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To All Concerned parties:

Real Estate Investment Trust Securities Issuer
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XYMAX REIT Investment Corporation (XYMAX REIT)
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Asset Management Company
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XYMAX REIT Receives CASBEE Environmental Certification

Today, XYMAX REIT received CASBEE (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate (hereafter referred to as "CASBEE") certification for its property as described below;

1. Property Summary and Certification Overview

Property Name: XYMAX Higashi-Ueno Building. (OF-06)



Location: 1-11-4 Higashi-Ueno, Taito-ku, Tokyo
Structure: Steel-Framed Reinforced Concrete
Number of Floors: 8F
Gross Building Area: 1,942.54 m²
Completion: April 1999

Rank: A (Very Good)

Evaluation Points:

- (1) Energy Saving Performance
- (2) High Natural Ventilation Performance
- (3) Excellent Traffic Convenience



2. CASBEE Overview

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

3. Future Approach of XYMAX REIT

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>