



May 30, 2008

To Whom It May Concern

Heiwa Real Estate Co., Ltd.  
Sakutaro Kimbara  
President, Director  
(Code No. 8803)

The Acquisition of Fixed Assets (the Shin-Odori Bldg.)  
Expanding the Building Leasing Business in the Sapporo Area

Heiwa Real Estate Co., Ltd. wishes to inform you that we acquired a partial share of the Shin-Odori Bldg, with plans to expand our building leasing business in the Sapporo area. This is our sixth rental building in the Sapporo area, following the Dogin Bldg., the Park East Sapporo, the Sapporo Ekimae Godo Bldg., and two others.

The Shin-Odori Bldg. is favorably located in a downtown district amidst offices, financial institutions, and department stores. Direct connection with the Odori subway station maximizes access to an excellent transport link in and out of the district. The building also has a high profile in the cityscape on its corner lot along the Odori-park. The Dogin Bldg. (Site area: 2,636.41 m<sup>2</sup>, Total floor area: 28,793.47 m<sup>2</sup>), another Heiwa asset, stands next door.

With the acquisition of this building, we wish to contribute to the local community and help to further develop the Sapporo area.

Property Summary

- Name: Shin-Odori Bldg.
- Location: 1 Odorinishi 4-chome, Chuo-ku, Sapporo-city
- Structure: Steel-framed steel-reinforced concrete building with 2 stories underground and 10 stories aboveground
- Site area: 2,134.34 m<sup>2</sup> (a 46.91% interest of the asset has been acquired.)
- Total floor area: 17,319.05 m<sup>2</sup> (a 57.56% interest of the asset has been acquired.)
- Completion date: April 1979
- Seller: Chofu Holdings Special-Purpose Company  
(A special-purpose company with capital funding from the real estate fund managed by Morgan Stanley)
- Acquisition date: May 30, 2008