

April 18, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning differences between the operating forecasts and distributions for the Fiscal Period ended February 2024 (12th Fiscal Period) and the financial results

XYMAX REIT Investment Corporation (hereinafter "XYMAX REIT") announces the differences between the operating forecasts and distributions for the Fiscal Period ended February 2024 (12th Fiscal Period: from September 1, 2023 to February 29, 2024) released on October 18, 2023 in the "(REIT) Summary of Financial Report for the Fiscal Period Ended August 2024" and the financial results to be announced today, as follows.

1. Operating forecasts and distributions for Fiscal Period ended February 2024 vs. financial results

	Operating revenue	Operating income	Ordinary income	Net income	Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit
Previous forecast (A)	1,670 mn yen	885 mn yen	778 mn yen	777 mn yen	3,115 yen	- yen
Financial result (B)	1,662 mn yen	922 mn yen	824 mn yen	823 mn yen	3,300 yen	- yen
Variance (B-A)	(7) mn yen	37 mn yen	45 mn yen	46 mn yen	185 yen	- yen
Variance ratio ((B-A) / (A))	(0.4) %	4.2 %	5.9 %	5.9 %	5.9 %	-

(Reference) Total number of investment units issued at the end of Fiscal Period ended February 2024 (12th Fiscal Period): 249,650 units

(Note) Figures are rounded down to the nearest unit, and percentages are rounded to the first decimal place.

2. Rationale for differences occurred in Fiscal Period ended February 2024

Operating revenue was generally in line with forecasts. Operating expenses were lower than forecasts due to a reduction in repair and maintenance expenses and shifting leasing expenses to the next Fiscal Period or later, resulting in a 4.2% increase in operating income. Furthermore, non-operating expenses decreased due to lower interest expenses and loan-related expenses, resulting in a 5.9% increase in ordinary income and net income. As a result, the distribution per unit increased by 5.9% compared to the forecasts.

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