

June 25, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer
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 XYMAX REIT Investment Corporation
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 (Securities Code: 3488)

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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.	1,270	Base rate + 0.15% (Note 3) (Note 4)	July 1, 2021	Borrowing based on a Loan agreement with the lender shown at left as lender	Jan. 31, 2022	Lump - sum repayment at maturity	Unsecured Non - guaranteed
Total amount		1,270	-	-	-	-	-	-

- (1) “Short - term” refers to borrowings for a period from the drawdown date to the maturity date of one year or less.
- (2) If the maturity 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 the last day of July, 2021 and the last day of each month thereafter as well as on the maturity date. (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 assets to be acquired stated in “Notice Concerning Acquisition of Domestic Trust Beneficiary Right in Real Estate and Acquisition of Domestic Actual Real Estate and Leasing Thereof (“XYMAX Mita Building” and “The Park House Totsuka Front (the Retail Portions of 1st and 2nd Floors)”)” 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

1,270 million yen in total

(2) Specific purpose of use

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

(3) Scheduled date of drawdown

July 1, 2021

4. Interest-bearing debt balance after the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short-term loans (Note 1)	500	1,770	1,270
Long-term loans (Note 2)	12,280	12,280	-
Total loans	12,780	14,050	1,270
Investment corporation bonds	-	-	-
Total loans and investment corporation bonds	12,780	14,050	1,270
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	12,780	14,050	1,270

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

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

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, 2021.

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