

November 29, 2022

For Immediate Release

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

Asset Management Company  
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### Notice Concerning Revisions to (REIT) Financial Report for the Fiscal Period Ended August 2022

XYMAX REIT Investment Corporation (hereinafter “XYMAX REIT”) announces the following revision to (REIT) Financial Report for the Fiscal Period Ended August 2022 published on October 19, 2022 as follows.

1. Revised part:  
Page 32. “3.Reference Information (2)Investment Assets III.Summary of Real Estate Appraisal Reports”
2. Before revision (Underlined figures were revised)

Classification	Asset no.	Asset name	Appraiser (Note 2)	Appraisal value (million yen)	Value based on income approach				
					Value based on direct capitalization method (million yen)	Capitalization rate (%)	Value based on DCF method (million yen)	Discount rate (%)	Terminal capitalization rate (%)
Office	OF-01	XYMAX Nishi-Shimbashi Building	Tanizawa Sōgō Appraisal	3,270	3,400	3.4	3,210	3.5	3.6
	OF-02	XYMAX Iwamotocho Building	Japan Real Estate	5,920	5,990	3.3	5,840	3.1	3.4
	OF-03	XYMAX Shinjuku-Gyoen Building	Japan Real Estate	7,340	7,400	3.3	7,270	3.1	3.4
	OF-04	XYMAX Kamiyacho Building	Tanizawa Sōgō Appraisal	1,290	1,320	3.5	1,270	3.6	3.7
	OF-05	XYMAX Higashi-Azabu Building	Daiwa Real Estate Appraisal	1,990	2,050	3.8	1,960	3.6	4.0
	OF-06	XYMAX Higashi-Ueno Building	Daiwa Real Estate Appraisal	1,660	1,680	3.9	1,650	3.7	4.1
	OF-07	XYMAX Hachioji Building	Japan Real Estate	3,650	3,670	4.6	<u>3,650</u>	4.4	4.7
	OF-08	XYMAX Mita Building	Japan Real Estate	755	766	3.7	743	3.3	3.6
	OF-09	XYMAX Sapporo Odori Building	Japan Real Estate	4,920	4,950	3.9	4,890	3.7	4.0
	OF-10	XYMAX Kiba koen Building	Japan Real Estate	2,150	2,160	4.3	2,140	3.9	4.3
Subtotal/Average				32,945	33,386	—	<u>32,623</u>	—	—
<Omitted>									
Total/Average				54,666	51,694	—	<u>54,336</u>	—	—

3. After revision (Underlined figures were revised)

Classification	Asset no.	Asset name	Appraiser (Note 2)	Appraisal value (million yen)	Value based on income approach				
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	OF-08	XYMAX Mita Building	Japan Real Estate	755	766	3.7	743	3.3	3.6
	OF-09	XYMAX Sapporo Odori Building	Japan Real Estate	4,920	4,950	3.9	4,890	3.7	4.0
	OF-10	XYMAX Kiba koen Building	Japan Real Estate	2,150	2,160	4.3	2,140	3.9	4.3
	Subtotal/Average				32,945	33,386	—	<u>32,603</u>	—
<Omitted>									
Total/Average				54,666	51,694	—	<u>54,316</u>	—	—

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