

January 18, 2024

For Immediate Release

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

Asset Management Company
XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation
Representative: Hideki Fukae
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Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)

XYMAX REIT Investment Corporation ("XYMAX REIT") announces its decision today to issue investment corporation bonds (Green Bonds) based on the comprehensive resolution regarding the issuance of investment corporation bonds at its board of directors' meeting of held on January 17, 2024, as follows.

1. Summary of the investment corporation bonds

- (1) Name : XYMAX REIT 1st series unsecured bonds
(with pari passu conditions among specified investment corporation bonds)
(green bonds) (the "Investment Corporation Bonds")
- (2) Total issue amount : 1.0 billion yen
- (3) Form of bond certificate : The Act concerning Book-Entry Transfer of Corporate Bonds, Stocks etc. is applicable to the Investment Corporation Bonds, thus investment corporation bond certificates will not be issued.
- (4) Issue price : 100 yen per 100 yen of each bond
- (5) Redemption price : 100 yen per 100 yen of each bond
- (6) Interest rate : 1.000% per annum
- (7) Denomination price : 100 million yen
- (8) Offering method : Public offering
- (9) Offering period : January 18, 2024
- (10) Payment date : January 31, 2024
- (11) Collateral/Guarantee : Neither collateral nor guarantee is applicable, and no assets are specifically reserved as collateral for the Investment Corporation Bonds.
- (12) Redemption method and date : The total amount of the Investment Corporation Bonds will be redeemed on January 31, 2029.
The Investment Corporation Bonds may be purchased and cancelled at any time after the payment date by XYMAX REIT, except for the case where the Depository (please refer (16) below) otherwise stipulates. If the maturity date of the Investment Corporation Bonds falls on a bank holiday, the payment will be moved forward to the previous bank business day.
- (13) Interest payment dates : January 31 and July 31 every year
(the first interest payment date is to be July 31, 2024)
- (14) Rating : A- (Rating and Investment Information, Inc.)
- (15) Financial covenants : A negative pledge clause is applicable
- (16) Depository : Japan Securities Depository Center, Inc.
- (17) Fiscal agent, issuing agent, and payment agent : Mizuho Bank, Ltd.
- (18) Underwriting securities companies : Mizuho Securities Co., Ltd.
SMBC Nikko Securities Inc.
Nomura Securities Co., Ltd.

2. Reason for bonds issuance

XYMAX REIT and XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation (the “Asset Management Company”), which is an asset management company entrusted by XYMAX REIT, decided to issue the first Green Bond as XYMAX REIT in accordance with the Green Finance Framework (Note 1) (hereinafter referred to as the “Framework”) established on December 22, 2022, in order to further promote efforts for sustainability through the procurement of funds through Green Bonds and Green Loans (hereinafter referred to as the “Green Finance”), as well as to strengthen the funding base through the expansion of the investor base interested in ESG investment and financing. In addition, XYMAX REIT has received an evaluation from the Japan Credit Rating Agency, Ltd. (JCR) for the qualification of this framework under the “Green 1 (F)”, which is the highest evaluation of the “Green Finance Framework Assessment” (Note 2).

(Note1) For the details of the green finance framework, please refer to the XYMAX REIT’s website below.

<https://xymaxreit.co.jp/en/esg/greenfinance.html>

(Note2) For the details of the Green Finance Framework Evaluation, please refer to the JCR’s website below.

<https://www.jcr.co.jp/en/greenfinance/green/>

3. Total amount to be raised, use of funds and scheduled timing of disbursement

(1) Total amount to be raised (approximate net proceeds)

991 million yen

(2) Use of funds

Pursuant to the Framework, the proceeds will be used in full to fund a portion of the repayment due on January 31, 2024, in relation to the refinancing of existing borrowings used to acquire Hotel Vista Sendai, an asset that meets eligibility criteria (Note).

(Note) For the details of the eligibility criteria, please refer to the XYMAX REIT’s website below.

<https://xymaxreit.co.jp/en/esg/greenfinance.html>

(3) Scheduled timing of disbursement

January 31, 2024

4. Investors who declared investment in the Investment Corporation Bonds

Listed below in Japanese syllabary order are investors to date who declared their intention to invest in the Investment Corporation Bonds and agreed to disclose their names.

- Iizuka Shinkin Bank
- Echizen Shinkin Bank
- Osaka Kyoei Shinkumi Bank
- Odawara Daiichi Shinyoukumiai Bank
- Takigun Nogyoukyodoukumiai
- Danyo Shinkumi Bank
- Choshi Shinkin Bank
- Ryoubi Shinkumi

5. Interest-bearing liabilities balance after the bonds issuance

(Millions of yen)

	Before the Issuance (as of today)	After the Issuance (as of January 31)	Increase (Decrease)
Short-term loans (Note 1)	-	-	-
Long-term loans (Note 2)	19,715	18,715	(1,000)
Total loans	19,715	18,715	(1,000)
Investment corporation bonds	-	1,000	1,000
Total loans and investment corporation bonds	19,715	19,715	-
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	19,715	19,715	-

(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

6. Other

Concerning the risks associated with the issuance, redemption and 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, 2023 (available in Japanese only).

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