

Kenedix, Inc.  
Haseko Corporation  
Mitsubishi UFJ Trust and Banking Corporation  
LIXIL Group Corporation  
Sompo Japan Insurance Inc.  
Shinsei Bank, Limited

## **Establishment of REIT Asset Management Company Aimed at Founding Healthcare REIT**

-Planning to publicly list healthcare REIT by latter half of 2014 and to expand managed assets to approximately 100 billion yen-

Tokyo (Monday, April 28, 2014) --- Kenedix, Inc. (Chuo-ku, Tokyo; CEO & President Taisuke Miyajima; "Kenedix"), Haseko Corporation (Minato-ku, Tokyo; President and Representative Director Noriaki Tsuji; "Haseko"), Mitsubishi UFJ Trust and Banking Corporation (Chiyoda-ku, Tokyo; President and Chairman Tatsuo Wakabayashi; "Mitsubishi UFJ Trust and Banking"), LIXIL Group Corporation (Chiyoda-ku, Tokyo; President & CEO Yoshiaki Fujimori; "LIXIL Group"), Sompo Japan Insurance Inc. (Shinjuku-ku, Tokyo; President and CEO Kengo Sakurada; "Sompo Japan"), and Shinsei Bank, Limited (Chuo-ku, Tokyo; President and CEO Shigeki Toma; "Shinsei Bank") have reached an agreement to establish a REIT\* that specializes in investment in senior healthcare and nursing facilities ("Healthcare REIT"), and in order to prepare readiness for raising funds via the securitization of the healthcare facilities, on April 18, 2014, established Japan Senior Living Partners Co., Ltd. ("Management Company") as an asset management company which will manage the Healthcare REIT.

The Management Company, which was incorporated by Shinsei Bank, will receive a total capital investment of 400 million yen by the six companies. Capital contribution ratios are scheduled to be 60% from Kenedix and 20% from Haseko, with the remaining four companies, Mitsubishi UFJ Trust and Banking, the LIXIL Group, Sompo Japan and Shinsei Bank, contributing 5% each. Additionally, Takashi Fujimura, General Manager of the Healthcare Finance Division at Shinsei Bank, assumed the position of Representative of the Management Company.

The philosophy behind the creation of this Management Company is for the six companies that created it to broadly support the growth of the healthcare industry through funding from capital markets. Each of the companies has a proven track record and experience in areas such as real estate asset management, finance, and the supply and operation of facilities, and each also holds a leading position in the financial, insurance, construction, real estate, housing construction materials and nursing care-related industries. Going forward, the Management Company seeks to establish an investment corporation for acquiring fee-paying nursing homes, service-outfitted housing for the elderly, hospitals and other assets to be incorporated into the Healthcare REIT, take that Healthcare REIT public by the latter half of 2014, and expand the amount of assets it manages to approximately 100 billion yen at an early stage.

In Japan, growing demand for facility-based nursing care for senior citizens currently outstrips the supply of healthcare facilities. As Healthcare REITs are based upon cash flows which are obtained from numerous, dispersed facilities, they are investment products that are able to satisfy both the needs of investors with diversified investment targets as well as stable, long-term asset management needs. The popularization and proliferation of healthcare REITs are expected to help stimulate the supply of new facilities and, in the process, enhance the residential stability of senior citizens. The Management Company will endeavor to realize at an early stage the establishment of a Healthcare REIT of a high standard, both qualitatively and quantitatively, as well as the public listing of the Healthcare REIT. Simultaneously, it will facilitate the sound development of the health care finance market by leveraging the knowledge accumulated by each of its sponsors. In doing so, the Management Company will contribute to the stable supply of high-quality health care facilities.

\* REIT: Real Estate Investment Trust

[Outline of Japan Senior Living Partners]

Name: Japan Senior Living Partners Co., Ltd.  
 Representative: Takashi Fujimura, Representative Director and President  
 Established: April 18, 2014  
 Address of Head Office: KDX Nihonbashi Kabuto-Cho Bldg., 6-5 Nihonbashi Kabuto-cho, Chuo-ku, Tokyo  
 Capital Stock: 200 million yen (Scheduled for May 2014)  
 Capital Reserves: 200 million yen (Scheduled for May 2014)  
 Shareholders: Kenedix, Inc. (60%), Haseko Corporation (20%), Mitsubishi UFJ Trust and Banking Corporation (5%), LIXIL Group Corporation (5%), Sompo Japan Insurance Inc. (5%), Shinsei Bank, Limited (5%)

[Healthcare REIT Scheme]

