

August 31, 2020

To All Concerned parties:

Real Estate Investment Trust Securities Issuer  
1-1-1 Akasaka, Minato-ku, Tokyo  
XYMAX REIT Investment Corporation (XYMAX REIT)  
Representative: Nobuhito Inatsuki, Executive Director  
(Securities Code: 3488)

Asset Management Company  
XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation  
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Notice Concerning Obtainment of  
Building-Housing Energy-Efficiency Labeling System (“BELS”) Certification

XYMAX REIT Investment Corporation (hereinafter, “XYMAX REIT”) announces today that its property has received “Building Energy-efficiency Labelling System (BELS)” certification, as described below;

1. Property Summary and Certification Overview

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



Location: 1-5-2 Higashi-Azabu, Minato-ku, Tokyo  
Structure: Steel-Framed Reinforced Concrete  
Number of Floors: B1F/9F  
Gross Building Area: 2,570.13㎡  
Completion: November, 1999

**Evaluation Results: ★★**



この建物のエネルギー消費量 **9%**削減  
2020年8月31日交付 国土交通省告示に基づく第三者認証

## 2. Overview about the BELS

BELS (Building Energy-efficiency Labeling System) is provided under a public evaluation system, which evaluates the energy conservation performance of non-residential buildings, established on April 2014 by the Ministry of Land, Infrastructure, Transport and Tourism. Third parties evaluate the performance of buildings based on the primary energy consumption defined in energy saving act (note), regardless of whether a building is new or not, and the evaluation result is represented by a number of stars (from one “★” to five “★★★★★” stars).

BELS assessment, which is the first public evaluation system specific to energy conservation performance in Japan, is expected to promote further improvements by providing appropriate information and promoting the energy conservation performance of buildings.

(Note) Act on the Rational Use of Energy

For details about BELS, please refer to the URL below.

\* BELS (Japanese only):

<https://www.hyoukakyokai.or.jp/bels/bels.html>

## 3. XYMAX REIT's Future Initiatives

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.

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