trusts Association, Japan)

The Vision of CENTRAL REIT

- ✓ CENTRAL REIT will actively invest mainly in Chubu region, centered on Nagoya city, where growth is expected over the long term.
- ✓ By inviting participation from stakeholders who support the growth of the Chubu region, we aim to achieve further growth and maximize unitholder value.



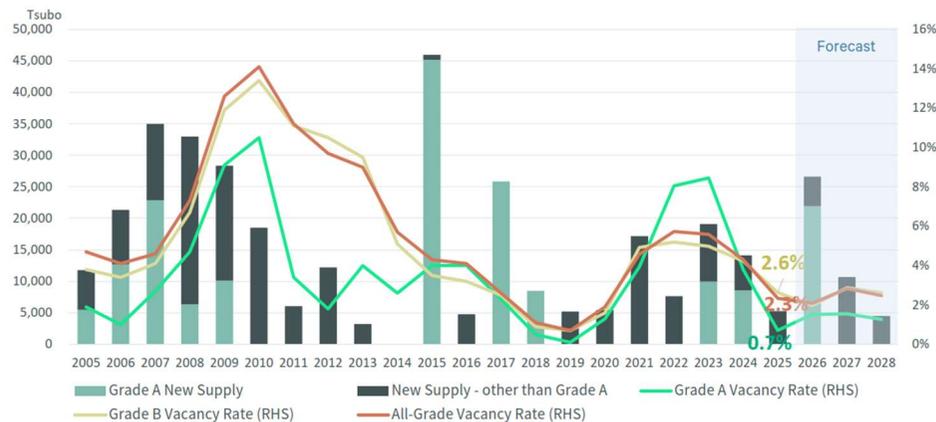
- ✓ The traditionally attractive environment, including its economic and industrial base and livability, together with further attractiveness in the future, is expected to result in continued increases in visitors, resident population and capital inflows over the long term.



|(Reference) Nagoya Office Market |

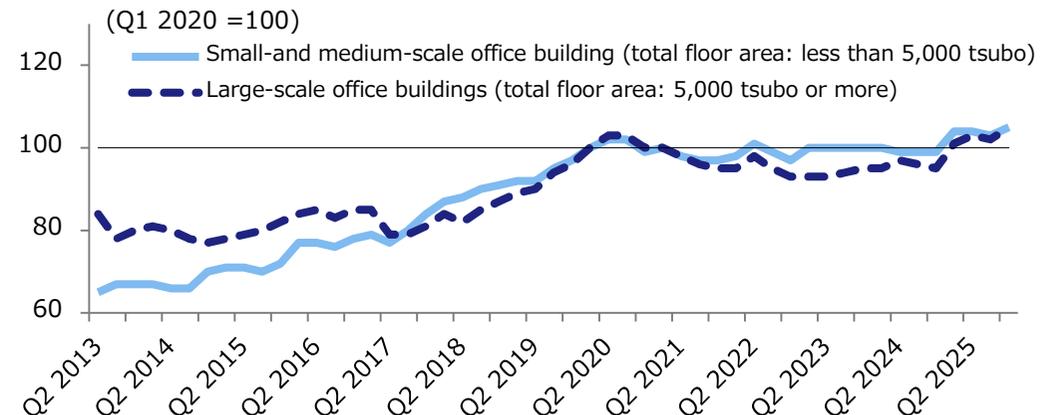
Future supply is expected to remain limited, and vacancy rates are projected to remain at low levels. Market rents for new leases have been rising and are expected to continue to increase.

Nagoya Office Market – New Supply and Vacancy Rates by Grade



(Source) : CBRE, Q4 2025

New contracted rent by office building scale



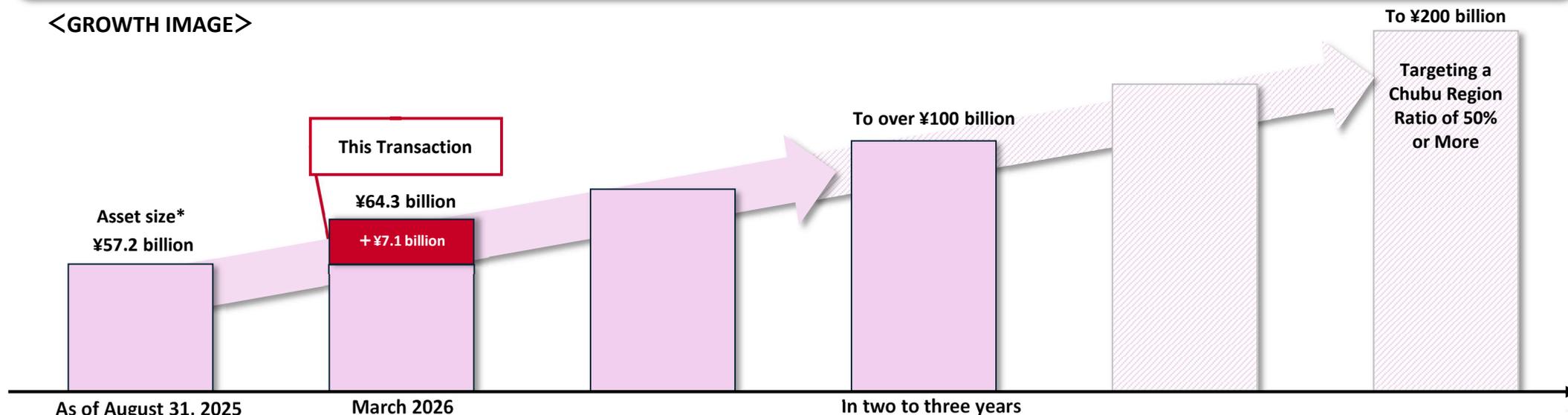
(Source) : Created by XYMAX Research Institute Corp. according to the request by the Asset Management Company.

- ✓ Aim for the early achievement of a ¥100 billion asset scale through acquisitions from the sponsor pipeline and external sources.
- ✓ Achieve distribution growth by leveraging strategies for external growth, internal growth, asset replacement, and finance.

Four Strategies of CENTRAL REIT

EXTERNAL GROWTH	<ul style="list-style-type: none"> Balanced investment between high-quality properties owned or developed by MEITETSU CITY DESIGN, a comprehensive developer, and properties with strong yields Active sourcing of properties from parties other than the sponsor 	INTERNAL GROWTH	<ul style="list-style-type: none"> Leveraging XYMAX Group's real estate management expertise to implement rent increase negotiations and leasing activities Controlling expenditures such as construction costs with consideration for the level of distributions
ASSET REPLACEMENT	<ul style="list-style-type: none"> Selling properties where competitiveness is expected to decline due to future deterioration in cash flow or aging of the buildings Maintaining/increasing distributions through capital gains reinvestment, and dispersion of such gains by utilizing tax deferral treatment for property replacement. 	FINANCE	<ul style="list-style-type: none"> Participation of financial institutions in the Chubu region oriented toward regional REIT Expanding funding capacity through diversification of financial institutions. Balancing the utilization of LTV with the flexible adoption of variable interest rates and maintaining a sound financial structure.

<GROWTH IMAGE>



1st STAGE

Stage aiming to quickly obtain the benefits of asset scale expansion
 Distribution Level: aiming for further improvement from the previous level of approximately ¥3,200
 Asset Size Target : aiming for doubling to ¥100 billion

2nd STAGE

Stage of stable growth in distributions as stability increases through asset scale expansion
 Asset Size Target : aiming for further doubling from ¥100 billion to ¥200 billion

*Based on the appraised value

CENTRAL REIT'S Initiatives Overview

(Assets To Be Acquired/ Borrowing/ Third Party Allotment of New Shares)

- ✓ As the first external growth initiative following the transition to a dual-sponsor structure, we will execute property acquisitions and financing with support from the new sponsor, MEITETSU CITY DESIGN, and financial institutions in the Chubu region.

Planned Acquisition Assets | Planned Acquisition Price: ¥6.73 billion
A balanced investment in high-quality, recently constructed office buildings near Nagoya station and office buildings expected to provide stable occupancy and yield.

ENISHIO MEIEKI
(10% quasi-co-ownership)



Kamimaezu KD Building



Property Name	ENISHIO MEIEKI*	Kamimaezu KD Building	Total/Average
Expected Acquisition Price	3.41 Billion Yen	3.32 Billion Yen	6.73 Billion Yen
Appraisal value	3.50 Billion Yen	3.62 Billion Yen	7.12 Billion Yen
Appraisal NOI yield	3.2%	5.8%	4.5%

※For ENISHIO MEIEKI, the figures reflect the 10% quasi-co-ownership interest planned to be acquired.

New Borrowings | Borrowing Amount: ¥5.30 billion

Inviting financial institutions in the Chubu region, aiming to be a regional REIT.

Total Borrowings of ¥2.0 Billion / 8.0% of Total Borrowings

Juroku Bank

Ogaki Kyoritsu Bank

Hyakugo Bank

Shinkin Central Bank



Short-term bridge loan of ¥3.3 billion from Mizuho Bank

Third Party Allotment | Capital Increase Amount: Approx. ¥1.52 billion

Commitment by MEITETSU CITY DESIGN, which newly participates as a sponsor

Same-boat Investment: Approx. ¥1.5 Billion / 5% Ownership



Number of new investment units to be issued	13,140 units
Issue price	116,027yen per unit
Total number of issued and outstanding investment units after the Third-Party Allotment	262,790 units

Details for Assets To Be Acquired

ENISHIO MEIEKI (10% quasi-co-ownership)



Location	4-8-26 Meieki, Nakamura-ku, Nagoya City, Aichi Prefecture
Nearest Station	3-minute walk Nagoya station, Meitetsu Nagoya station, Directly connected to the underground mall
Construction Date	July 24, 2023
Structure/Number of floors	Steel-framed, flat-roofed, 16-story building with 2 basement floors
Use	Office/Store
Leasable Area	12,732.37㎡(whole building)

Location	<ul style="list-style-type: none"> ✓ Located in one of the representative office areas within walking distance of Nagoya Station, the terminal station at the center of the Nagoya economic zone ✓ Directly connected to the underground mall of Nagoya Station, offering excellent accessibility, and located on Nishiki-dori Avenue as a corner property with high visibility
Building	<ul style="list-style-type: none"> ✓ The standard floor has approximately 250 tsubo of leasable space and is designed to allow subdivision into up to four sections, making it a multi-tenant building capable of accommodating demand for a wide range of space sizes ✓ A relatively new building (three years old) with excellent environmental performance, having obtained “BELS 5-Star”, the highest rank, and “ZEB Oriented” certification
Other	<ul style="list-style-type: none"> ✓ The headquarters of Nagoya Railroad Co., Ltd., the parent company of the sponsor, is also located in this property.. ✓ The XYMAX GROUP, the sponsor of CENTRAL REIT, has been providing property management (PM) services for this property since before its acquisition by CENTRAL REIT, enabling operations based on extensive knowledge of the property

Kamimaezu KD Building



Location	4-10-32 Osu, Naka-ku, Nagoya City, Aichi Prefecture
Nearest Station	2-minute walk from Kamimaezu station by Nagoya City Subway
Construction Date*	March 1988 (March 2012)
Structure/Number of floors	Steel-framed reinforced concrete structure with a flat roof, 9 stories
Use	Office
Leasable Area	7,872.82㎡

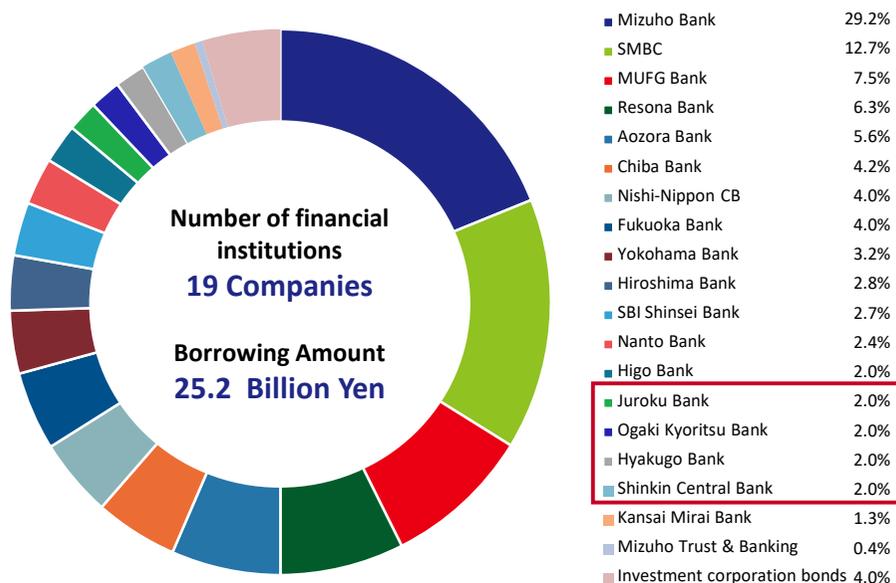
*Figures in parentheses indicate the timing of renovation.

Location	<ul style="list-style-type: none"> ✓ Located in an area adjacent to Nagoya's representative office districts of Sakae and Fushimi, where demand is solid and rental rates are relatively low ✓ Located on Maezu-dori Avenue, providing high visibility
Building	<ul style="list-style-type: none"> ✓ The standard floor has approximately 285 tsubo of leasable space with a regular floor plate and is designed to allow subdivision, making it a multi-tenant building capable of accommodating demand for a wide range of space sizes ✓ The standard floor has approximately 285 tsubo of leasable space with a regular floor plate and is designed to allow subdivision, making it a multi-tenant building capable of accommodating demand for a wide range of space sizes ✓ Includes a mechanical parking lot with 60 spaces, meeting the needs of local sales offices
Other	<ul style="list-style-type: none"> ✓ Despite a large vacancy approximately 20% of the space in March 2025, the occupancy rate recovered to previous levels in less than a year, confirming solid demand. ✓ The XYMAX GROUP, the sponsor of CENTRAL REIT, has been providing property management (PM) services for this property since before its acquisition by CENTRAL REIT, enabling operations based on extensive knowledge of the property

Financial Impact Resulting From This Initiative

- ✓ Borrowing costs have been kept under control by inviting participation from financial institutions in the Chubu region and adopting variable interest rates.
- ✓ By utilizing LTV at levels comparable to other investment corporations, we will support distribution growth.

Lender Information (As of March 30, 2026)



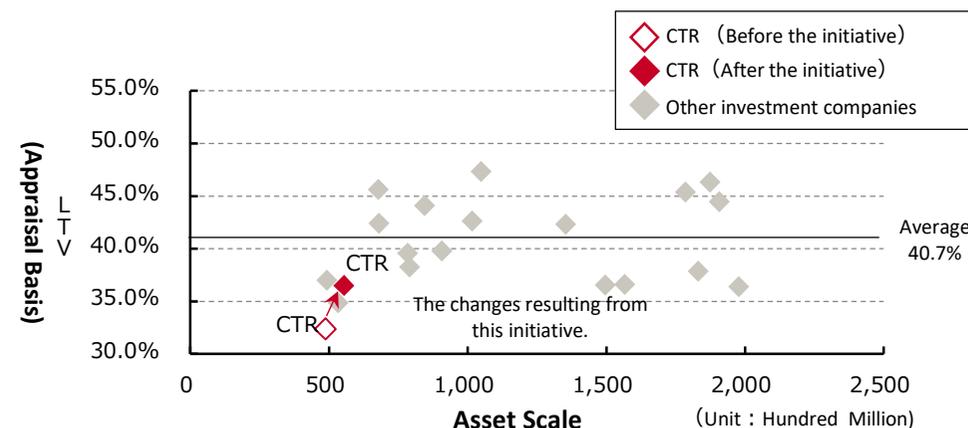
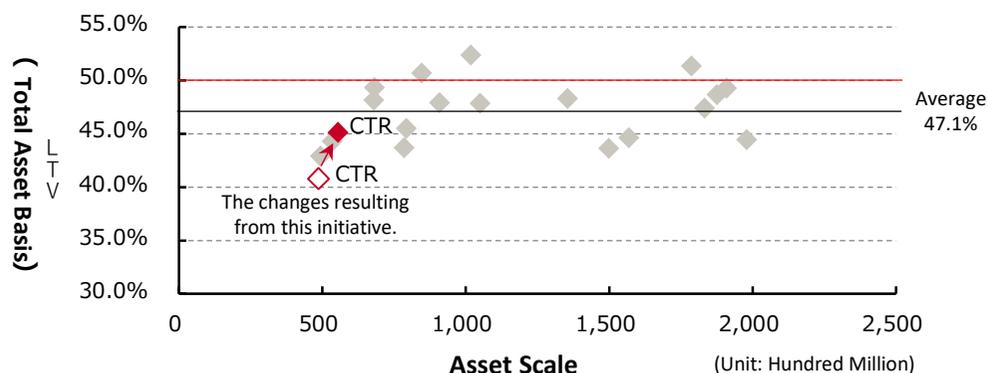
Invitation of new lenders

- Juroku Bank
- Ogaki Kyoritsu Bank
- Hyakugo Bank
- Shinkin Central Bank

Borrowing Status After The Initiative

	Fiscal Period ending February, 2026 (16 th Fiscal Period)	As of March 30, 2026
Total borrowing amount	19.9 billion yen	25.2 billion yen
Average interest rate	1.278%	1.257%
Fixed interest rate ratio	70.2%	55.4%
Long-term loan ratio	100.0%	84.9%
LTV (total asset basis)	40.8%	45.1%
LTV (appraisal basis)	32.4%	36.5%

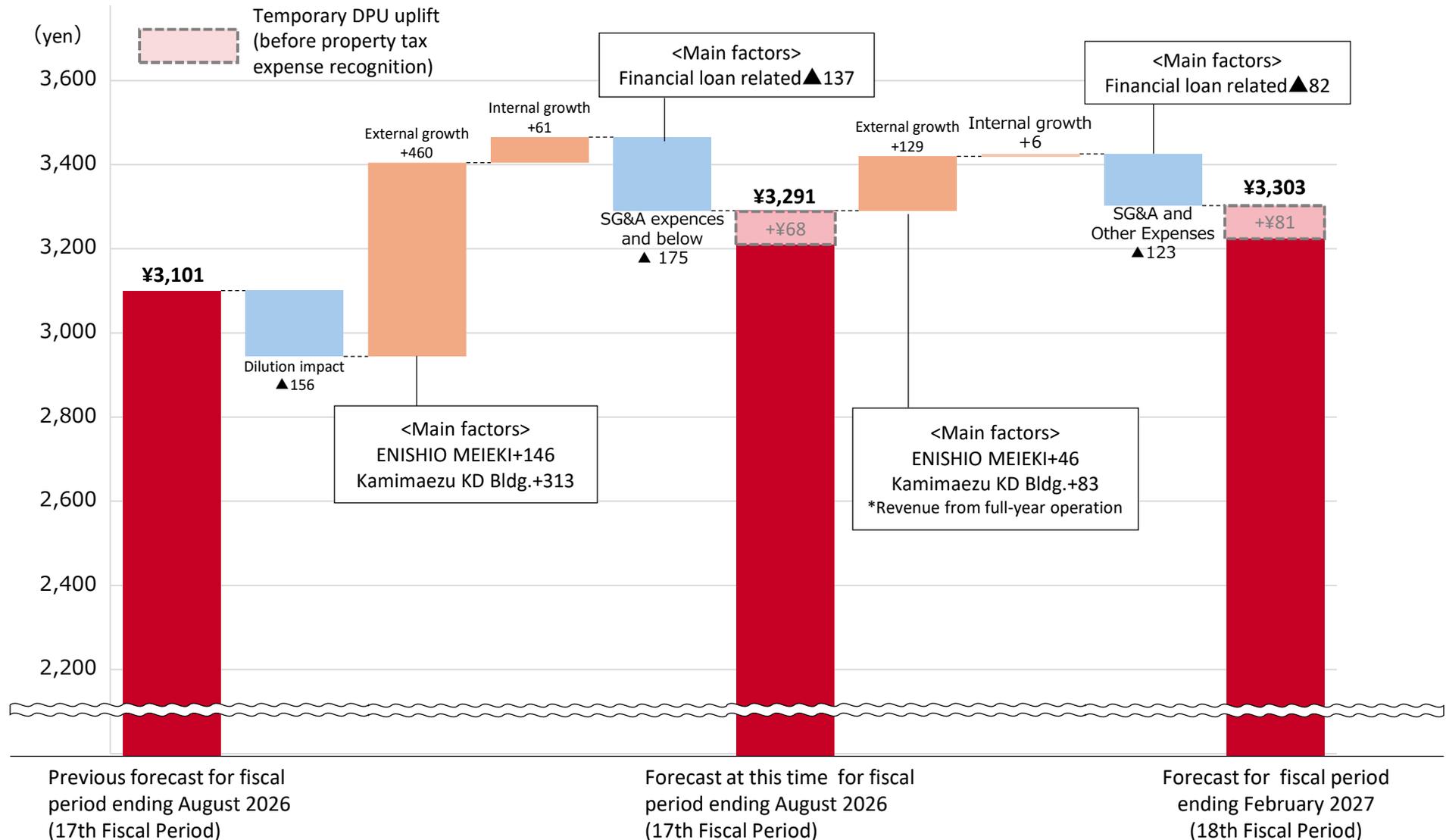
Distribution of LTV among J-REITs (Asset Size: ¥200 billion or less)



*¹ Asset Size is calculated based on the disclosed materials of each investment corporation as of the end of January 2026 (including anonymous partnership investments). *² LTV (total asset basis) = interest-bearing debt ÷ total assets as of the end of each investment corporation's most recent fiscal period. *³ LTV (appraisal basis) = interest-bearing debt ÷ (total assets + unrealized gains). Unrealized gains are calculated as appraised value - book value of owned real estate.

Outlook of the Distribution Per Unit (DPU)

- ✓ Through internal growth and external growth from this initiative, forecast DPU will increase by 6.1% (+¥190) for the fiscal period ending August 2026 (17th Fiscal Period) and by 0.36% (+¥12) for the fiscal period ending February 2027 (18th Fiscal Period).



Except where otherwise noted, the figures in this document are truncated to the indicated units, while ratios are rounded to the nearest indicated unit. Accordingly, totals of individual figures or ratios may not necessarily correspond with the sums of the respective items.

P.6

(Note 1): "Appraisal value" is the value as of February 1, 2026, as stated in the appraisal report. The appraisal is outsourced to Japan Real Estate Institute.

(Note 2): "Appraisal NOI yield" is calculated by dividing the Appraisal NOI (Net Operating Income calculated by subtracting operating expenses from operating revenues as stated in the real estate appraisal report and representing income before depreciation) by the planned acquisition price, with the result rounded to the second decimal place. Appraisal NOI differs from NCF (Net Cash Flow), which is calculated by adding income from the management of security deposits and other deposits to NOI and deducting capital expenditures. In addition, "Total/Average" represents the figure obtained by dividing the total Appraisal NOI by the total planned acquisition price, expressed as a percentage and rounded to the second decimal place. Such figures are calculated by the Asset Management Company and are not figures stated in the appraisal report.

(Note 3): The outline of the allottee is as follows.

Name	MEITETSU CITY DESIGN CO., LTD.
Head Office Location	7th & 8th Floors, 4-8-18 Meieki, Nakamura-ku, Nagoya, Aichi, Japan
Representative Position & Name	Representative Director and President Hiroshi Hibino
Amount of Capital (as of February 28, 2026)	¥4,000 million
Description of Business	1. Purchase, sale, leasing, management, brokerage, consulting, valuation, and appraisal of land and buildings, as well as development and operation of residential areas 2. Architectural design and supervision, and other related services
Major Shareholder (as of February 28, 2026)	Nagoya Railroad Co., Ltd. (100%)

(Note 4): "Issue price" has been determined as ¥116,027, which is the average of the closing prices of the investment units in regular trading on the Tokyo Stock Exchange, Inc. over the most recent three months. For details regarding the rationality of the issuance conditions, including the basis for determining the issue price, please refer to the "Notice Concerning Issuance of New Investment Units Through Third-Party Allotment" dated March 17, 2026.

P.7

(Note 1): "Location" indicates the residence marking in principle.

(Note 2): "Nearest Station" describes the time (rounded up to the nearest minute) when the distance from the nearest station calculated by Asset Management Company is walked at 80 meters per minute or the time indicated in the real estate appraisal report or Engineering Report.

(Note 3): "Construction Date" of the building indicates the date of new construction on the real estate register of the main building.

(Note 4): "Structure/Number of floors" is based on the description in the real estate registry for the main building.

(Note 5): "Use" of a building is based on the building classification recorded in the real estate registry for the principle building.

(Note 6): "Leasable Area" represents the total of the leasable area based on the building drawings attached to the lease agreement and the lease agreement for the Planned Acquisition Assets as of January 31, 2026 and the area based on the building drawings for vacant portions.

P.8

(Note 1): "Average interest rate" is calculated as the weighted average of the applicable interest rates at each point in time based on the outstanding balance of each interest-bearing debt and is rounded to the fourth decimal place. The borrowing interest rates as of the end of the fiscal period ended February 2026 (16th Fiscal Period) and after the borrowings are estimates based on the reference interest rates as of February 27, 2026, and may differ from the actual borrowing interest rates.

(Note 2): "Long-term loan ratio" refers to the ratio of long-term loan with repayment periods exceeding one year to the total amount of borrowings.

(Note 3): "LTV (total asset basis)" and "LTV (appraisal basis)" for the fiscal period ending February 2026 (16th Fiscal Period) are based on total assets and appraised values as of the end of the fiscal period ending August 2025. The figures as of March 30, 2026, are calculated by reflecting the changes in total assets and appraised values resulting from the acquisition of the planned acquisition assets. Actual LTV at each point in time may differ from these figures.

P.9

(Note 1): The forecast distribution per unit for the fiscal period ending August 2026 (17th Fiscal Period) and the fiscal period ending February 2027 (18th Fiscal Period) is based on the "Notice Concerning Revision of Forecasts of Operating Results and Distributions for the Fiscal Period Ending August 2026 (17th Fiscal Period) and Forecasts of Operating Results and Distributions for the Fiscal Period Ending February 2027 (18th Fiscal Period)" dated March 17, 2026.