

August 27, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Borrowing of Funds

XYMAX REIT Investment Corporation (hereinafter, "XYMAX REIT") announces today that it decided to borrow funds (the "Borrowing") as described below;

1. Details of Borrowing

Category (Note 1)	Lender	Borrowing Amount (million yen)	Interest Rate	Draw-down Date	Borrowing Method	Maturity Date (Note 2)	Principal Repayment method	Collateral
Short - term	Mizuho Bank, Ltd.	1,100	Base rate + 0.15% (Note 3) (Note 4)	Sep. 1, 2020	Borrowing based on a Loan agreement with the lender shown at left as lender	Jan. 31, 2021	Lump - sum repayment at maturity	Unsecured Non - guaranteed
Total amount		1,100	-	-	-	-	-	-

- (1) "Short - term" refers to borrowing for a period from the drawdown date to the maturity date of one year or less.
- (2) If the due 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.
- (3) The base rate applicable to the period for the calculation of the interest payable on an interest payment date is the JBA one-month 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 check the website of the JBA TIBOR Administration (<http://www.ibatibor.or.jp/english>) for the JBA Japanese Yen TIBOR.
- (4) The interest payment will be made on September 30, 2020 and the last day of each month thereafter as well as on the maturity date of the principal. (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 Borrowing

The borrowing will be for use as funds for the acquisition of the asset to be acquired stated in "Notice Concerning Acquisition of Domestic Trust Beneficiary Right in Real Estate and Leasing Thereof ("Life Fukuizumi Store")" released separately announced today.

Disclaimer: This press is a public announcement concerning borrowing of funds of XYMAX REIT, and has not been prepared for the purpose of soliciting investment.

3. Amount, use and schedule of drawdown of funds

(1) Total amount

1,100 million yen in total

(2) Specific purpose of use

Fund the acquisition of the asset to be acquired mentioned above and to cover incidental expenses

(3) Scheduled date of drawdown

September 1, 2020

4. Interest-bearing debt balance after the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short-term loans (Note 1)	814	1,914	1,100
Long-term loans (Note 2)	10,866	10,866	-
Total loans	11,680	12,780	1,100
Investment corporation bonds	-	-	-
Total loans and investment corporation bonds	11,680	12,780	1,100
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	11,680	12,780	1,100

(Note 1) "Short-term loans" refer to loans for a period from the drawdown date to the principal maturity date of one year or less.

(Note 2) "Long - term loans" refer to loans for a period from the drawdown date to the principal maturity date of more than one year.

(Note 3) Amounts are rounded down to the nearest million yen.

5. Other

Concerning the risks to the Borrowing described above, there are no material changes from the "Investment risks" disclosed in the latest Securities Report submitted on May 28, 2020.

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