

Press Release

To Whom It May Concern,

July 17, 2012

XYMAX Corporation

Notice of Acquisition of Shares in Abilitas Hospitality Co., Ltd.

XYMAX Corporation (Head Office: Minato-ku, Tokyo, Representative Director: Masafumi Shimada, hereinafter "XYMAX") announced that it has acquired on July 17, 2012 all shares in Abilitas Hospitality Co., Ltd. (hereinafter, "AH") which is a 100% subsidiary of Goldman Sachs Realty Japan Ltd. (hereinafter, "GSRJL"). AH is an asset and property management company of hospitality assets such as hotels and ryokans (Japanese inns). With this share transfer, AH will become a wholly owned subsidiary of XYMAX.

XYMAX Group had focused on property asset management of office buildings and retail stores across Japan since its establishment in 2000. In response to GSRJL's proposal, XYMAX agreed to purchase all shares in AH. This acquisition will add a new asset category of hospitality assets, providing further diversification in the Group's property asset management.

AH, the acquired company specializes in property/asset management and consulting of hotels and ryokans. It is not affiliated with any hotel brand and provides services focused on client needs. Professionals with an international background and experience in property management undertake property/asset management of 15 hotels/ryokans located across Japan, and provide various consulting services for hotel owners and investors.

We are poised to offer better services to clients, with the addition of AH's operational know how in hospitality assets to the XYMAX Group's accumulated property asset management expertise.

■ XYMAX Corporation

Location:	XYMAX Akasaka 111 Bldg., 1-1-1, Akasaka, Minato-ku, Tokyo
Representative:	Masafumi Shimada
Establishment:	March 1990 (Former Recruit Building Management, MBO from Recruit Group in Jan. 2000)
Capital:	JPY 2,612,865,000
No. of employees:	3,666 (Consolidated, as of April 2012)
Revenue:	JPY 71,600,000,000 (Consolidated, FY2011)
Properties under management:	Owner's representation of office and commercial properties (560 properties across Japan), Total floor area: 2,574,983

tsubo, Building maintenance: 1,444 buildings across Japan (FY2011)

Business activities: Property asset management of office and retail properties, etc. (owner's representation), securitization arrangement, consulting and sales brokerage of real estate

Group companies: 30 companies including XYMAX AXIS Corporation, XYMAX CUBE Corporation, XACU TECHNO SERVICE Corporation and XYMAX SAGARCIA Corporation

URL: <http://www.xymax.co.jp/>

■ **Abilitas Hospitality Co., Ltd.**

Location: Roppogi Annex, 6-7-6, Roppongi, Minato-ku, Tokyo

Representative: Fumihiko Sasaki (Appointed on July 17, 2012)

Establishment: January 2003

Capital: JPY 28,000,000

No. of employees: 28

Properties under management: 15 (as of July 2012)

Business activities: Property/asset management and consulting of hospitality assets

URL: <http://www.abilitashospitality.com/>

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