



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
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**Notice Concerning Completion of Company Split and Changes of Major Shareholders, etc.
And Changes in Trade Name, Organizational Change and Appointment of Officers
of Asset Management Company**

XYMAX REIT Investment Corporation (hereinafter, "XYMAX REIT") hereby announces that the company split, change of major shareholders, parent company, and specific related corporations of its asset management company, MEITETSU XYMAX ASSET MANAGEMENT CO., LTD. (formerly known as XYMAX ASSET MANAGEMENT Corporation) (hereinafter the "Asset Management Company"), which were announced in the "Notice Concerning Absorption-Type Company Split of the Asset Management Company and Changes in Major Shareholders, Parent Company, and Specified Affiliated Companies" dated July 22, 2025 have been completed.

Additionally, at the extraordinary general meeting of shareholders and the extraordinary board of directors meeting of the Asset Management Company held today, resolutions were passed regarding the change of the company's trade name and the appointment of directors and auditors. Furthermore, due to the company split of the Asset Management Company, the organizational structure of the Asset Management Company of XYMAX REIT has been changed, as detailed below.

1. Completion of Company Split and Changes of Major Shareholders, Parent Company, and Specific Related Corporations of the Asset Management Company

XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation (hereinafter the "former Asset Management Company") has handed over the asset management operations of XYMAX REIT to this Asset Management Company through an absorption-type company split as of today.

Additionally, as of today, a portion of the shares of the Asset Management Company (equivalent to 51.0% of all shares) has been transferred (hereinafter the "Share Transfer") to MEITETSU CITY DESIGN CO., LTD. (hereinafter the "MEITETSU CITY DESIGN" or the "New Joint Sponsor"). As a result of this Share Transfer, MEITETSU CITY DESIGN will become a major shareholder, parent company, and specific related corporation of the Asset Management Company, and Nagoya Railroad Co., Ltd. has become a specific related corporation.

2. Change of Trade Name of the Asset Management Company

In conjunction with this Share Transfer, as of today, the trade name of the Asset Management Company has been changed from "XYMAX ASSET MANAGEMENT Corporation" to "MEITETSU XYMAX ASSET MANAGEMENT CO., LTD."

Note: This press release is a document for general public announcement regarding the company split and change of major shareholders, trade name change, organizational change, and officer change in the asset management company, and is not intended for investment solicitation.

3. Organizational Change

Due to the company split of the Asset Management Company, its organizational structure has changed as of today. For the organizational charts before and after the change of the Asset Management Company, please refer to Appendix 1 and Appendix 2.

4. Officers at the Asset Management Company

As of today, the officers of the Asset Management Company are as follows. The brief biographies of each director are provided in Appendix 3.

President and Representative Director Sunao Takeda

Director (Non-executive) Kazuhiro Ando

Director (Non-executive) Takumi Kume

Director (Non-executive) Kazuya Sugimoto

Auditor (Non-executive) Yasukane Mitsumatsu

5. Future Outlook

(1) Changes in the Asset Management Entrustment Contract of XYMAX REIT

The asset management entrustment contract concluded between XYMAX REIT and the former Asset Management Company has been handed over to the Asset Management Company. Therefore, as of today, there are no planned changes.

(2) Changes in the Structure of the Asset Management Company

The structure of the former Asset Management Company has been transferred to the Asset Management Company. For the organizational change of the Asset Management Company, please refer to “3. Organizational Change” above.

(3) Changes in the Investment Management Decision-Making Body

As of today, there are no planned changes.

(4) Changes in Rules Regarding Compliance and Interested Related Parties, etc.

As of today, there are no planned changes.

(5) Changes in Investment Policy

As of today, there are no planned changes.

(6) Changes in Contracts with Sponsors, etc.

As announced in the "Notice of Execution of Sponsor Support Agreement" dated October 1, 2025, a new sponsor support agreement has been concluded between XYMAX REIT and the New Joint Sponsor. Furthermore, even after the conclusion of this contract with the New Joint Sponsor, there are no changes to the support content provided by XYMAX Group Corporation.

(7) Prospects for the Continuation of Listing of XYMAX REIT

XYMAX REIT expects to maintain its listing.

(8) Change of Trade Name of This Asset Management Company, etc.

Please refer to “2. Change of Trade Name of the Asset Management Company” above.

6. Others



ザイマックス・リート投資法人

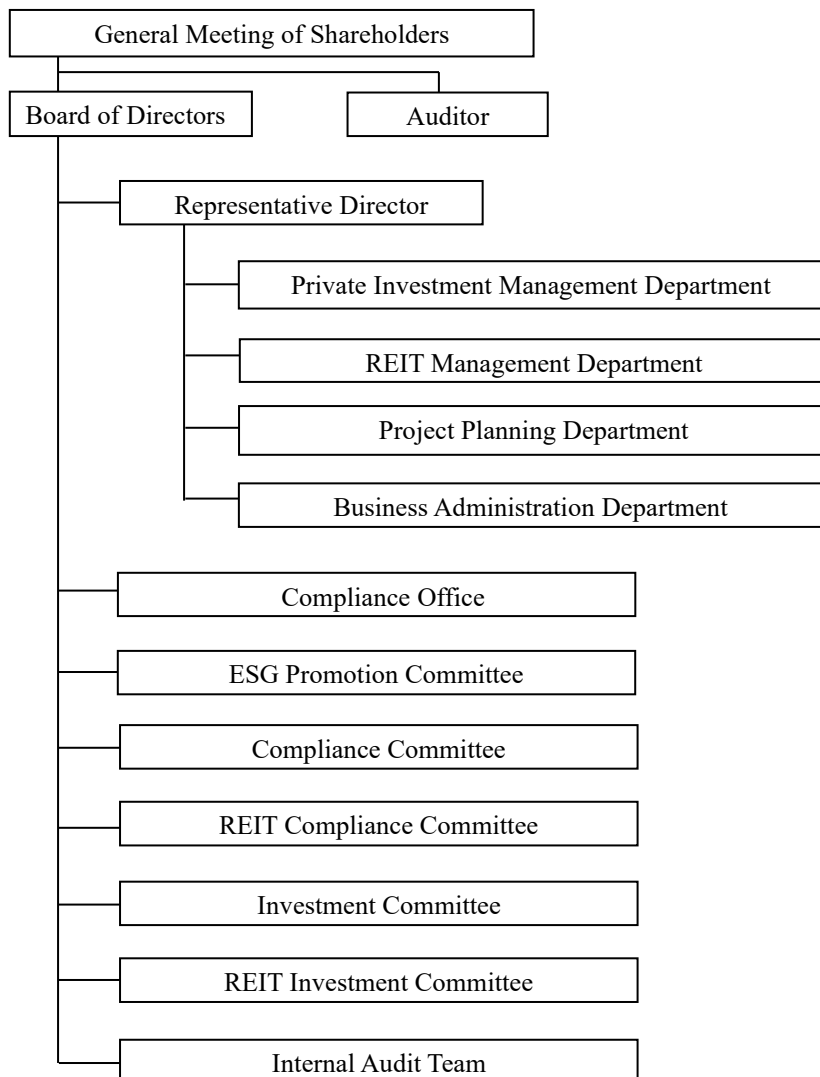
Regarding this matter, necessary filings and procedures will be carried out in accordance with the Financial Instruments and Exchange Act and other related laws and regulations. Furthermore, if there are any matters that need to be disclosed regarding the execution of business by XYMAX REIT and the current Asset Management Company in relation to this matter, they will be promptly announced.

End

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

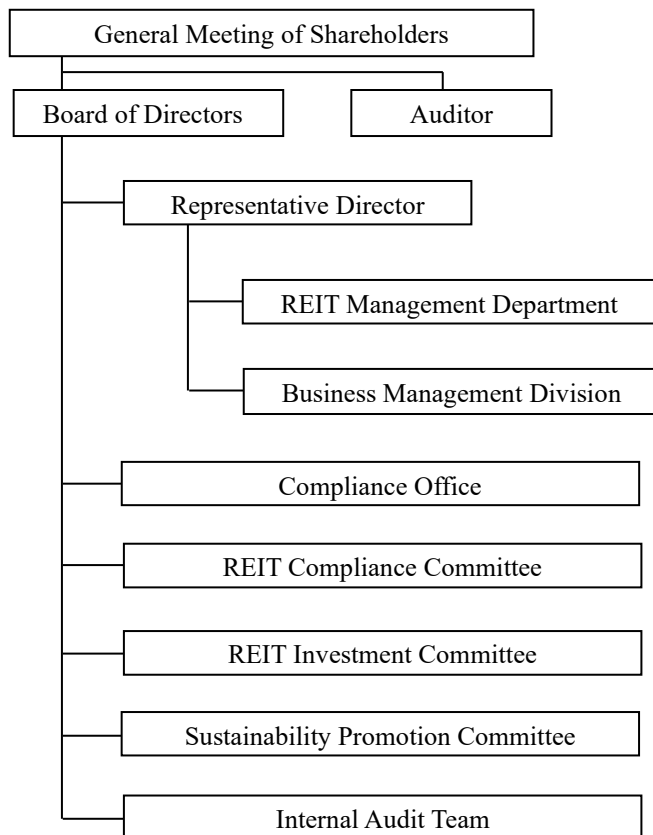
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Organizational Chart Before Change



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Organizational Chart After Change



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Career Summary of Officers

Title	Name	Principal Career History	
Representative Director And President	Sunao Takeda	April 1988 Joined Recruit Co., Ltd. April 1996 Transferred to Recruit Building Management Inc. (Current: XYMAX GROUP Corporation) June 2004 Director of MAX-REALTY INC. June 2006 Director of XYMAX Corporation (Current: XYMAX GROUP Corporation) November 2007 President, Representative Director of MAX-REALTY ADVISORY INC. October 2008 Managing Director of Xymax Building Science Corporation April 2011 Executive Director of XYMAX Corporation (Current: XYMAX GROUP Corporation) April 2012 Managing Director of XYMAX SAGARCIA Corporation January 2015 Managing Director of XYMAX BUILDING MANAGEMENT Corporation April 2024 Executive Director of XYMAX Corporation January 2025 Executive Director of XYMAX GROUP Corporation (present position) January 2025 President, Representative Director of XYMAX ASSET MANAGEMENT Corporation (Current: MEITETSU XYMAX ASSET MANAGEMENT CO., LTD.) (present)	
Director (non-executive)	Kazuhiro Ando	April 1989 Joined Nagoya Railroad Co., Ltd. July 2015 Development Department Manager at Nagoya Railroad Co., Ltd. July 2017 Manager of Meieki Redevelopment Promotion Office at Nagoya Railroad Co., Ltd. June 2019 Executive Director, Manager of Meieki Redevelopment Promotion Office at Nagoya Railroad Co., Ltd. April 2022 Director, General Manager of Management Strategy Office and Head of Urban Development Department at MEITETSU CITY DESIGN CO., LTD. April 2023 President, Representative Director of Meitetsu Community Life Co., Ltd. (present) October 2025 Director of MEITETSU XYMAX ASSET MANAGEMENT CO., LTD. (present)	
Director (non-executive)	Takumi Kume	April 2002 Joined Mizuho Bank, Ltd. September 2007 Joined Mizuho Trust & Banking Co., Ltd. June 2010 Joined Nagoya Railroad Co., Ltd. April 2022 Management Strategy Group Leader of Management Strategy Office at MEITETSU CITY DESIGN CO., LTD. April 2022 Headquarters for Regional Revitalization, Urban Development Promotion Department, Planning Division at Nagoya Railroad Co., Ltd. (present) June 2023 Auditor of EIGHT DESIGN Co., Ltd. (present) July 2023 Head of Management Strategy Office and AM Business Promotion Group Leader at MEITETSU CITY DESIGN CO., LTD. October 2023 Head of Business Planning Department, AM Business Department, Portfolio Planning Group Leader, and AM Business Group Leader at MEITETSU CITY DESIGN CO., LTD. July 2025 Head of Business Planning Department, AM Business Department, Management Planning Group Leader, and Portfolio Planning Group Leader at MEITETSU CITY DESIGN CO., LTD. (present) October 2025 Director of MEITETSU XYMAX ASSET MANAGEMENT CO., LTD. (present)	

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Title	Name	Principal Career History	
Director (non-executive)	Kazuya Sugimoto	April 1988	Joined Recruit Co., Ltd.
		April 1990	Seconded to Recruit Building Management Inc. (Current: XYMAX GROUP Corporation)
		October 1996	Transferred to the same company
		April 2004	Head of Business Planning Department at XYMAX Corporation (Current: XYMAX GROUP Corporation)
		June 2004	Director of XYMAX Corporation (Current: XYMAX GROUP Corporation)
		June 2007	Executive Director of XYMAX Corporation (Current: XYMAX GROUP Corporation)
		April 2011	Director of XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation
		April 2012	Executive Managing Officer of XYMAX Corporation (Current: XYMAX GROUP Corporation)
		June 2013	Director of MAX-REALTY INC. (present)
		June 2017	Director of Karaksa Media Partner Corporation (present)
		March 2018	Director of XYMAX TRUST Corporation
		April 2020	Director of XYMAX GLOBAL PARTNER Corporation
		April 2020	Director of XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation (present)
		November 2021	Senior Managing Director of XYMAX Corporation (Current: XYMAX GROUP Corporation) (present)
Auditor (non-executive)	Yasukane Mitsumatsu	April 1992	Joined Nagoya Railroad Co., Ltd.
		June 2018	Director of Toyohashi Railroad Co., Ltd.
		June 2022	Executive Director at MEITETSU CITY DESIGN CO., LTD.
		June 2022	Auditor of Meitetsu Community Life Co.,Ltd. (present)
		June 2022	Auditor of Meitetsu Bldg Service Co., Ltd. (present)
		June 2023	Executive Director, General Manager of Internal Audit Department, General Affairs and Human Resources Department, and Finance Department, Head of General Affairs and Human Resources Department and Finance Department at MEITETSU CITY DESIGN CO., LTD.
		June 2023	Auditor of MEITETSU PROPERTY MANAGEMENT CO., LTD. (present)
		June 2023	Auditor of MEITETSU SECOM Co., Ltd. (present)
		June 2023	Auditor of Meitetsu Cleaning Co., Ltd. (present)
		April 2025	Director, General Manager of Internal Audit Department, General Affairs Department, Human Resources Department, and Finance Department, and Head of Human Resources Department at MEITETSU CITY DESIGN CO., LTD. (present)
		June 2025	Auditor of Meitsu GOJIN Community CO., LTD. (present)
		August 2025	Auditor of MEITETSU CITY DESIGN Australia PTY LTD (present)
		October 2025	Auditor of MEITETSU XYMAX ASSET MANAGEMENT CO., LTD. (present)

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