

January 29, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer  
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### Notice Concerning Borrowings of Funds (Green Loans)

XYMAX REIT Investment Corporation ("XYMAX REIT") has decided to borrow funds through Green Bonds and Green Loans (collectively, "Green Finance") in order to further promote its sustainability initiatives and to strengthen its funding base through the expansion of the investor base interested in ESG investment, based on the "Green Finance Framework" formulated on December 22, 2022 (the "Framework"). This is to announce today that XYMAX REIT has decided to borrow funds as the first Green Loans under the Green Finance Framework (hereinafter, "Borrowings") 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	The Bank of Fukuoka, Ltd. Resona Bank, Ltd The Hiroshima Bank, Ltd. The Chiba Bank, Ltd. (Green Loans)	780	Base rate +0.35000% (Note 3) (Note 4)	January 31, 2024	Borrowing based on a Loan agreement with the lenders shown at left as Lender	January 31, 2027	Lump-sum repayment at maturity	Unsecured Non- guaranteed
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. The Nishi-Nippon City Bank, Ltd. The Bank of Fukuoka, Ltd. Resona Bank, Ltd SBI Shinsei Bank, Limited (Green Loans)	1,664	1.04000% (Fixed rate) (Note 4)			January 31, 2028		
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation The Nishi-Nippon City Bank, Ltd. The Bank of Fukuoka, Ltd. Resona Bank, Ltd (Green Loans)	932	1.23000% (Fixed rate) (Note 4)			January 31, 2029		
Total		3,376	-	-	-	-	-	-

(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 base rate applicable to the period for the calculation of the interest payable on an interest payment date is the JBA onemonth Japanese Yen TIBOR as of a date two business days prior to the interest payment date immediately preceding each interest payment date. However, if the base rate applicable to the calculation period doesn't exist, the base rate will be the one corresponding to the period that will be calculated based on a method provided in the agreement. Please refer the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/english>) for the JBA Japanese Yen TIBOR.

(Note 4) The interest payment date will commence on February 29, 2024 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 Borrowings

XYMAX REIT will use the Borrowings to redeem a portion of a long-term borrowings of 4,376 million yen due on January 31, 2024 (the "Existing Borrowings") described in the "Notice Concerning Borrowings of Funds" announced on January 29, 2019, the "Notice Concerning Borrowings of Funds" announced on January 29, 2020, the "Notice Concerning Borrowings of Funds and Conclusion of Interest Rate Swap Agreement" announced on January 27, 2021, and the "Notice Concerning Borrowings of Funds (Determination of Borrowing Amount and Conditions, etc.)" (\*Japanese only) announced on February 28, 2022.

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

### (1) Total amount

3,376 million yen

### (2) Specific purpose of use

Pursuant to the Framework (Note), 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 an asset that meets eligibility criteria (Note).

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

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

### (3) Scheduled outlay

January 31, 2024

## 4. Interest-bearing debt balance after the Borrowing

(Millions of yen)

	Before the execution of the Borrowing	After the execution of the Borrowing (Note 1)	Increase(Decrease)
Short-term loans (Note 2)	-	-	-
Long-term loans (Note 3)	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) Amount of borrowings shows a balance of January 31, 2024 after the Borrowings and the issuance of investment corporation bonds described in the "Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)" announced on January 18, 2024.

(Note 2) "Short-term" refers to borrowing for a period from the drawdown date to the maturity date of one year or less.

(Note 3) "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, 2023.