

September 3, 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
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

Notice Concerning Disposition of Domestic Real Estate Trust Beneficiary Right (XYMAX Mita Building)

XYMAX REIT Investment Corporation (hereinafter “XYMAX REIT”) hereby announces that XYMAX REIT today completed the Disposition of domestic real estate trust beneficiary right (XYMAX Mita Building) announced in “Notice Concerning the Transfer of Domestic Real Estate Trust Beneficiary Rights (XYMAX Mita Building)” dated July 29, 2024, as follows.

1. Overview of the Disposition

Classification	Property No. (Note 1)	Property name	Location	Sales price (Million yen) (Note 2)	Date of transfer
Office	OF-08	XYMAX Mita Building	Minato Ward, Tokyo	890	September 3, 2024

(Note 1) “Property No.” refers to the property codes and numbers according to the type of the asset held by XYMAX REIT. For each code, OF represents Office, RT represents Retail, HT represents Hotel, and OT represents other. The same shall apply hereinafter.

(Note 2) “Sales price” is rounded down to the nearest million yen for the sales price of the asset disposed (excluding various expenses such as consumption tax, local consumption tax, transfer expenses and settlement amount of fixed property tax and city planning tax).

2. Other

Please refer to the press release “Notice Concerning the Transfer of Domestic Real Estate Trust Beneficiary Rights (XYMAX Mita Building)” dated July 29, 2024 for details.

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