

July 11, 2008

Acquisition of “IMA” Retail Building

This is to inform you that Umeda IMA (SPC), a wholly-owned, consolidated company (*1) of Mitsubishi Corporation (MC), has acquired trust beneficiary rights (*2) for the IMA commercial facility from XYMAX Corporation. The IMA facility, which is available for lease by commercial tenants such as retail outlets and restaurants, is located right outside the South exit of Osaka Station (and directly connected to the underground shops and establishments).

[Outline Acquired Property]

- assets-acquired : trust beneficiary rights (B2 ~ 6F)
- name of building : IMA
- date-of-acquisition : 2008/3/27
- company making acquisition : consolidated company Umeda IMA (SPC established by Diamond Realty Management Inc, a wholly-owned subsidiary of MC)
- location : 1-chome, Umeda, Kita-ku, Osaka-shi, Osaka
- land area : 2,442.93 m² (registered size)
- total floor area : 10,987.46 m² (sectional ownership, B2 ~ 6F, registered size)
- number of tenants : 47 (as of March 27, 2008)
- management company : XYMAX Cube Corp.(property management company, wholly owned by XYMAX Corporation, specializing in retail facilities)

MC has been involved in the development and management of retail facilities for more than 30 years, accumulating independent know-how and expertise through the establishment of subsidiaries and dispatch of personnel. By applying these assets to the fullest, MC plans to take a more aggressive stance, both in new development business (*3) and value-added type investment business (*4).

This acquisition of IMA is the first in a number of such projects aimed at value-added type investment business. MC intends to continue looking out for prime real estate projects throughout Japan.

MC has made strong progress in building its real estate value chain, in a effort to found three separate companies in this field: Mitsubishi Corporation-UBS Realty Inc. (Asset management company that specializes in REIT (Real Estate Investment Trust) business), Diamond Realty Management Inc. (Asset management company that develops and manages privately-placed investment funds in real estate), and Mitsubishi Corporation Urban Development, Inc. (a company specializing in the development and operation of retail facilities).

The XYMAX group is a total solutions provider in this field. Based on many years gathering data and refining its unique, scientific analyses, XYMAX offers the customer everything from property management to building maintenance and management services. Property owners and investors can rely on the group for complete support in managing their real estate assets.

*1 Consolidated company : A company established under Japan's Company Law; a limited liability company.

*2 Trust beneficiary rights : the right to receive the economic earnings generated from a fiduciary estate that is managed and employed based on a fiduciary contract.

*3 New development business : business focusing on turning vacant lots into profitable income-generating buildings or facilities.

*4 Value-added type investment business : efforts to raise the overall value of a given property after its acquisition, including attracting new tenants and upgrading the building facilities and amenities.

