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For Immediate Release

Real Estate Investment Trust Securities Issuer  
1-11-30 Akasaka, Minato-ku, Tokyo  
XYMAX REIT Investment Corporation (XYMAX REIT)  
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 Concerning Obtainment of CASBEE for Real Estate Certification

XYMAX REIT announces that it reacquired and newly acquired CASBEE real estate certifications for the following two assets in its possession, and we hereby notify you as follows. Please note that both assets have acquired the highest evaluation rank of "Rank S" in the reacquired and newly acquired certifications.

#### 1. Property Summary and CASBEE Certification Overview

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



#### Property Description

<https://xymaxreit.co.jp/en/portfolio/detail.html?id=0006>

#### **Rank: S (Excellent)**

#### Evaluation Points

- (1) Low energy consumption and high energy-saving performance
- (2) Excellent traffic convenience
- (3) No natural disaster risk, ensuring high safety levels
- (4) Bright spaces with windows all around the office



Property Name: XYMAX Sapporo Odori Building (OF-09) (Newly Acquired)



Property Description

<https://ymaxreit.co.jp/en/portfolio/detail.html?id=0017>

**Rank: S (Excellent)**

Evaluation Points

- (1) High energy-saving performance
- (2) Low water consumption and energy-saving performance
- (3) Excellent traffic convenience
- (4) No natural disaster risk, ensuring high safety levels
- (5) High ceilings and excellent openness within the room



2. Overview about CASBEE

CASBEE evaluates and rates the buildings' environmental performance based on their energy and resource efficiency, recycling performance, environmental impact, 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

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

\* CASBEE (Japanese only):

<https://www.ibec.or.jp/CASBEE/certification/certification.html>

3. XYMAX REIT's Future Initiatives

The number of properties acquired Green Building Certification by XYMAX REIT is 11, and the percentage of properties acquired is 84.6% on a total floor area basis.

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 Expertise and Know-how accumulated within the XYMAX Group, the Sponsor of the XYMAX REIT.

\* For more information on the ESG initiatives of XYMAX REIT, please [click here](#).

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