

NEWS & RELEASE

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Acquisition of Musashino Towers

Xymax Corporation ("Xymax": Tokyo, Japan, CEO: Masafumi Shimada) announced that it has established a special purpose company (SPC) to acquire the property described below.

The acquired property comprises the retail and commercial spaces on lower floors of two high-rise residential towers "Musashino Towers" located in proximity of Mitaka station. The property, which was completed in 2010, is fully occupied as of the date of this announcement and generating stable income with long-term contract with the tenants.

The property was acquired by the SPC established by Xymax and various co-investors arranged by Spring Investment Co., Ltd. ("Spring": Tokyo, Japan, CEO: Eric Lucas). Spring and Xymax Real Estate Investment Advisors Corporation will act as asset managers jointly. Xymax Cube Corporation will provide property management services.

Details of the Property

Musashino Towers (two high-rise residential towers)

Building Name	Skycross Tower	Skygate Tower
Location	1-11-16, Nakacho Musashino City, Tokyo	1-12-10, Nakacho Musashino City, Tokyo
Acquired Assets	Real estate trust beneficiary certificate backed by strata title of Level 1 floor (198.88 sqm)	Real estate trust beneficiary certificate backed by strata title of Level 1-5 and basements 1-2 floors (9,202.88 sqm)
Access	2-minutes walk from Mitaka Station (JR/Tokyo Metro)	
Year Completion	2010	
Occupancy	100%	