

December 19, 2014

IDERA Capital Management Ltd.

## Announcement on Acquisition of a Large Office Building in Tokyo with Institutional Capital Arranged by Fosun

IDERA Capital Management Ltd. ("IDERA") is pleased to announce the acquisition of a large-sized office building located in Shinagawa Seaside, Shinagawa-ku, Tokyo, namely "Shinagawa Seaside Park Tower" from Japan Tobacco Inc. with institutional capital arranged by Fosun Group ("Fosun"), and IDERA was appointed as the asset manager for the acquired asset.

It is the second property investment for IDERA and Fosun, following "SeaFort Square Citi Group Center Building", located in Tennouzu Isle, Shinagawa-ku, Tokyo, in this August. IDERA and Fosun will keep focusing on acquiring quality property deals from now on.

In May, 2014, IDERA became an affiliated company of Fosun, a world-class investment group. Under Fosun's umbrella, IDERA shall continue to accelerate its efforts to become an Asia-based leading investment management company.

### (Property Information)

Name	Shinagawa Seaside Park Tower
Location	4-12-4 Higashi-Shinagawa, Shinagawa-ku, Tokyo
Transportation	Rinkai Line "Shinagawa Seaside" Station 0 minute walk Keihin Kyuko Main Line "Aomono Yokochō" Station 7 minute walk
Total Floor Area	49,665.48 m <sup>2</sup> (registered basis) Shared building space & parking lots in addition
Main Use	Office, Shop, Parking lot
Structure	Steel Reinforced Concrete, Reinforced Concrete, Steel; B2F / 25F
Year Built	July, 2003

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### About Fosun Group:

Fosun Group was established in Shanghai, 1992. Publicly listed on the Hong Kong Stock Exchange (Fosun International Limited, 00656. HK) since 2007, Fosun has become today one of the China's leading private business groups with net assets attributable to the owners of the parent of RMB 43.9 billion as of end of June 2014. It will pursue a "Value Investment" strategy combining "China Momentum with Global Resources", to become a global premium investment group. Fosun is ranked 751st on the Forbes Global 2000 list of 2014.

About IDERA:

IDERA is one of the largest Japanese real estate fund and asset management firms. It has client investors from North America, Europe, the Middle East, Asia and Japan and is providing commingled fund, joint venture and separate account management services as well as asset management services for various capital owners. In May 2014, IDERA became a part of Fosun Group, a China's leading investment group as result of their acquisition. With Fosun's long-term commitment to support its group companies, IDERA pursues to grow to be the one of the best real estate investment management platforms in Japan and Asia.

Disclaimer:

IDERA's current projection, strategies and convictions, all but historical facts, described in this document are future forecast by IDERA's management judgment based on information available as of today. Therefore this document includes various risks and uncertain factors such that would be affected by economic trend, keen competition in the business, market demand and supply, foreign exchange rate, taxation system and other regulations.

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