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IMMEDIATE RELEASE

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SCJ Closed New Real Estate Mezzanine Fund

Secured Capital Japan Co., Ltd. (SCJ) announced that a new Real Estate Mezzanine Fund (SCJREMP I) was successfully closed, raising an aggregate equity commitments of approximately ¥14.2bn, giving the fund leveraged buying power of approximately ¥40-50bn. Subscriptions for the fund have come from both domestic institutions and international investors.

With a pilot fund started in October 2005, SCJ has been building its track record in the business on a belief that the Japanese real estate finance market will continue to develop as more Japanese investors are interested in making asset allocation to real estate and with growing sophistication in real estate equity and debt capital markets in Japan. SCJ believes mezzanine investments in Japan will provide good investment opportunities for experienced investment managers.

SCJ believes that Japanese real estate capital market will continue to develop with an increasing asset allocation to real estate by Japanese institutions and continued participation of international investors. While many lenders would continue to be active in the real estate finance, they would become more risk sensitive in terms of structuring, pricing and post-deal surveillance. Currently, there are only a small number of mezzanine players in the Japanese real estate market, most of whom are balance sheet players.

With many years of experiences in real estate investment in Japan and its strong capital and lending market knowledge, SCJ Group is confident to grow this new business successfully by generating excellent risk adjusted returns to investors. This is an important part of SCJ's efforts to broaden its product profile to meet the requirements of customers having different risk return profiles.

Any financial consequence of the above transaction has already been factored into our FY2007 full-year earnings forecast contained in the announcement dated August 9, 2007 of our FY2007 interim results.

Reference:

Commencement of Real Estate Mezzanine Fund, dated September 28, 2005 (Japanese Language Only)