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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Prepayment of Loans

XYMAX REIT Investment Corporation (hereinafter, “XYMAX REIT”) announces today that XYMAX Real Estate Investment Advisors, to which it entrusts management of assets, decided the following prepayment of loan (hereinafter, the “Prepayment”).

1. Details of the Prepayment

- (1) Amount of loan to be prepaid (please refer to “2. Details of loans to be prepaid” below)
580 million yen
- (2) Date of prepayment
December 28, 2018
- (3) Funds for prepayment
Cash on hand including consumption tax refund for the properties acquired in the fiscal period ended August 31, 2018 (from September 14, 2017 to August 31, 2018)

2. Details of loans to be prepaid

Category	Lender	Initial loan amount (million yen)	Outstanding borrowing before Prepayment (million yen)	Amount of Prepayment (million yen)	Outstanding borrowing after Prepayment (million yen)	Interest rate	Drawdown date	Maturity date
Short-term	Mizuho Bank, Ltd.	2,222	1,162	580	582	Base rate + 0.15%	Feb. 16, 2018	End of Jan. 2019

(Note) For details of loans, please refer to “Notice Concerning Borrowing of Funds and Conclusion of Interest Rate Swap Agreement” dated February 16, 2018 and “Notice Concerning Prepayment of Loans” dated March 15, 2018.

3. Future outlook

The impact of the Prepayment on business performance is minimal and there is no change in the forecast of management status for the fiscal period ending February 2019 (September 1, 2018 to February 28, 2019) and fiscal period ending August 2019 (March 1, 2019 to August 31, 2019).

4. Other

Concerning the risks associated with the Prepayment, etc., there is no significant change from the content of “Part 1. Fund Information; Section 1. Status of Fund; 3. Investment Risks” in the Securities Report submitted on November 29, 2018.

<Reference> Status of loans, etc. after the Prepayment

(Unit: million yen)

	Before the Prepayment	After the Prepayment	Increase (Decrease)
Short-term loans (Note 1)	2,916	2,336	(580)
Long-term loans (Note 2)	9,344	9,344	-
Total loans	12,260	11,680	(580)
Investment corporation bonds	-	-	-
Total loans and investment corporation bonds	-	-	-
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	12,260	11,680	(580)

(Note 1) “Short-term loans” refer to loans for a period from the drawdown date to the principal repayment date of one year or less.

(Note 2) “Long - term loans” refer to loans for a period from the drawdown date to the principal repayment date of more than one year.

(Note 3) Amounts are rounded down to the nearest million yen.

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