

For Immediate Release

Real Estate Investment Trust Securities Issuer

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(Securities Code 3488)

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### Notice Concerning Borrowings of Funds

Xymax REIT Investment Corporation (the "Investment Corporation") has announced today that it has decided to undertake the debt financing (the "Debt Financing") as described below.

#### 1. Details of Borrowings

Term (Note 1)	Lenders	Borrowing Amount (million yen)	Interest rate	Draw- down Date	Borrowing Method	Maturity Date (Note 2)	Principal Repayment method	Collateral
Short term	Mizuho Bank, Ltd.	1,100	Base rate +0.150% (Note 3) (Note 4)	January 31, 2022	Borrowing based on a Loan agreement with the lenders shown at left as lender	March 31, 2022	Lump-sum repayment at maturity	Unsecured unguaranteed
Long term	Mizuho Bank, Ltd. Resona Bank, Ltd Shinsei Bank Ltd. The Chiba Bank, Ltd.	982	Base +0.350% (Note 3) (Note 4) (Note 5)			January 31, 2025		
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. The Nishi-Nippon City Bank, Ltd. The Bank of Fukuoka, Ltd. Resona Bank, Ltd Hiroshima Bank, Ltd. Shinsei Bank, Ltd.	2,406	0.60875% (Fixed rate) (Note 4)			January 31, 2026		
	Aozora Bank, Ltd. Higo Bank, Ltd. The Bank of Yokohama, Ltd. The Nanto Bank, Ltd. Kansai Mirai Bank, Limited	2,020	0.73375% (Fixed rate) (Note 4)			January 31, 2027		
Total		6,508	-	-	-	-	-	-

(Note 1) "Short-term" refers to borrowing for a period from the drawdown date to the maturity date of one year or less. "Long-term" refers to borrowing for a period from the drawdown date to the maturity date of more than one year.

- (Note 2) If the maturity date is a non-business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.
- (Note 3) The base rate applicable to the period for the calculation of the interest payable on an interest payment date is the JBA one-month Japanese Yen TIBOR as of a date two business days prior to the interest payment date immediately preceding each interest payment date. However, if the base rate applicable to the calculation period doesn't exist, the base rate will be the one corresponding to the period that will be calculated based on a method provided in the agreement. Please refer the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/english>) for the JBA Japanese Yen TIBOR.
- (Note 4) The interest payment will be made on February 28, 2022 and the last day of each month thereafter as well as on the maturity date. (If an interest payment date is a non-business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.)

## 2. Reasons for the Borrowing

XYMAX REIT will use the Borrowings to redeem a short-term borrowings of 1,770 million yen and a long-term borrowings of 3,088 million yen due on January 31, 2022 (the "Existing Borrowings") described in the "Notice Concerning Borrowing of Funds and Conclusion of Interest Rate Swap Agreement" announced on February 16, 2018, the "Notice Concerning Borrowing of Funds and Conclusion of Interest Rate Swap Agreement" announced on January 27, 2021, and the "Notice Concerning Borrowing of Funds" announced on January 29, 2020 and June 25, 2021.

In addition, Investment Corporation will use the part of borrowing to acquire the domestic real estate trust beneficiary right, Valor Kachigawa Store (50% of leasehold land as the quasi-co-ownership interest), as announced today in "[Notice Concerning Acquisition of the Domestic Real Estate Trust Beneficiary right (50% of leasehold land of Valor Kachigawa Store as the quasi-co-ownership interest ) and Transfer of the Domestic Real Estate Trust Beneficiary right (Renaissance 21 Chihaya)]."

## 3. Amount, use and schedule of expenditure of funds to be procured

- (1) Total amount  
6.508 billion yen
- (2) Specific purpose of use  
The borrowing will be used to redeem the existing borrowings and part of the acquisition of the asset and related expenses described in "2. Reasons for the Borrowing" above.
- (3) Schedule date of expenditure  
January 31, 2022

## 4. Interest-bearing debt balance after the Borrowing

(Millions of yen)

	Before the execution of the Borrowing	After the execution of the Borrowing	Increase/Decrease
Short-term loans (Note 1)	1,770	1,100	▲ 670
Long-term loans (Note 2)	12,280	14,600	2,320
Total loans	14,050	15,700	1,650
Investment corporation bonds	-	-	-
Total loans and investment corporation bonds	14,050	15,700	1,650
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	14,050	15,700	1,650

(Note 1) "Short-term" refers to borrowing for a period from the drawdown date to the maturity date of one year or less.

(Note 2) "Long-term" refers to borrowing for a period from the drawdown date to the maturity date of more than one year

## 5. Other

Concerning the risks to the borrowings, etc. described above, there are no material changes from the "Investment risks" disclosed in the 1-1-3 of the latest Securities Report submitted on November 29, 202

\* XYMAX REIT website address: <https://xymaxreit.co.jp/>