

For Immediate Release

Real Estate Investment Trust Securities Issuer

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Notice Concerning Conclusion of Interest Rate Swap Agreement

XYMAX REIT Investment Corporation (the "Investment Corporation") has announced today that it has concluded an interest rate swap agreement as described below.

1. Reason for conclusion of interest rate swap agreement

Of the loans stated in "Notice Concerning Borrowings of Funds" announced on January 27, 2022, interest rate swap agreement is being concluded for long-term borrowings of 982million yen due on January 31, 2025 for the purpose of hedging the risk of interest rate fluctuations by converting interest rate payable into a fixed rate.

2. Details of interest rate swap agreement

Counterparty	Notional principal (million yen)	Interest rate	Commencement date	Termination date	Interest payment dates
The Nanto Bank, Ltd.	982	Fixed interest rate payable: 0.303% Floating interest rate receivable: JBA 1-month JPY TIBOR	Mar. 31, 2022	Jan. 31, 2025	The last day and the last day of every month thereafter starting on Apr. 28 2022, (if the day is not a business day, the business day immediately following, and if the day falls into the next month, the business day immediately preceding the month)

(Note) By concluding the agreement, of the borrowing described in the "Notice Concerning Borrowings of the Funds" announced on January 27, 2022, the interest rate relating to the 982million yen of long-term debt with a maturity date of January 31, 2025 will be effectively fixed at 0.653%.

3. Other

Concerning the risks to the interest rate swap agreement described above, there are no material changes from the "Investment risks" disclosed in 2-2-3 of the latest Securities Registration Statement submitted on February 10, 2022.

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

Disclaimer: This press release is a document to publicize the conclusion of the XYMAX REIT's interest rate swap agreements to the public and is not prepared for the purpose of soliciting investment. When making an investment, investors are urged to make an investment at their own decision after reviewing the prospectus for the issuance of new investment units and the notification of sale of investment units prepared by the Investment Corporation, and the revisions thereof (if any).