

May 30, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer
1-11-30 Akasaka, Minato-ku, Tokyo
XYMAX REIT Investment Corporation
Representative: Shotaro Kanemitsu, Executive Director
(Securities Code: 3488)

Asset Management Company
XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation
Representative: Hideki Fukae
Representative Director and President
Contact: Tatsuya Nakayama
Head of REIT Management Department
TEL: +81-3-5544-6880

(Change) Notice Acquisition of Domestic Asset
(Preferred Investment Securities of TMK Hirakata Retail Facility Development)

XYMAX REIT Investment Corporation ("XYMAX REIT") announces that there has been a partial change in the scheduled acquisition date as described in the "Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" announced on August 7, 2023, as follows.

1. Changes

1. Outline of the Acquisition
6. Schedule for acquisitions, etc.

2. Description of changes (underlined parts indicate changes)

1. Outline of the Acquisition

[Before changes]

(3) Scheduled acquisition dates : 1st August 14, 2023 28,000,000 yen
2nd May 2024 (planned) 22,000,000 yen (Note 2)
(Aggregated Anticipated acquisition price stated above (50,000,000 yen) is anticipated to be approximately 4.5% of amount of the total preferred investment securities issued by the TMK.)

[After changes]

(3) Scheduled acquisition dates : 1st August 14, 2023 28,000,000 yen
2nd July 2024 (planned) 22,000,000 yen (Note 2)
(Aggregated Anticipated acquisition price stated above (50,000,000 yen) is anticipated to be approximately 4.5% of amount of the total preferred investment securities issued by the TMK.)

6. Schedule for acquisitions, etc.

[Before changes]

<u>May</u> 2024 (scheduled)	2nd acquisition of the Preferred Investment Securities and completion of the investment (scheduled)
December 2024	Completion of Hirakata Retail Facility (Tentative name) (scheduled)

[After changes]

<u>July</u> 2024 (scheduled)	2nd acquisition of the Preferred Investment Securities and completion of the investment (scheduled)
December 2024	Completion of Hirakata Retail Facility (Tentative name) (scheduled)

3. Reason for change

TMK Hirakata Retail Facility Development, reported that due to a review of the temporary facility plan (a plan to ensure safe and smooth construction work: for example, a plan related to the loading line for construction vehicles, material storage, and the location of the construction equipment), the construction process has been changed from the original schedule and that the timing of the interim construction payment, which is scheduled to be paid with the 2nd Preferred Equity Investment as the source of funds, has been changed. As a result, the (planned) acquisition date of the 2nd Preferred Securities has also been changed to July. The completion date of the construction is scheduled to remain unchanged from December 2024, according to the report.

4. Prospects

The impact of this change on the operating results for the fiscal period ended August 2024 (March 1, 2024 to August 31, 2024) and fiscal period ended February 2025 (September 1, 2024 to February 28, 2025) is negligible, and there is no change to the operating forecast and distribution for the fiscal period ended August 2024 (13th) and fiscal period ended February 2025 (14th) that were announced on April 18, 2024.

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