

[Announcement, Thursday, December 15, 2011]

“Daibiru-3D” Project Phase-II - Expansion of business domain

(Updates on one of Daibiru’s action plans in its Medium-term Management Plan)

Daibiru has put out major action plans in its 3-year medium-term management plan “Daibiru-3D Project Phase-II” and, among others, Daibiru aims at expanding its business domain by exploring investment opportunities into the growing Asian region, as well as by seeking new business opportunities in line with the change in population structure in Japan. Accordingly, Daibiru is now pleased to announce new investment decisions taken recently in these areas as follows:

1. Acquisition of “SAIGON TOWER”

Daibiru will acquire “SAIGON TOWER”, one of the top-notch, A-class office buildings at 29 Le Duan Boulevard, District-1, Ho Chi Minh City, Vietnam, through an equity purchase of a holding company early January 2012.

Facing the famous Le Duan Blvd., stretching from the Reunification Palace and surrounded by Consulate Generals of the U.S.A., France and Great Britain, “SAIGON TOWER” is located in the center of business and diplomacy and is highly occupied by the named tenants since its launch in 1996.

Daibiru has set up its Representative Office in HCMC in April of this year with a desire to expand its office-leasing business into Vietnam. With the acquisition of “SAIGON TOWER”, Daibiru hopes to transfer its property management expertise and establish its office leasing business in Vietnam, a country of promised future growth.

2. Acquisition of “CLARA SAGINUMA”, a nursing home property

With a view to the growing elderly population in Japan, Daibiru has been exploring real estate business opportunities responsive to the increasing social demands from the change of the population structure and, as its first footprint, Daibiru recently acquired a nursing home property “CLARA SAGINUMA” in the city of Kawasaki in Kanagawa prefecture.

Located in a quiet suburb in close proximity to the metropolitan area, the property is currently operated by BENESSE STYLE CARE Co., Ltd., the largest nursing operator in Japan, and will provide Daibiru with a stable return.

This acquisition will be the first in a series in its response to the growing social demands in the coming decades, and Daibiru hopes to expand its operating revenue opportunities as an asset holder in the growing area of nursing home properties.

[Attachment – Property details]

1. “SAIGON TOWER”

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|------------------|---|
| Name | SAIGON TOWER |
| Address | 29 Le Duan Boulevard, District 1, Ho Chi Minh City, Vietnam |
| Site area | About 1,900 m ² |
| Gross Floor Area | About 18,000 m ² |
| Launching | December 1996 |
| Structure | RC 18F/B2 |
| Use | Office |
| Acquisition date | January 2012 (planned) |



2. “CLARA SAGINUMA”

| | |
|------------------|---|
| Name | CLARA SAGINUMA |
| Address | 20-12, Kodai 2 Chome, Miyamae Ku, Kawasaki City, Kanagawa |
| Site area | About 1,300 m ² |
| Gross Floor Area | About 2,600 m ² |
| Launching | December 1991 |
| Structure | RC 4F/B1 |
| Use | nursing home |
| Acquisition date | December 2011 |

