XYMAX REIT Investment Corporation

Translation Purposes Only

October 24, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer
1-11-30 Akasaka, Minato-ku, Tokyo
XYMAX REIT Investment Corporation
Representative: Tatsuya Nakayama, Executive Director
(Securities Code: 3488)
Asset Management Company
MEITETSU XYMAX ASSET MANAGEMENT CO., LTD.
Representative: Sunao Takeda
Representative Director and President
Contact: Tatsuya Nakayama
Head of REIT Management Department
TEL: +81-3-5544-6880

Notice of the 2nd 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:

Please note that this is the second Capital Reduction and Redemption following the first reduction of the preferred capital amount and partial redemption of the preferred investment securities, that were stated in the “Notice of Reduction of Preferred Capital and Redemption of Preferred Investment Securities (Preferred Investment Securities of TMK Hirakata Retail Facility Development) “dated January 24, 2025.

1. Outline of the Capital Reduction and Redemption

As the TMK received a consumption tax refund in August 2025, surplus funds were generated, and the amount of the TMK’s preferred capital was reduced. As a result, 216 units out of 353 units (17,650,000 yen) of the Securities of the TMK held by XYMAX REIT will be redeemed and refunded at 50,000 yen per unit (total: ,10,800,000 yen) (Note). The effective date of the Capital Reduction and Redemption is scheduled for November 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, “Notice Acquisition of Domestic Asset (Preferred Investment Securities of TMK Hirakata Retail Facility Development, 2nd Issuance)”dated July 16, 2024, and the “Notice of Reduction of Preferred Capital and Redemption of Preferred Investment Securities (Preferred Investment Securities of TMK Hirakata Retail Facility Development) “dated January 24, 2025.

2. Outlook

The impact of the Capital Reduction and Redemption on the operating results for the fiscal period ending February 28, 2026 (September 1, 2025 to February 28, 2026) and the fiscal period ending August 31, 2026 (March 1, 2026 to August 31, 2026) is minor. Furthermore, forecast of the operation and distribution of fiscal period ending February 2026 (16th) and the fiscal period ending August 2026 (17th) announced on October 17, 2025, 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