

October 1, 2025

For Immediate Release

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

Asset Management Company
MEITETSU XYMAX ASSET MANAGEMENT CO., LTD.
Representative: Sunao Takeda
Representative Director and President
Contact: Tatsuya Nakayama
Head of REIT Management Department
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Notice Concerning the Change of Executive Director for the Investment Corporation

XYMAX REIT Investment Corporation (hereinafter “XYMAX REIT”) received a notification today that Kazuma Sasa, Executive Director of XYMAX REIT will resign today.

Accordingly, Tatsuya Nakayama, a Substitute Executive Director, will be appointed as a new Executive Director as of today.

1. Appointed Executive Director (Effective date: October 1, 2025)

Tatsuya Nakayama

(Note 1) Please refer to the attachment for the brief personal history.

(Note 2) Tatsuya Nakayama, a new Executive Director, was elected as a Substitute Executive Director at the Fifth General Meeting of Unitholders held on May 27, 2024.

Tatsuya Nakayama will continue to serve as a Head of REIT Management Department of MEITETSU XYMAX ASSET MANAGEMENT CO., LTD., an asset management company of the XYMAX REIT (hereinafter the “Asset Management Company”), even after his appointment as an Executive Director of XYMAX REIT.

2. Resigning Executive Director (Effective date: October 1, 2025)

Kazuma Sasa

In accordance with the provisions of the Financial Instruments and Exchange Act, the Building Lots and Buildings Transaction Business Act, and other relevant laws and regulations, we will make necessary notifications and other procedures regarding this case.

End.

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

Brief personal history

Name (date of birth)	Career Highlights
Tatsuya Nakayama (November 2, 1981)	Apr. 2006 Joined MORI TRUST CO., LTD. Oct. 2012 Joined XYMAX Corporation (presently XYMAX GROUP Corporation) Apr.2018 Seconded to XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation Apr. 2019 Head of Business Planning Division, XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation Apr. 2023 Head of REIT Management Department, XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation May 2025 Seconded to XYMAX ASSET MANAGEMENT Corporation (currently MEITETSU XYMAX ASSET MANAGEMENT CO., LTD.) Head of REIT Management Department (present) Oct. 2025 Executive Director, XYMAX REIT Investment Corporation (present)

* The company names listed are consistent with those at the time of employment.