

August 28, 2024

For Immediate Release

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

Asset Management Company
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Corporation
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Notice of Borrowing of Funds

XYMAX REIT Investment Corporation (hereinafter “XYMAX REIT”) has decided to borrow funds (hereinafter the "Borrowing") as follows:

Description

1. Content of this borrowing

Classification (Note 1)	Lender	Borrowing Amount (Million yen)	Interest rate	Draw-down Date	Borrowing Method	Maturity Date (Note 2)	Principal Repayment Method	Collateral
Short term	Mizuho Bank, Ltd.	186	Base rate +0.15000% (Note 3) (Note 4)	2024 September 6	Borrowing based on a Loan agreement with the lender shown at left as Lender	2025 January 31	Due Date All at once Repayment	Unsecured Non- guaranteed
Total		186	-	-	-	-	-	-

(Note 1) "Short-term" refers to borrowings with a maturity of one year or less from the Drawdown date.

(Note 2) If the maturity date is a non-business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.

(Note 3) The base rate applicable to the period for the calculation of the interest payable on an interest payment date is the JBA one-month Japanese Yen TIBOR as of a date two business days prior to the interest payment date immediately preceding each interest payment date. However, if the base rate applicable to the calculation period doesn't exist, the base rate will be the one corresponding to the period that will be calculated based on a method provided in the agreement. Please refer the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/english>) for the JBA Japanese Yen TIBOR.

(Note 4) The interest payment date will commence on the last day of September, 2024 and the last day of each month thereafter as well as on the Maturity date. (If an interest payment date is a non-business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.)

(Note 5) This Notice is based on the Notice of Evaluation Results for Financing issued by Financial Institutions with regard to the Borrowing. However, the Notice does not guarantee the execution of financing.

2. Reasons for Borrowing

XYMAX REIT will use the funds as part of the payment for the acquisition of the Asset to be acquired and related expenses announced in "Notice of Acquisition and Leasing of Domestic Real Estate Trust Beneficial Interests (karaksa hotel Sapporo (20% quasi-co-ownership interest))" as of today.

3. The amount, use and scheduled outlay of expenditure of funds to be procured.

- (1) Amount of funds to be raised
186 Million yen
- (2) Specific uses of funds to be procured
The funds to be used as part of the purchase price of the asset to be acquired and related expenses stated in "2. Reason for Borrowing" above.
- (3) Scheduled outlay
September 6, 2024

4. Balance of interest-bearing debt after this loan

(Millions of yen)

	Before the Borrowing	After execution of the Borrowing	Change
Short-term loans (Note 1)	-	186	186
Long-term loans (Note 2)	18,715	18,715	-
Total loans	18,715	18,901	186
Investment corporation bonds	1,000	1,000	-
Total loans and investment corporation bonds	19,715	19,901	186
Other interest-bearing liability	-	-	-
Total interest-bearing debt	19,715	19,901	186

(Note 1) Short-term loans refers to loans for a period from the drawdown date to the maturity date of one year or less.

(Note 2) Long-term loans refers to loans for a period from the drawdown date to the maturity date of more than one year

5. Other

Concerning the risks to the borrowings described above, there are no material changes from the "Investment risks" of the "Part I Fund Information/1. Status of the Fund/3. Investment Risks" section of the Securities Report submitted on May 30, 2024.

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