

July 16, 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
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Notice Acquisition of Domestic Asset

(Preferred Investment Securities of TMK Hirakata Retail Facility Development, 2nd Issuance)

XYMAX Real Estate Investment Advisors Corporation (the "Asset Management Company") to which XYMAX REIT Investment Corporation ("XYMAX REIT") entrusts its asset management operations, will acquire (the "Acquisition") the 2nd Preferred Investment Securities as described in the "Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" announced on August 7, 2023 and the "(Change) Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" announced on May 30, 2024.

Because TMK Hirakata Retail Facility Development (hereinafter referred to as "the TMK"), the seller of the Asset to be Acquired falls under the category of an interested party set forth in the rules on the Management of Transactions of Interested Persons for REIT, which are internal rules of Asset Management Company. Accordingly, in proceeding the Acquisition, Asset Management Company has conducted the required deliberations and resolutions in accordance with the provisions of the rules on the Management of Transactions of Interested Persons for REIT. In accordance with the rule, Asset Management Company has obtained XYMAX REIT's approval at the Board of Directors meeting of XYMAX REIT held on July 16, 2024.

1. Outline of the Acquisition

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|-----------------------------------|--|
| (1) Asset to be Acquired | : 2nd Preferred Investment Securities of the TMK |
| (2) Anticipated acquisition price | : 22,000,000 yen |
| (3) Scheduled acquisition dates | : July 22, 2024 |
| (4) Seller | : The TMK |
| (5) Underlying real estate | : Hirakata Retail Facility (tentative name) |
| (6) Acquisition Funds | : Acquisition using cash on hand |

For details of the Acquisition, please refer to the " Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" announced on August 7, 2023 and the "(Change) Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" announced on May 30, 2024.



2. Future Outlook

The effects of the Acquisition on the operations for the fiscal period ending August 31, 2024 (March 1, 2024 to August 31, 2024) and the fiscal period ending February 28, 2025 (September 1, 2024 to February 28, 2025) were immaterial, and there were no changes to the forecast of the operations and the distribution forecast for the fiscal periods ending August 31, 2024 (13th) and February 2025 (14th) announced on April 18, 2024.

With respect to the risks in connection with the Acquisition, please refer Part I 1. Status of the Fund, 3. Investment risks, and (1) Risk Factors (IX) Risks related to the investment in preferred investment securities issued by TMK stated in the Financial Report disclosed on May 30, 2024.

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