XYMAX REIT Investment Corporation

October 23, 2018

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Revisions to Financial Report for the Fiscal Year Ended August 31, 2018

XYMAX REIT Investment Corporation (hereinafter "XYMAX REIT") announces the following revision to Financial Report for the Fiscal Year Ended August 31, 2018 published on October 17,2018 as follows.

1. Revised part: Construction date at II. Status of Leasing of (2) Investment Assets on page23

2. Before revision (Underlined dates were revised)

Asset no.	Asset name	Construction date (Note 1)	Number of tenants (Note 2)	Operating revenue from leasing (million yen) (Note 3)	Security deposit / Guarantee (million yen) (Note 4)	Leased area (m²) (Note 5)	Leasable area (m²) (Note 6)	Occupancy rate (%) (Note 7)
OF-01	XYMAX Nishi-Shimbashi Building	Aug. 22, 2000	8	84	105	1,897.75	1,897.75	100.0
OF-02	XYMAX Iwamotocho Building	Mar. 22, 2001	14	149	192	4,152.30	4,152.30	100.0
OF-03	XYMAX Shinjuku-Gyoen Building	Feb. 28, 2001	6	173	225	4,792.13	4,792.13	100.0
OF-04	XYMAX Kamiyacho Building	Apr. 30, 1991	7	39	51	1,148.87	1,205.29	95.3
OF-05	XYMAX Higashi-Azabu Building	Nov. 30, 1991	5	61	85	2,016.00	2,016.00	100.0
OF-06	XYMAX Higashi-Ueno Building	Apr. 9, 1999	8	45	61	1,735.34	1,735.34	100.0
OF-07	XYMAX Hachioji Building	Jan. 26, 1999	25	139	172	5,457.37	5,556.03	98.2

3. After revision

Asset no.	Asset name	Construction date (Note 1)	Number of tenants (Note 2)	Operating revenue from leasing (million yen) (Note 3)	Security deposit / Guarantee (million yen) (Note 4)	Leased area (m²) (Note 5)	Leasable area (m²) (Note 6)	Occupancy rate (%) (Note 7)
OF-01	XYMAX Nishi-Shimbashi Building	Aug. 22, 2000	8	84	105	1,897.75	1,897.75	100.0
OF-02	XYMAX Iwamotocho Building	Mar. 22, 2001	14	149	192	4,152.30	4,152.30	100.0
OF-03	XYMAX Shinjuku-Gyoen Building	Feb. 28, 2001	6	173	225	4,792.13	4,792.13	100.0
OF-04	XYMAX Kamiyacho Building	Apr. 30, 1991	7	39	51	1,148.87	1,205.29	95.3

OF-05	XYMAX Higashi-Azabu Building	Nov. 30, 1999	5	61	85	2,016.00	2,016.00	100.0
OF-06	XYMAX Higashi-Ueno Building	Apr. 9, 1999	8	45	61	1,735.34	1,735.34	100.0
OF-07	XYMAX Hachioji Building	Jan. 26, 1993	25	139	172	5,457.37	5,556.03	98.2

We attached herewith the revised table of "II. Status of Leasing"

* XYMAX REIT website address: https://xymaxreit.co.jp/en/index.html

<Attachment>

II. Status of Leasing

Asset no.	Asset name	Construction date (Note 1)	Number of tenants (Note 2)	Operating revenue from leasing (million yen) (Note 3)	Security deposit / Guarantee (million yen) (Note 4)	Leased area (m^2) (Note 5)	Leasable area (m^2) (Note 6)	Occupancy rate (%) (Note 7)
OF-01	XYMAX Nishi-Shimbashi Building	Aug. 22, 2000	8	84	105	1,897.75	1,897.75	100.0
OF-02	XYMAX Iwamotocho Building	Mar. 22, 2001	14	149	192	4,152.30	4,152.30	100.0
OF-03	XYMAX Shinjuku-Gyoen Building	Feb. 28, 2001	6	173	225	4,792.13	4,792.13	100.0
OF-04	XYMAX Kamiyacho Building	Apr. 30, 1991	7	39	51	1,148.87	1,205.29	95.3
OF-05	XYMAX Higashi-Azabu Building	Nov. 30, 1999	5	61	85	2,016.00	2,016.00	100.0
OF-06	XYMAX Higashi-Ueno Building	Apr. 9, 1999	8	45	61	1,735.34	1,735.34	100.0
OF-07	XYMAX Hachioji Building	Jan. 26, 1993	25	139	172	5,457.37	5,556.03	98.2
RT-01	Muza Kawasaki	Jan. 7, 2004	17	172	224	3,703.87	3,703.87	100.0
RT-02	Life Kawasaki Miyuki Store	Jan. 13, 1997	1	Undisclosed (Note 8)	Undisclosed (Note 8)	2,677.54	2,677.54	100.0
RT-03	Vita Seiseki-Sakuragaoka	Sept 17, 1999	1	Undisclosed (Note 8)	Undisclosed (Note 8)	27,610.61	27,610.61	100.0
HT-01	Hotel Vista Sendai	Mar. 14, 2016	1	129	50	7,066.25	7,066.25	100.0
OT-01	Renaissance 21 Chihaya	Oct. 19, 2006	139	112	19	9,700.98	10,287.93	94.3
Total/Average		-	232	1,374	1,228	71,959.01	72,701.04	99.0

(Note 1) "Construction date" is the date of new construction of the main building stated in the real estate registry.

(Note 2) "Number of tenants" is the total of the number of tenants (the number of end-tenants if a pass-through type master lease contract has been concluded) pertaining to the real estate in trust based on each lease contract concluded for each real estate in trust as of August 31, 2018.

(Note 3) "Operating revenue from leasing" is the total amount of rent revenue, common area maintenance revenue, parking revenue and other revenue (including other lease business revenue) generated from portfolio real estate during the fiscal period, rounded down to the nearest specified unit.

(Note 4) "Security deposit / Guarantee" is each property's total amount of security deposit and guarantee specified in all lease contracts pertaining to the real estate in trust concluded for each real estate in trust as of August 31, 2018, rounded down to the nearest specified unit.

(Note 5) "Leased area" is the total leased area based on the lease contract and the building drawing, etc. attached to the lease contract for each real estate in trust as of August 31, 2018.

(Note 6) "Leasable area" is the total leased area based on the lease contract and the building drawing, etc. attached to the lease contract for each real estate in trust as of August 31, 2018 and the area based on the building drawing, etc. of vacant spaces.

(Note 7) "Occupancy rate" is the ratio of leased area to leasable area for each real estate in trust as of August 31, 2018, rounded to one decimal place.

(Note 8) Not disclosed due to unavoidable circumstances in that consent for disclosure has not been obtained from the lessee.