

April 18, 2025

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
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Notice Regarding Amendment of Lease Agreement (for Vita Seiseki-Sakuragaoka)

XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation (hereinafter the "Asset Management Company") to which XYMAX REIT Investment Corporation (hereinafter "XYMAX REIT") entrusts the management of its assets, has decided today to enter into an agreement to amend the amount of security deposits (hereinafter referred to as the "Amendment Agreement") under the existing lease agreement, XYMAX Corporation (hereinafter "XYMAX") as the lessee (hereinafter referred to as the "Lease Agreement") for Vita Seiseki-Sakuragaoka (hereinafter referred to as the "Property"), which is an investment asset of XYMAX REIT. The details are as follows.

XYMAX is the parent company of the Asset Management Company and falls under the category of interested parties, etc. as set forth in Article 201, Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, including subsequent amendments) (hereinafter the "Investment Trust Act") and in Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations (Cabinet Order No. 480 of 2000, including subsequent amendments) (hereinafter the "Order for Enforcement of the Investment Trust Act"), as well as the interested party set forth in the REIT Stakeholder Transactions Management Rules, which are internal rules of the Asset Management Company. Therefore, regarding conclusion of the Amendment Agreement, the Asset Management Company has carried out necessary deliberations and resolutions in accordance with the REIT Stakeholder Transactions Management Rules. In addition, the Asset Management Company has obtained the consent of XYMAX REIT based on the approval of the Board of Directors of XYMAX REIT held today pursuant to the Investment Trust Act and internal rules.

1. Outline of this Amendment Agreement

When the decision was made to enter into the Lease Agreement, it was executed on the condition that the amount of security deposits would be the same amount stipulated in the lease agreement with New Urban Life Holdings Inc., the current lessee of the Property. However, in consideration of the fact that securing the payment obligations under the Lease Agreement is beneficial for XYMAX REIT, and considering the need to ensure the smooth transfer of funds in cases where XYMAX assumes the obligation to refund the security deposits under the sublease agreements in which XYMAX becomes the lessor, or in the future when the Lease Agreement is changed to a pass-through lease agreement, discussions were held with XYMAX, and it was agreed to amend the amount of security deposits under the Lease Agreement. The amended amount of security deposits under the Lease Agreement shall be effective as of April 18, 2025, as outlined below (with the changes underlined).

[Before Amendment]

• Security Deposit : 0 yen

[After Amendment]

• Security Deposit : 219,810,000 yen
(Lot (1) 151,417,482 yen, Lot (2) 68,392,518 yen)

2. Transactions with Interested Parties

XYMAX, the counterparty to the Amendment Agreement, is the parent company of the Asset Management Company and falls under the category of interested parties, etc. as set forth in Article 201, Paragraph 1 of the Investment Trust Act and Article 123 of the Order for Enforcement of the Investment Trust Act, as well as the interested party set forth in the REIT Stakeholder Transactions Management Rules, which are internal rules of the Asset Management Company. Therefore, regarding conclusion of the Amendment Agreement, the Asset Management Company has carried out necessary deliberations and resolutions in accordance with the REIT Stakeholder Transactions Management Rules. In addition, the Asset Management Company has obtained the consent of XYMAX REIT based on the approval of the Board of Directors of XYMAX REIT held today pursuant to the Investment Trust.

3. Future Outlook

The impact of this Amendment Agreement on the status of operations for the fiscal period ending August 2025 (from March 1, 2025 to August 31, 2025) is minimal, and there are no changes to the operations and distribution forecasts for the fiscal period ending August 2025 (15th fiscal period) announced on April 18, 2025.

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