

NEWS & RELEASE

For further inquiry please contact:

XYMAX CORPORATION

Global Marketing Department

TEL: +81-3-5544-6840 FAX: +81-3-5544-6841

Co-investment in SPC to acquire an office property

Xymax Corporation ("Xymax"), Nippon Steel Kowa Real Estate Co., Ltd. ("NSK Real Estate") and the other investor announced a co-investment in a special purpose company (SPC) to acquire an office building in Nishi Shinbashi, Minato-ku, Tokyo.

The medium-size office building located southwest of the intersection of Sotobori-dori and Hibiya-dori streets (the Nishi Shinbashi intersection) was completed in 2000. Xymax Group has been providing property management services for the building since 2004. The building has maintained a very solid occupancy since then.

Xymax Group will continue to provide property management services for the building. Simultaneously, the group companies of Xymax and NSK Real Estate will provide asset management.

Xymax and NSK Real Estate plan to continue joint projects like this in the future too.

Xymax Corporation

CEO: Masafumi Shimada

Headquarters: Minato-ku, Tokyo, Japan

Nippon Steel Kowa Real Estate Co., Ltd.

CEO: Tetsuo Narukawa

Headquarters: Minato-ku, Tokyo, Japan