

NEWS & RELEASE

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Acquisition of Five Toyoko Inn Hotel Properties

Xymax Corporation ("Xymax", Tokyo, Japan, CEO: Masafumi Shimada) announced the acquisition of trust beneficial interests backed by the properties described below.

Xymax acquired the trust beneficial interests backed by properties located in the central area of Kushiro, Fukushima, Kawasaki, Hiroshima, and Naha cities through a special purpose company (SPC) which was established for this acquisition. Toyoko Inn Co., Ltd. leases all the five properties under the long-term contract and runs the hotels. All the buildings are around ten years old and their hotel operations show stable occupancy levels.

As a complete real estate management company, Xymax has been providing a variety of professional services in-house since its establishment in 2000. In addition to these services, Xymax launched the dividend-focused investment products business last year; taking advantage of the company's accumulated professional skills in real estate management.

This acquisition, in addition to the said investment products, aims to expand the product lineup to serve the various needs of investors.

Xymax Real Estate Investment Advisors Corporation will provide asset management services for the acquired properties. Xymax Properties Corporation(*1) will provide property management services for the properties in Kushiro, Fukushima, and Kawasaki cities. Xymax Properties Kyushu Corporation(*2) will provide the property management services for the properties in Hiroshima and Naha cities.

(*1) Xymax Axis Corporation merged with Xymax Cube Corporation and renamed to Xymax Properties Corporation on October 1, 2013.

(*2) Xymax Properties Kyushu Corporation is a company started business operation on October 1, 2013 following the spinout and merger of the Kyushu business of Xymax Axis Corporation, Xymax Cube Corporation, and Xymax Building Management Corporation.

■ Overview of Acquired Properties (Trust Beneficial Interests)

1. Toyoko Inn KushiroJuji-gai

Address	7-2-1, Kita-odori, Kushiro City, Hokkaido, Japan
Access	5 minutes walk from JR Kushiro Station Juji-gai 7-chome bus stop on Kushiro Airport Bus
Gross Floor Area	3,632.24 sqm
Year of Completion	2004

2. Toyoko Inn Fukushima-eki Higashi-guchi No. 1

Address	2-12, Sakaemachi, Fukushima City, Fukushima, Japan
Access	3 minutes walk from JR Fukushima Station
Gross Floor Area	2,456.91 sqm
Year of Completion	2003

3. Toyoko Inn Kawasaki Ekimae Shiyakusho-dori

Address	2-11-15, Isago, Kawasaki-ku Kawasaki City, Kanagawa, Japan
Access	3 minutes walk from Keikyu Kawasaki Station and JR Kawasaki Station
Gross Floor Area	4,785.93 sqm
Year of Completion	2005

4. Toyoko Inn Hiroshima Heiwa-odori

Address	5-15, Tanakacho, Naka-ku Hiroshima City, Hiroshima, Japan
Access	7 minutes walk from Ebisucho Station on city train (8 minutes ride on city train from JR Hiroshima Station to Ebisucho Station)
Gross Floor Area	4,345.24 sqm
Year of Completion	2004

5. Toyoko Inn Naha Miebashieki

Address	1-20-1, Makishi, Naha City, Okinawa, Japan
Access	2 minutes walk from Miebashieki Station on Okinawa Urban Monorail
Gross Floor Area	1,556.12 sqm
Year of Completion	2002