

IDERA Capital Management Ltd.

Appointment as Asset Manager of Two Large Retail Facilities

IDERA Capital Management Ltd. (“IDERA”), a Japanese independent real estate capital management firm, is pleased to announce that it was appointed as asset manager for two large retail facilities with details below.

This appointment marks a strong testament to IDERA’s effective and proven asset management capabilities in this asset class, solid execution power and its financial stability as evidenced by its equity ratio of 96% as of FY 2012/8 under an increasingly selective asset management market.

Going forward, IDERA will continue to enlarge its AUM by establishing itself as one of the leading independent real estate capital management firms to attract both foreign and domestic capital.

Property Information (held as Trust Beneficiary Interest):

Properties Acquisition Date	December, 27 th , 2012
Combined Appraisal Value:	Approximately JPY 9.6 billion (two properties)

(1) Retail Building in Shinagawa Ward

Location:	Higashi-Oi, Shinagawa Ward, Tokyo
Main Use:	Retail
GRA:	Approximately 42,000m ²
Structure:	SRC; B3F/10F
Year Built:	1989

(2) Retail Building in Chiyoda Ward

Location:	Kanda-Sakumacho, Chiyoda Ward, Tokyo
Main Use:	Retail
GRA:	Approximately 2,500m ²
Structure:	RC; B2F/9F
Year Built:	1993

For further information, please contact:

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