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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)

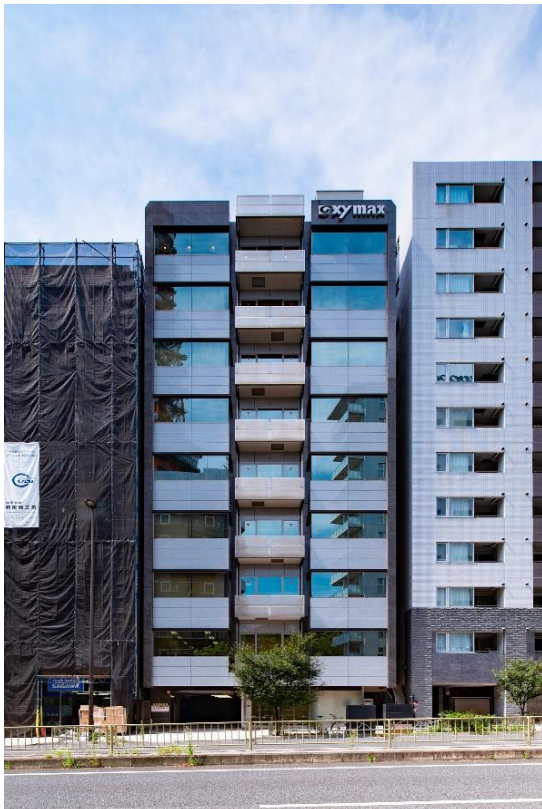
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Notice Concerning Obtainment of CASBEE Real Estate Certification

XYMAX REIT announces that it received CASBEE certifications for the following two assets in its possession, and we hereby notify you as follows: As a result of the new certification, the evaluation rank for both assets has improved to "Rank S", the highest rating.

1. Property Summary and CASBEE Certification Overview

Property Name: XYMAX Higashi-Azabu Building (OF-05)



Property Description

<https://xymaxreit.co.jp/en/portfolio/detail.0005.html>

Rank: S (Excellent)

Evaluation Points:

- (1) High Energy Saving Performance
- (2) Low Water Consumption
- (3) Excellent Traffic Convenience



Property Name: XYMAX Hachioji Building (OF-07)



Property Description

<https://xymaxreit.co.jp/en/portfolio/detail.0005.html>

Rank: S (Excellent)

Evaluation Points:

- (1) High Energy Saving Performance
- (2) Low Water Consumption
- (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

The number of properties acquired Green Building Certification by the Investment Corporation is 11, and the percentage of properties acquired is 85.2% on a total floor area basis.

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>