

December 18, 2007

IMMEDIATE RELEASE

Secured Capital Japan Co., Ltd.
Katsuya Takanashi
Representative Director, President and CEO
(Code: 2392 TSE 1st Section)

Inquiries:
Takeshi Sugai
Director, CFO and CAO
(TEL: +81-3-5776-1300)

Fund Investment in Resort Development Project in Vietnam

Secured Capital Japan Group (“SCJ”), on behalf of its fund, announced today it has entered, into a joint venture to develop a luxury resort project on China Beach in Danang, Vietnam. The joint venture is with Kor Hotel Group, a US based luxury resort operator, and Indochina Land, Vietnam’s preeminent real estate developer.

SCJREP Asia (“Fund”) is a real estate opportunity fund managed by SCJ. The Fund is focused on real estate investments in Japan but has up to a 25% allocation to non-Japan Asian properties, primarily in China.

Vietnam has the second highest GDP growth rate in Asia, behind China and Danang is the third largest city in Vietnam. China Beach has huge potential to become the next great Southeast Asian resort destination, being voted for one of the best beaches by Forbes Magazine. Accordingly, we believe this investment will provide an excellent opportunity for the Fund investors.

We think the above transaction will not materially affect our FY2007 full-year earnings forecast, dated on November 8th, 2007

Project Overview

Name (temporary) : Viceroy China Beach
Land Area: 50 acres (approximately 200,000m²)
No of units: 120 guest rooms, 50 1-5 BR villas
Location: China Beach, Danang, Vietnam
Year of opening: 2010

References

13 Jun 2006 Notice of Completion of First Closing of SCJREP Asia Fund
4 Apr 2007 Notice of Completion of Final Closing of SCJREP Asia Fund