

April 15, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer
 1-1-1 Akasaka, Minato-ku, Tokyo
 XYMAX REIT Investment Corporation
 Representative Executive Director Shotaro Kanemitsu
 tive (Securities Code 3488)

Asset Management Company
 XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation

Representative Shotaro Kanemitsu
 Director and President
 Contact Head of Business Tatsuya Nakayama
 Planning Division
 TEL: +81-3-5544-6880

Notice Concerning Revisions to (REIT) Financial Report for the Fiscal Period Ended February 2022

XYMAX REIT Investment Corporation (hereinafter “XYMAX REIT”) announces the following revision to (REIT) Financial Report for the Fiscal Period Ended February 2022 published on April 13, 2022 as follows.

1. Revised part:
 2. Operating Forecasts for the Fiscal Period Ending August 2022 (from March 1, 2022 to August 31, 2022) and Fiscal Period Ending February 2023 (from September 1, 2022 to February 28, 2023)
 “Operating revenue”, “Operating income”, “Ordinary income”, and “Net income” as described below;
2. Before revision (Underlined figures were revised)

(% figures are the rate of period-on-period increase (decrease))

	Operating revenue		Operating income		Ordinary income		Net income		Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit
	mn yen	%	mn yen	%	mn yen	%	mn yen	%	yen	yen
Fiscal period ended Aug. 2022	1,825	<u>39.8</u>	1,086	<u>54.9</u>	966	<u>49.0</u>	965	<u>49.0</u>	3,867	-
Fiscal period ended Feb. 2023	1,597	(12.5)	880	(18.9)	772	(20.1)	771	(20.1)	3,091	-

(Reference) Forecast net income per unit

(Forecast net income ÷ Forecast total number of investment units issued and outstanding at end of period)

Fiscal period ending August 2022: 3,866 yen Fiscal period ending February 2023: 3,090 yen

3. After revision (Underlined figures were revised)

(% figures are the rate of period-on-period increase (decrease))

	Operating revenue		Operating income		Ordinary income		Net income		Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit
	mn yen	%	mn yen	%	mn yen	%	mn yen	%	yen	yen
Fiscal period ended Aug. 2022	1,825	<u>13.3</u>	1,086	<u>14.7</u>	966	<u>10.9</u>	965	<u>10.9</u>	3,867	-
Fiscal period ended Feb. 2023	1,597	(12.5)	880	(18.9)	772	(20.1)	771	(20.1)	3,091	-

(Reference) Forecast net income per unit

(Forecast net income ÷ Forecast total number of investment units issued and outstanding at end of period)

Fiscal period ending August 2022: 3,866 yen Fiscal period ending February 2023: 3,090 yen

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