

February 28, 2008

To Whom It May Concern:

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Issuance of First Series of Stock Acquisition Rights with an Amended Exercise Price Through Third Party
Allotment and Announcement of Entering into Commitment Line Agreement

We hereby announce that a resolution was approved at a meeting of our company's Board of Directors held on February 28, 2008 to (i) issue first series of stock acquisition rights with an amended exercise price (hereinafter, the "Stock Acquisition Rights") that designates BNP Paribas Principal Investments (Japan) Limited (located at the GranTokyo North Tower, 1-9-1 Marunouchi, Chiyoda Ward, Tokyo; hereinafter, "BNPPIJ") as the party receiving allotment, (ii) enter into a Stock Acquisition Rights Total Subscription Agreement with BNPPIJ on or after the effective date of the securities registration statement based on the Financial Instruments and Exchange Law of Japan regarding the Stock Acquisition Rights, and (iii) enter into a Commitment Line Agreement (hereinafter, the "Commitment Line Agreement") with BNPPIJ today (transactions contemplated based on said agreement shall hereinafter be referred to as the "Commitment Line with Stock Acquisition Rights" or the "Transaction"). A summary of the foregoing follows.

1. Purpose of Solicitation and Summary regarding Issuance of Stock Acquisition Rights

(1) Background of the issuance

Changes in real estate investment market:

Due to the credit tightening in real estate market, the current investment environment is quickly shifting from a sellers' market to a buyers' market, and subsequently cap rate compression has begun to subside. While Tokyo is one of the world's largest real estate markets, there is still very low vacancy rates in income producing assets with this trend to continue. This market is also one of the only major worldwide markets to provide a positive spread between acquisition cap rates and borrowing rates ("yield gap"). With this market shift, we see an opportunity to substantially increase its pace of investment.

Note: This document is a press release prepared only for the purpose of providing information relating to our company's first issuance of share warrants by third party allotment and does not constitute an offer or solicitation to sell securities.

Outlook and strategies in this market condition:

Investments by Real Estate Opportunity Fund IV (“Kadobe”), which is under the management of daVinci Advisors group, are going to be completed one year earlier than the original plan. Therefore, daVinci Advisors group is now organizing a successor fund, Real Estate Opportunity Fund V (“Nobile”) in order to capitalize this excellent investment opportunity. The expected total size of investments by Nobile is 1.6 trillion yen of which 400 billion yen of equity will be provided by fund investors. Nobile is projected to commence investments in June 2008.

Timing of raise finance:

daVinci Advisors group has made an equity investment (“self-investment”) in Kadobe along side its fund investors, and will also make an equity investment of 60 billion yen in Nobile representing 15% of total equity size of the fund. As Nobile is the equity-commitment fund, it therefore calls from its fund investors the requisite amount of equity needed to close a particular transaction rather than drawing the full equity amount of 400 billion yen at the commencement of the fund. daVinci Advisors group will also fund its share along side the fund investors in Nobile at the time of each investment closing.

For the above-mentioned reasons, we determined that the Transaction is the best means for the current investment opportunity and for meeting our need to raise finance. This led to our decision.

In the Transaction we will be able to decide, in our discretion, the amount and timing of the loan based on the Commitment Line Agreement in line with the self-investment in the Opportunity Fund. Raising finance in conjunction with this investment opportunity is possible because of the commitment line. On the other hand, because the Stock Acquisition Rights cannot be exercised in excess of the loan receivables amount, it will be possible to restrict an excessive increase in the number of latent shares by restrictively making the loan for the bare minimum.

In other words, the establishment of a commitment line will allow us to expeditiously raise finance at low cost in regard to the Transaction, meanwhile shareholders’ equity will gradually be fulfilled since the loan receivables pertaining to said loan are intended to be used as funds in the exercise of the Stock Acquisition Rights.

The period for exercising the Stock Acquisition Rights in regard to the Transaction is set to start from September 15, 2008 in order to avoid raising finance based on declining share prices in unstable financial markets caused by the current problems involving sub-prime loans. Furthermore, the exercise price has been fixed at ¥170,000 for approximately 9 months from the outset until December 14, 2008 (including the same day), and therefore no exercise of rights at a price less than ¥170,000 can be effected before December 14, 2008 (including the same day).

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(2) Ownership Policy for Party Receiving Allotment and Exercise Restriction Measures

The Stock Acquisition Rights may not be assigned without our approval, except in cases where an assignment is made to a company regarding which the party with Stock Acquisition Rights directly or indirectly owns all of the shares or interests, to a company that directly or indirectly owns all of the shares or interests of the party with Stock Acquisition Rights, or to a company regarding which these companies directly or indirectly own all of the shares or interests (hereinafter, the “Group Companies”).

Note that BNPPIJ agrees not to execute any loan of the relevant shares for the purpose of a short sale other than a sale or the like of the same stock as the relevant shares within the scope of the number of shares that BNPPIJ comes to acquire as a result of exercising the Stock Acquisition Rights under the Stock Acquisition Rights Total Subscription Agreement, nor have a Group Company execute any similar loan of shares.

We agree with BNPPIJ, in accordance with Article 9 of the rule regarding the treatment of MSCB of Japan Securities Dealers Associations, in the event that, in the calendar month that includes the day on which the Stock Acquisition Rights are exercised, the total number of our company’s common stock that is acquired as a result of said exercise exceeds 10% of the number of listed shares as of the date of the allotment of the Stock Acquisition Rights, the exercise of Stock Acquisition Rights cannot be effected for the portion that is over said 10%. In the case that the Stock Acquisition Rights are exercised, the shares of our company that may be received therefrom may be sold to a third party.

(3) Share Lending Contracts

There are no plans for our company’s officers or large shareholders to enter into a contract and the like regarding the lending of our company’s share certificates in regard to the Transaction with BNPPIJ, the party receiving allotment, or any Group Company.

2. Purpose of Use and Amount of Finance to Be Raised

We intend to use the finance to be raised through the Transaction as an equity investment in the Opportunity Fund. The rough estimate after take-home, which includes the total asset value invested upon the issuance or exercise of the Stock Acquisition Rights, is ¥24,950,000,000, and because the assets invested at the time of the exercise of the Stock Acquisition Rights will become loan claims held by the party receiving allotment against our company based on the Commitment Line Agreement, no cash payments shall be made when the Stock Acquisition Rights are exercised. In the case that the Stock Acquisition Rights are exercised, because the claims held by the party receiving allotment against us shall be reduced only for the portion of the price of invested claims, and our liabilities will be converted into our company's common stock, our liabilities shall be

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reduced in equivalent amount to the price of the invested claims, and net assets shall be increased by an equal amount.

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