

March 22, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Obtainment of CASBEE for Real Estate Certification

XYMAX REIT announces that its property has received a CASBEE (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate (hereafter referred to as “CASBEE”) certification as described below;

1. Property Summary and CASBEE Certification Overview
Property Name: Vita Seiseki-Sakuragaoka (RT-03)



Property Description

<https://xymaxreit.co.jp/en/portfolio/detail.0010.html>

Rank: S (Excellent)

Evaluation Points:

- (1) Energy Saving Performance
- (2) Reduction of Waste Disposal Load
- (3) Excellent Traffic Convenience



2. Overview about CASBEE

CASBEE evaluates and rates buildings' environmental performance based on their energy and resource efficiency, recycling activity, environmental load, and aesthetic appeal.

CASBEE-certified buildings are scored for their environmental performance in five categories and

receive a total environmental performance ranking (from highest to lowest): S, A, B+, B-, C.

CASBEE Environmental Performance Evaluation Categories

- a. Energy/greenhouse gas
- b. Water
- c. Materials
- d. Biodiversity/sustainable site
- e. Indoor environment

For details about CASBEE, please refer to the URL below.

* CASBEE (Japanese only):

<https://www.ibec.or.jp/CASBEE/certification/certification.html>

3. XYMAX REIT's Future Initiatives

With the obtainment of CASBEE Certification above, the number of green building certifications has reached 11 properties, and the percentage of portfolio with green building certification (based on total floor area) obtained by XYMAX REIT is now 85.2%.

XYMAX REIT will continue its efforts for energy saving and effective use of resources, and promote environmental consideration and reduction of environmental load, by utilizing Expertize and Know-how accumulated within the XYMAX Group, the Sponsor of the XYMAX REIT.

* For more information on the ESG initiatives of XYMAX REIT, please [click here](#).

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