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For Immediate Release

Real Estate Investment Trust Securities Issuer
1-11-30 Akasaka, Minato-ku, Tokyo
XYMAX REIT Investment Corporation
Representative: Yasushi Yamaguchi, Executive Director
(Securities Code: 3488)

Asset Management Company
XYMAX REAL ESTATE INVESTMENT ADVISORS Corporation
Representative: Hideki Fukae
Representative Director and President
Contact: Tatsuya Nakayama
Head of REIT Management Department
TEL: +81-3-5544-6880

Notice of Reduction of Preferred Capital and Redemption of Preferred Investment Securities
(Preferred Investment Securities of TMK Hirakata Retail Facility Development)

XYMAX REIT Investment Corporation ("XYMAX REIT") received a notice today from TMK Hirakata Retail Facility Development (hereinafter referred to as "the TMK") with respect to the preferred investment securities owned by XYMAX REIT (hereinafter referred to as "the Securities"). The Notice states that the TMK has decided both reduction of the amount of preferred capital and redemption and refund of the Securities partially (hereinafter referred to as the "Capital Reduction and Redemption"). Details are as follows:

1. Outline of the Capital Reduction and Redemption

As the TMK issued specified bonds on December 20, 2024, surplus funds were generated, and the amount of preferred capital of the TMK was to be reduced. As a result, 647 units out of 1,000 units (50,000,000 yen) of the Securities of the TMK held by XYMAX REIT will be redeemed and refunded at 50,000 yen per unit (total: 32,350,000 yen) (Note). The effective date of the Capital Reduction and Redemption is scheduled for February 28, 2025.

(NOTE) Details of the Securities are provided in the "Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" dated August 7, 2023, "(Change)Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development)" dated May 30, 2024 and the "Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development, 2nd Issuance)" dated July 16, 2024.

2. Outlook

The impact of the Capital Reduction and Redemption on the operating results for the fiscal period ending February 28, 2025 (September 1, 2024 to February 28, 2025) and the fiscal period ending August 31, 2025 (March 1, 2025 to August 31, 2025) is minor. Furthermore, forecast of the operation and distribution of fiscal period ending February 2025 (14th) and the fiscal period ending August 2025 (15th) announced on October 18, 2024, remains unchanged.

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

Reference: Photograph of the property and its location of the property that will serve as real estate backing the preferred investment securities

