

July 13, 2021

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: Shotaro Kanemitsu, Representative  
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Notice Concerning Change in Specified Related Corporation

XYMAX REIT Investment Corporation (hereinafter, "XYMAX REIT") announces today the following change in specified related corporation (hereinafter, "the Change") of XYMAX Real Estate Investment Advisors Corporation (hereinafter, "the Asset Management Company") will occur as described below.

## 1. The background and reason for the Change

XYMAX ALPHA Corporation (hereinafter, "XYMAX ALPHA"), who contracts property management agreements for 8 properties and master lease and property management agreements for 4 properties of the real estate trust beneficiary interests held by XYMAX REIT and master lease and property management agreement for 1 actual real estate held by XYMAX REIT, and who is a specified related company of the Asset Management Company as stipulated in Article 166-5 of the Financial Instruments and Exchange Act, notified XYMA REIT that it plans to conduct an absorption-type merger (hereinafter, "the Merger") with XYMAX ALPHA as the extinguishing company and XYMAX Corporation, the parent company of the Asset Management Company, as the surviving company, effective as of October 1, 2021.

As a result of the Merger, the status of Specified Related Corporation of the Asset Management Company will change, accordingly.

## 2. The scheduled date of the Change

October 1, 2021

## 3. Overview of the Specified Related Corporation scheduled to change

|                     |  |
|---------------------|--|
| Name                | XYMAX ALPHA Corporation  |
| Location            | 1-13-10, Tsukiji, Chuo-ku, Tokyo   |
| Representative      | Kenji Yoshimoto, President   |
| Business activities | 1. Ownership, sale, purchase, lease, management, brokerage, consulting and appraisal of real estate<br>2. Provide management services for office buildings, retail facilities, and other real estate<br>3. Comprehensive management and maintenance services for buildings and related facilities<br>4. Sales, sales agency and brokerage of goods accompanying the management and operation of buildings<br>5. Comprehensive Security Services<br>6. Planning, subcontracting, construction, design, construction |

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|  | supervision, and consulting services for construction work, etc.<br>7. Facility Management<br>8. Call center operations  |
| Capital  | 100 Million yen (As of the end of March, 2021)   |
| Date of establishment  | December 3, 1971   |
| Net assets   | 1,589 Million yen (As of the end of March, 2021)   |
| Total assets   | 18,617 Million yen (As of the end of March, 2021)  |
| Major shareholder  | XYMAX Corporation (100.0%)   |
| Relationship between XYMAX REIT and/or the Asset Management Company, and the specified related corporation |  |
| Capital relationship   | The said company is a wholly owned subsidiary of XYMAX Corporation, which holds 100% ownership of the Asset Management Company, and falls under the definition of a related party as defined in the Investment Trusts Act.   |
| Personnel relationship   | As of today, 6 of the employees of the Asset Management Company are seconded from the said company.  |
| Business relationship  | The said company contracts property management agreements for 8 properties and master lease and property management agreements for 5 properties of the real estate trust beneficiary interests held by XYMAX REIT. The said company also contracts master lease and property management agreement for 1 actual real estate held by XYMAX REIT. |
| Status of relationship   | The said company does not fall under the definition of a related party of XYMAX REIT. However, as stated above, the said company is a related party of the Asset Management Company as it is a fellow subsidiary.  |

#### 4. Future Outlook

The Change will have no impact on the forecasts for the fiscal period ended in the end of August, 2021 (the 7th fiscal period) and the fiscal period ended in the end of February, 2022 (the 8th fiscal period).

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