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**Development and Expansion of the Senior Lifestyle Business of the Resorttrust Group
Number of Rooms in Senior Residences to Double as a Result of Acquisition in Kansai and
New Developments in Tokyo**

Resorttrust, Inc. (“the Company”) announces that it has reached an agreement to coordinate with The Senshu Ikeda Bank, Ltd. to assist in the business revitalization of Encourage, Inc., which operates a serviced residence for the elderly and private nursing home Club Encourage Mikage (Nada-ku, Kobe-shi). Encourage, Inc., which will continue to operate Club Encourage Mikage, is scheduled to conduct a capital increase by third party allotment, to be underwritten by the Company and The Senshu Ikeda Bank, Ltd., at the end of May 2013, which will in effect make it a consolidated subsidiary of the Company. The impact of the acquisition of said company’s shares on the performance of the Resorttrust Group (“the Group”) is expected to be minimal.

Prior to this, the Company, on November 30, 2012, acquired a company which operated a private nursing home Sunvenus Takarazuka (Takarazuka-shi, Hyogo), and has been proactively expanding its business in the Kansai area, in addition to Tokyo and Nagoya, where the Company already owns and operates senior residences.

Additionally, in spring of 2014, the Group plans to open its sixth facility in the Tokyo Metropolitan area, Trust Garden Todoroki (tentative name) (Setagaya-ku, Tokyo), a private retirement home which is scheduled to apply for certification as a provider of Daily Life Long-Term Care Admitted to a Specified Facility. This retirement home will represent the first entirely new facility to be opened by the Group and is designed with meticulous attention being given to its role in communication with local communities and disaster prevention.

Amid growing demand reflecting the increase in the number of the elderly, and increasing calls by the Company’s resort members for high-quality services and residences to be used as bases for life after retirement, the Group has been developing its senior lifestyle business as a new pillar of growth. As part of its strategy to differentiate itself from its competitors, the Group offers programs that leverage the unique strengths of the

Group including meals produced by the Company's Food and Beverages Division, which oversees the restaurants of the Company's high-end membership hotels, access to the Company owned resort facilities, and visiting health care and physical check-up services utilizing the network of affiliated medical institutions, which was developed in the Medical Business, and aims for maximizing the synergy between each Group company.

In the Resorttrust Group medium-term management plan "Next 40" announced on April 1, 2013, the Company indicated its goal to expand senior residences and promptly achieve a 2,500-room system. Through the acquisitions of Club Encourage Mikage and Sunvenus Takarazuka, it will increase the number of facilities from six to eight and the number of rooms from 442 to 809. Moreover, when Trust Garden Todoroki (tentative name) opens in the spring of 2014, the number of facilities will increase to nine and the number of rooms will almost double from the current number to 866 rooms.

In order to answer the further increasing demand and the various expectations of its customers, the Group going forward intends to open new facilities in the three major metropolitan areas of Tokyo, Nagoya and Osaka, in addition to acquiring facilities in the conventional manner through M&As, to aim for even greater growth in the senior lifestyle business while maximizing the effects of synergy with its existing businesses.

On the decision to acquire Club Encourage Mikage (Nada-ku, Kobe-shi)

Encourage, Inc. will cancel all of its issued shares (100% capital reduction) as of May 30, 2013, after which it will conduct a capital increase by third party allotment, to be underwritten by the Company and The Senshu Ikeda Bank, Ltd., making it a consolidated subsidiary of the Company. (Following the capital increase by third party allotment, 95% of the voting rights are scheduled to be held by the Company and 5% by The Senshu Ikeda Bank, Ltd.) Encourage, Inc. plans to receive financial and personnel assistance from said bank, while operating the facilities it holds as a Group company

Club Encourage Mikage, which is located on the scenic north side of the Mikage area of Kobe-shi, a quiet residential area, offers a lush and verdant living environment, complete with gardens in which to enjoy the four seasons, by utilizing its expansive grounds of more than 20,000m². Club Encourage Mikage is considered to be a rare property that has been designed and built with luxury and relaxation in mind and that boasts of well-equipped common-use facilities, including outdoor baths, saunas and stone spas.

Recognizing Club Encourage Mikage as a key facility of the Company's senior lifestyle business in the Kansai area, which will be able to answer the needs of its existing customers, the Group going forward intends to provide improved and attractive services to its residents and upgrade the medical services by inviting clinics to the premises and by offering high-quality nursing care services cultivated at the existing facilities of the Company's senior lifestyle business.

On the acquisition of Sunvenus Takarazuka (Takarazuka-shi, Hyogo)

Effective November 30, 2012, the Company took over the controlling rights of SUNVENUS TAKARAZUKA CO., LTD, which operated the private nursing home Sunvenus Takarazuka (Takarazuka-shi, Hyogo), by acquiring all of its issued shares and making it a consolidated subsidiary.

From its desirable location, high-quality facilities and excellent service systems, Sunvenus Takarazuka is considered to be one of high-end senior residences in the Kansai area.

In light of the strong demand in the Kansai area for so-called “unassisted senior residences” intended for the elderly who require relatively little or no nursing care, the Group’s expansion into this area took a different form than that of the Tokyo area. Both Club Encourage Mikage and Sunvenus Takarazuka provide unassisted rooms as well as nursing care rooms, and the Group believes that the two facilities will be capable of answering the needs of a wide range of users from “the independent elderly who want to continue living a vibrant life” to “the elderly who require generous nursing care.”

On the decision to open Trust Garden Todoroki (tentative name) (Setagaya-ku, Tokyo)

Trust Garden Co., Ltd. (wholly-owned subsidiary) has completed prior consultations with the Tokyo Metropolitan Government and Setagaya Ward regarding the plan to open the new Trust Garden Todoroki (tentative name) (Setagaya-ku, Tokyo), a private retirement home which is scheduled to apply for certification as a provider of Daily Life Long-Term Care Admitted to a Specified Facility. Based on this plan, Trust Garden Todoroki (tentative name) is scheduled to open and commence operations in the spring 2014. Each room, all of which are private, will offer peace and ambience, while the facility itself will be equipped with various equipment and functions tailor-made to the physical conditions of its residents, including a room dedicated to functional training, two types of bathing machines and individual bathtubs. Trust Garden Todoroki (tentative name) will also be an eco-friendly facility through the installation of rooftop greenery and the adoption of solar power generation. Moreover, Trust Garden Todoroki (tentative name) will strive to operate to be deeply rooted in the community, as indicated by its plans to enter into a Mutual Support Agreement on Providing Refuge to Local Residents Who Are Victims of Disasters at the Time of Disaster with Setagaya Ward, as well as setting up a room for communication with the local community.

Outline of Club Encourage Mikage

Name	Club Encourage Mikage	
Address	16-1, 2, Tsuchiyamacho, Nada-ku, Kobe-shi, Hyogo	
Site area	22,265.90 m ²	
	Unassisted senior residence	Nursing care residence
Structure and size	Reinforced concrete / partial steel construction 3 buildings of 3 floors below ground level and 3 floors above ground level	Reinforced concrete / partial steel construction 1 floor below ground level and 2 floors above ground level
Opening	October 2009	August 2008
Type of facility	Serviced residence for the elderly	Private nursing home
Total floor area	27,647.48 m ²	3,449.98 m ²
Number of rooms	218	63
Type of lease	Lifetime building lease contract	System based on the right to use
Prepaid rent / lump sum payment upon admission	¥26.6 million – ¥126.0 million	¥10.9 million – ¥11.8 million
Ownership of land / building	Owned by the business operator	

*Amounts of prepaid rent / lump sum payment upon admission are current as of April 11.

Outline of Sunvenus Takarazuka

Name	Sunvenus Takarazuka
Address	4-11, Hanayashiki Tsutsujigaoka, Takarazuka-shi, Hyogo
Site area	8,716.1 m ²
Structure and size	Reinforced concrete, 4 buildings of 3 floors above ground level
Opening	June 1, 1993
Type of facility	Private nursing home
Total floor area	8,715.44m ²
Number of rooms	86 (80 unassisted rooms, 6 nursing care rooms)
Type of lease	System based on the right to use
lump sum payment upon admission	¥30.5 million – ¥55.0 million (per person between ages 75 to 80)
Ownership of land / building	Land: Not owned by the business operator, Building: Owned by the business operator

*Amount of lump sum payment upon admission is current as of April 11.

Outline of Trust Garden Todoroki (tentative name)Name	Trust Garden Todoroki (tentative name)
Address	7, Todoroki, Setagaya-ku, Tokyo
Site area	1,781.10 m ²
Structure and size	Reinforced concrete, 3 floors above ground level
Scheduled opening	Spring 2014
Type of facility	Private retirement home (scheduled to apply for certification as provider of Daily Life Long-Term Care Admitted to a Specified Facility to Tokyo Metropolitan Government)
Total floor area	2,643.60 m ²
Number of rooms	57
Type of lease	System based on the right to use
Prepaid rent / lump sum payment upon admission	To be determined
Ownership of land / building	Land / building: Not owned by the business operator



Club Encourage Mikage Aerial view



Club Encourage Mikage Basin and courtyard



Club Encourage Mikage Encourage hall



Club Encourage Mikage Room



Sunvenus Takarazuka Aerial view



Trust Garden Todoroki (tentative name) Exterior



Trust Garden Todoroki (tentative name) Lobby

(Reference) The Resorttrust Group's Medical and Senior Lifestyle Businesses

The Resorttrust Group, which operates 43 hotels and 13 golf courses including the high-end membership resort hotel XIV and the Tokyo Baycourt Club Hotel & Spa Resort, is the largest corporate group of comprehensive membership resorts business in Japan with approximately 150,000 members.

In 1992, the Company, in response to the aging of resort and golf membership customers and increasing health demands, entered the medical business by establishing High Technology Medical Complex (HIMEDIC) Co., Ltd., a members-only comprehensive healthcare service club aimed at the early detection and early treatment of the three major diseases. Currently, the HIMEDIC network of diagnostic service facilities are based in three locations; Yamanakako, Osaka and Tokyo. The number of medical institutions supported by the Group is increasing, and they include Tokyo Midtown Medical Center, which has an alliance with Johns Hopkins Medicine International, the highest rated medical institution in the US^{*1}; the Tokyo Radiation Oncology Clinic, which offers leading-edge radiation treatment for cancer; the Tokyo Daiya Building Clinic and the Hamasite Clinic, which are both urban-type clinics housed within office buildings. Additionally, Cancer Intelligence Care Systems, Inc. (the Company's equity-method affiliate) is participating in joint research with the National Cancer Center in order to realize the world's first practical application of accelerator-based BNCT (Boron Neutron Capture Therapy) in hospitals. The Group's medical business aims to enhance the customers' quality of life by becoming a comprehensive medical services provider that supports every aspect of medicine from the prevention and early treatment of diseases, to anti-aging care, cancer treatment and remote diagnostic imaging services.

*¹ based on US Best Hospitals Ranking in US News & World Report

As many of the Group's membership resort and HIMEDIC customers expressed wishes of moving to condominiums dedicated to the elderly and retirement homes that are close to their homes after retirement, the Group's senior lifestyle business is mainly engaged in the development of high-end senior residences.

In 2006, the Group acquired the private nursing home Classic Garden Bunkyo Nezu (Bunkyo-ku, Tokyo); in 2009, it acquired the private retirement home Morning Park Chikara-machi (Nagoya-shi, Aichi); and in 2010, it acquired the private nursing homes Trust Garden Nanpeidai (Shibuya-ku, Tokyo), Trust Garden Suginami Miyamae (Suginami-ku, Tokyo), Trust Garden Sakurashinmachi (Setagaya-ku, Tokyo), and Trust Garden Yoga no Mori (Setagaya-ku, Tokyo).

In order to answer the growing demand and the various expectations of its customers, the Group intends to open new facilities in the three major areas; Tokyo, Nagoya and Osaka, in addition to acquiring facilities in the conventional manner through M&As. The Group also intends to proactively strive for expansion of the senior lifestyle business while maximizing the effects of synergy with its existing businesses including its resort and medical businesses.