



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.
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Notice of Execution of Sponsor Support Agreement

XYMAX REIT Investment Corporation (hereinafter "XYMAX REIT") and MEITETSU XYMAX ASSET MANAGEMENT CO.,LTD. (the "Asset Management Company"), which XYMAX REIT entrusts with asset management, today entered into a Sponsor Support Agreement (the "Agreement") with MEITETSU CITY DESIGN CO.,LTD. (the "New Joint Sponsor"). Details are as follows.

1. Background of the execution of the Agreement

Following the change of the parent company of the Asset Management Company (for details, please refer to “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” dated October 1, 2025), XYMAX REIT, the Asset Management Company, and the New Joint Sponsor entered into the Agreement on October 1, 2025. The Asset Management Company and the New Joint Sponsor aims to achieve sustainable and stable growth through the expansion of opportunities for the acquisition of real estate, etc. while also promoting the mutual development of both XYMAX REIT and the New Joint Sponsor Group (Note). It should be noted that the support provided by XYMAX Group Corporation will remain unchanged after the conclusion of the Agreement with the New Joint Sponsor.

(Note)"New Joint Sponsor Group" refers to (i) the New Joint Sponsor, (ii) subsidiaries in which the New Joint Sponsor makes equity investments as designated by the New Joint Sponsor, and (iii) the parent company of the New Joint Sponsor.

2. Contents of the Agreement

The services to be provided by the New Joint Sponsor as set forth in the Agreement are as follows.

- (1) Provision of information on the sale of properties owned by the New Joint Sponsor Group
- (2) Provision of information on sale of properties owned by third parties
- (3) Provision of warehousing functions (temporary property holdings by the New Joint Sponsor)
- (4) Co-investment
- (5) Cooperation in securing human resources for the Asset Management Company
- (6) Advisory services
- (7) Acquisition and continuous holding of new investment units
- (8) Provision of a master lease agreement



- (9) Support for redevelopment and value-up support
- (10) Leasing support
- (11) Provision of information and know-how on environmentally friendly technologies
- (12) Trademark Licensing

3. Future Outlook

- (1) Expected Impact on Operating Results for the Fiscal Period and Thereafter

The Agreement is not expected to have any impact on the operating results of the current fiscal period or thereafter.

- (2) Future Policy etc.

If any matters arise in connection with this Agreement that should be disclosed concerning the execution of business by XYMAX REIT or the Asset Management Company, such matters will be announced promptly.

End

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