

NEWS & RELEASE

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Xymax Awarded Management Contract from M&G Real Estate

Xymax Corporation ("Xymax") has sold an office building and portfolio of residential assets to the core Asia real estate strategy managed by M&G Real Estate Asia. As part of the transaction Xymax will provide management services to M&G Real Estate Asia and will retain a minority ownership interest in the residential portfolio.

M&G Real Estate is the real estate fund management arm of M&G Investments.

List of Properties

Office Building

Name	Address
KR Toyosu Building	5-4-9 Toyosu, Koto-ku, Tokyo

Residential Portfolio

Name	Address
AS Premium Sekiya Kineicho	2-281 Sekiyakineicho, Chuo-ku, Niigata-shi, Niigata
AS Premium Minatocho	2-12-28 Minatocho, Funabashi-shi, Chiba
AS Residence Chiyoda	2-2-27 Chiyoda, Naka-ku, Nagoya-shi, Aichi
AS Residence Yokkaichi	1-4-5 Yasujima, Yokkaichi-shi, Mie
AS Residence Otsu Katata	2-14-1 Imakatata, Otsu-shi, Shiga
AS Premium Kobe Nishi	2-14-15 Zenkai Minamimachi, Nishi-ku, Kobe-shi, Hyogo
AS Premium Omotecho	3-10-66 Omotecho, Kita-ku, Okayama-shi, Okayama
AS Premium Ritsurin Koen	1-9 Nakanosho, Takamatsu-shi, Kagawa
AS Premium Kotobukimachi	11-18 Kotobukimachi, Oita-shi, Oita
AS Premium Eki Minami Honmachi	3-14 Eki Minami Honmachi, Saga-shi, Saga
AS Premium Umamachi	40 Umamachi, Nagasaki-shi, Nagasaki
AS Premium Hotakubo	2-11-10 Hotakubo, Chuo-ku, Kumamoto-shi, Kumamoto