

January 27, 2023

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  
 XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation  
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### Notice Concerning Borrowings of Funds

XYMAX REIT Investment Corporation (the "XYMAX REIT") has announced today that it has decided to undertake 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
Long term	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. The Nishi-Nippon City Bank, Ltd. The Bank of Fukuoka, Ltd. SBI Shinsei Bank, Limited The Chiba Bank, Ltd.	1,681	1.18875% (Fixed rate) (Note 3)	January 31, 2023	Borrowing based on a Loan agreement with the lenders shown at left as Lender	January 31, 2028	Lump-sum repayment at maturity	Unsecured unguaranteed
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Resona Bank, Ltd Hiroshima Bank, Ltd. Aozora Bank, Ltd. Kansai Mirai Bank, Limited	1,230	1.57625% (Fixed rate) (Note 3)			January 31, 2030		
Total		2,911	-	-	-	-	-	-

(Note 1) "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 interest payment date will commence on February 28, 2023 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 portion of a short-term borrowings of 345 million yen and a long-term borrowings of 2,796 million yen due on January 31, 2023 (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, the "Notice Concerning Borrowing of Funds" announced on January 29, 2019, and the "Notice Concerning Borrowing of Funds (Determination of Borrowing Amount and Conditions, etc.)" (\*Japanese only) announced on February 28, 2022. In addition, 230 million yen, the difference between total redemption amount and total Borrowing Amount will be redeemed by using cash on hand.

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

### (1) Total amount

2,911 million yen

### (2) Specific purpose of use

The borrowing will be used to redeem a portion of the Existing Borrowings described in "2. Reasons for the Borrowing" above.

### (3) Schedule date of expenditure

January 31, 2023

## 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)	345	-	▲345
Long-term loans (Note 2)	19,600	19,715	115
Total loans	19,945	19,715	▲230
Investment corporation bonds	-	-	-
Total loans and investment corporation bonds	19,945	19,715	▲230
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	19,945	19,715	▲230

(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, 2022.

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