

December 26, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer
1-11-30 Akasaka, Minato-ku, Tokyo
XYMAX REIT Investment Corporation
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 regarding Completion of Real Estate Underlying Acquired Asset
(Preferred Investment Securities of TMK Hirakata Retail Facility Development)

XYMAX REIT Investment Corporation ("XYMAX REIT") is pleased to announce that; the construction of Hirakata IM Plaza(tentative name) (formerly Hirakata Retail Facility) (hereinafter referred to as the "Property"), a property backed by preferred investment securities of TMK Hirakata Retail Facility Development, as announced in the "Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" dated August 7, 2023, the "(Change)Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" dated May 30, 2024, and the "Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development, 2nd Issuance)" dated July 16, 2024 has completed. Further details are as follows;

Outline of the Property

The outline of the Property is as follows. Underlined parts indicate changes from August 7, 2023. Please refer to Reference 2 "Explanation of Matters Described in the Outline of the Property" for an explanation of the matters described in each column of the table. The information in the outline of the Property is based on the information provided by TMK Hirakata Retail Facility Development (hereinafter referred to as the "TMK") as of today, and the circumstances or assumptions as of December 26, 2024, in principle, are stated for items that do not have any notes at the time.

Name of the property		<u>Hirakata IM Plaza (tentative name)</u>
Category		Retail
Type of specific assets		<u>Real estate (Note)</u>
Location		<u>3-1 Ikagamidori-machi, Hirakata-shi, Osaka</u>
Land	Site area	<u>13,908.03 m²</u>
	Building coverage ratio	60%
	Floor-area ratio	200%
	Land use district	Quasi-industrial district
	Type of ownership	General fixed-term land leasehold right
Building	<u>Date of construction</u>	<u>December 6, 2024</u>
	Structure and number of floors	<u>Steel structure, flat roof with aluminum-zinc alloy coated steel, 2-story</u>
	Use	Stores and clinics
	Total floor area	<u>8,308.73 m²</u>
	Type of ownership	Freehold
<u>Lease Contents</u>	<u>Number of tenants</u>	<u>3</u>
	<u>Annual Rent</u>	<u>329 million yen</u>

	<u>Security deposits</u>		<u>228 million yen</u>			
	<u>Leased area</u>		<u>8,773.65 m²</u>			
	<u>Net Rentable Area</u>		<u>8,773.65 m²</u>			
	<u>Occupancy rate</u>		<u>100%</u>			
<u>ML companies</u>			-			
<u>ML type</u>			-			
<u>PM companies</u>			<u>XYMAX KANSAI Corporation</u>			
<u>Changes of occupancy rate</u>	End of December 2020	End of December 2021	End of December 2022	End of December 2023	End of December 2024	
	-	-	-	-	100%	
Special Remarks						
• Not applicable.						
(NOTE)XYMAX REIT has obtained the right to preferentially negotiate this property and is planning to acquire the beneficial interest in the trust, but the details have not been finalized.						

As of today, XYMAX REIT has not decided to acquire the property, and there is no guarantee that the property can be acquired without fail. The decision to acquire this property will be made after conducting the necessary due diligence and in accordance with the internal rules of the XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation (the "Asset Management Company") which entrusts the management of XYMAX REIT's assets. Furthermore, neither XYMAX REIT nor the Asset Management Company did pay any consideration to the counterparty to the Agreement when acquiring the preferential negotiation right for this Property.

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

Reference 1 Photograph of the property and its location



Reference 2 Explanation of Matters Described in the Outline of the Property

Description of the "Outline of the Property" column

- "Type of specified assets" refers to the type of real estate and other assets as specified assets and the assets incidental or related to them.
- "Location" is, in principle, a residence indication.
- "Site area" of the land is based on the entries in the real estate registry (including the leased area if there is a leased land) and may not correspond to the current status.
- "Building coverage ratio" of land, in principle, refers to the ratio of the building area to the site area as set forth in Article 53 of the Building Standards Act (Act No. 201 of 1950, including subsequent revisions; hereinafter referred to as the "Building Standards Act"), and the upper limit of the building coverage ratio (specified building coverage ratio) set forth in city plans according to the use districts, etc., is stated. The designated building coverage ratio may be relaxed or premium or reduced due to the fact that it is a fire-proof building in a fire-proof area or for other reasons, and may differ from the actual applied building coverage ratio.
- "Floor-area ratio" of land refers to the ratio of the total floor area of a building to the site area stipulated in Article 52 of the Building Standards Law. The upper limit of the floor-area ratio (designated floor-area ratio) stipulated in city plans according to the use district, etc., is stated. The designated floor area ratio may be relaxed or premium or reduced due to the breadth of the road connected to the site or for other reasons, and may differ from the actual applicable floor area ratio.
- "Land use district" of land refers to the type of use district listed in Item 1, Paragraph 1, Article 8 of the City Planning Law (Law No. 100 of 1968, as amended).
- "Type of ownership" for land and buildings indicates the types of rights held by the TMK.
- The "Date of construction" for the building indicates the date of new construction of the main building as recorded in the real estate registry.
- The "Structure and Number of Floors" for the building is based on the information in the real estate registry for the main building.
- The "Use" for the building is based on the information in the real estate registry for the main building.
- The "Total floor area" for the building includes the floor area of the annex building based on the information in the real estate registry.
- In addition to matters considered to be important in relation to the rights and use of the Property as of today, special mention items considered to be important in light of the valuation of the Property, its impact on profitability and disposability, etc.
- The "Number of tenants " refers to the total number of tenants (or the number of end-tenants in the case of a pass-through master lease agreement) for the Property based on the lease agreements for the property as of today.
- The "Annual Rent" is the total amount of the annual rent including CAM specified in the lease agreements for the property as of today (if only the monthly rent is defined, the annual rent is calculated in accordance with the provisions of the lease agreement), rounded down to the nearest million yen.
- The "Security deposits" are the total amount of deposits and guarantees stipulated in each lease agreement for the property as of today, rounded down to the nearest million yen. If a master lease agreement has been concluded for the property and the deposit amount is the same as the total amount of deposits and guarantees stipulated in each lease agreement concluded with the end tenants, the total amount is rounded down to the nearest million yen.
- The "Leased Area" refers to the total leased area based on each lease agreement and building drawings attached to each lease agreement for the Property as of today. In cases where a master lease agreement has been concluded for the Property, the sum of the actual leased areas with the end tenants is rounded to the nearest hundredth.
- The "Net Rentable Area" represents the total of the rentable area based on each lease agreement and building drawings attached to each lease agreement for the Property as of today and the area based on the building drawings for vacant areas.
- The "Occupancy rate" is the percentage of the leased floor area to the leasable floor area for the property as of today, rounded to the nearest tenth.
- "ML Companies" and "PM Companies" describe those who become master leasing companies and PM companies after acquiring the



Property by the TMK. "ML type" refers to the master lease type (pass-through, fixed rent, or variable rent) scheduled after the acquisition of the Property by the TMK.