



May 10, 2019

FOR IMMEDIATE RELEASE

Company name	Resorttrust, Inc.
Representative	Ariyoshi Fushimi, President
Code	4681, First Section of the Tokyo and Nagoya Stock Exchanges

Announcement of Decision to Acquire Private Nursing Homes
Operated by Senior Life Company Ltd.

Resorttrust, Inc. (“the Company”) announces that wholly owned subsidiary Trust Garden Co., Ltd. (“Trust Garden”) has concluded a contract to acquire all the issued shares of Koto-ku, Tokyo-based Senior Life Company Ltd. (“Senior Life Company”), a wholly owned subsidiary of Koto-ku, Tokyo-based LIXIL Corporation (President and Representative Director: Kazuhiko Ootsubo).

Under the contract, Trust Garden will acquire the shares of Senior Life Company on September 2, 2019. Joining the Resorttrust Group, Senior Life Company will continue to operate its five facilities, namely, Felio Tamagawa, Felio Seijo, Felio Tenjin, and Felio Momochi, which are private nursing homes with nursing care services, and Regius Momochi, which is a residential-type private nursing home.

Of the five private nursing homes, two are in Tokyo and the three others are in Fukuoka City. Each facility is located in an area where high demand is anticipated. The facilities have abundant nursing and care staff and offer well-developed rehabilitation programs and numerous events, which meet demand of customers seeking high-quality services and residential space.

Capitalizing the unique management resources that Resorttrust Group has cultivated through its Membership Resort Hotel Business and Medical Business, the Group is engaged in the Senior Lifestyle Business, which operates private nursing homes and serviced residences for the elderly. Under the new medium-term management plan “Connect 50,” the Group aims to offer 3,000 rooms at its facilities by the end of March 2023 and become the No. 1 company in the market for high-grade residences for the elderly in the high price range.

The Resorttrust Group’s Senior Lifestyle Business operates 1,659 rooms at 17 facilities. Including 51 rooms of Trust Garden Ogikubo, which is under construction and the Group has decided on the date to open, and 390 rooms at the five facilities to be acquired, the Group will operate a total of 2,100 rooms.

The Resorttrust Group, in the Senior Lifestyle Business, will strive to provide services rich in hospitality cultivated at its membership hotels and peace of mind and comfort to residents and contribute to lifestyles that allow life to be lived to the fullest.

1. Overview of the subsidiary to be acquired (Senior Life Company)

(1)	Name	Senior Life Company Ltd.
(2)	Address	2-1-1 Oshima, Koto-ku, Tokyo
(3)	Representative	Sumito Tajima, Representative Director
(4)	Business	Management of private nursing homes, operation of home nursing care support offices
(5)	Capital	10,000 yen
(6)	Date of establishment	August 28, 2018
(7)	Major shareholder and shareholding ratio	LIXIL Corporation, 100%

2. Schedule

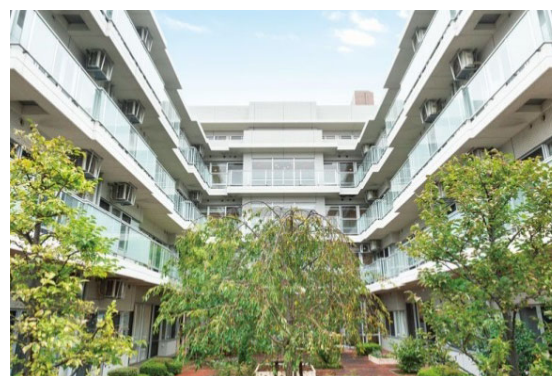
(1)	Date of conclusion of the contract	May 8, 2019
(2)	Date of share transfer	September 2, 2019 (planned)

3. Outlook

The impact of the acquisition of shares on the Resorttrust Group's operating results is negligible.

(Reference) Overview of private nursing homes to be acquired

Name	Felio Tamagawa
Type of facility	Private nursing home with nursing care services
Location	2-8-7 Tamagawa, Ota-ku, Tokyo
Site area	1,920.83 m ²
Structure and size	Reinforced concrete structure, 4 floors above ground, 1 floor below ground
Date of opening	March 1, 2009
Total floor area	4,029.18 m ²
Number of rooms	70 rooms
Type of lease	System based on the right to use
Lump sum payment upon admission	From 18 million yen to 27 million yen
Ownership of land/building	Owned by Senior Life Company



Exterior of Felio Tamagawa

Name	Felio Seijo
Type of facility	Private nursing home with nursing care services
Location	4-32-7 Soshigaya, Setagaya-ku, Tokyo
Site area	3,400.39 m ²
Structure and size	Reinforced concrete structure, 4 floors above ground, 1 floor below ground
Date of opening	January 29, 2009
Total floor area	3,575.59 m ²
Number of rooms	65 rooms
Type of lease	System based on the right to use
Lump sum payment upon admission	From 18 million yen to 27 million yen
Ownership of land/building	Owned by Senior Life Company



Exterior of Felio Seijo

Name	Felio Tenjin
Type of facility	Private nursing home with nursing care services
Location	11-25 Nishinakasu, Chuo-ku, Fukuoka City
Site area	1,151.16 m ²
Structure and size	Reinforced concrete structure, 10 floors above ground, 1 floor below ground
Date of opening	May 21, 2005
Total floor area	5,689.50 m ²
Number of rooms	95 rooms
Type of lease	System based on the right to use
Lump sum payment upon admission	From 11.92 million yen to 32.61 million yen
Ownership of land/building	Owned by Senior Life Company



Exterior of Felio Tenjin

Name	Felio Momochi
Type of facility	Private nursing home with nursing care services
Location	1-25-19 Momochi, Sawara-ku, Fukuoka City
Site area	3,616.88 m ²
Structure and size	Reinforced concrete structure, 6 floors above ground
Date of opening	July 1, 2006
Total floor area	5,451.58 m ²
Number of rooms	98 rooms
Type of lease	System based on the right to use
Lump sum payment upon admission	From 14.40 million yen to 30.67 million yen
Ownership of land/building	Owned by Senior Life Company



Exterior of Felio Momochi

Name	Regius Momochi
Type of facility	Residential-type private nursing home
Location	1-25-10 Momochi, Sawara-ku, Fukuoka City
Site area	2,958.91 m ²
Structure and size	Reinforced concrete structure, 12 floors above ground
Date of opening	July 1, 2006
Total floor area	6,174.10 m ²
Number of rooms	62 rooms
Type of lease	System based on the right to use
Lump sum payment upon admission	From 19.52 million yen to 82.50 million yen
Ownership of land/building	Owned by Senior Life Company



Interior of Regius Momochi

* The amount of lump sum payments upon admission are as of May 10, 2019.