

## Notice of the Sale of Fixed Assets

Tokyo (Friday, September 14, 2007) – The Tokyo Star Bank, Limited (“Tokyo Star Bank”) hereby announces that it has signed a contract to sell the land and buildings used for its Head Office.

Tokyo Star Bank has also signed a lease contract with the purchaser and continues to occupy the premises as its Head Office. Details of the sale are as follows:

### 1. Reason for the Sale

Tokyo Star Bank has found the sale would meet its interest in the course of reviewing its properties with the purpose of enhancing the efficiency of its assets.

### 2. Information on the Assets Sold

(1) Location	Lot No. 602 and 803, Akasaka 1-chome, Minato-ku, Tokyo
(2) Area	Land: 1,913.37 m <sup>2</sup> Building: 8,297.09 m <sup>2</sup>
(3) Proceeds of the sale	JPY 22.3 billion
(4) Book value	JPY 4.1 billion

### 3. Profile of the Purchaser

(1) Company name	KOWA REAL ESTATE CO., LTD.
(2) Location of headquarters	1-15-5, Minami-Aoyama, Minato-ku, Tokyo
(3) Representative	Mikio Nakura, President
(4) Paid-in capital	JPY 16.8 billion
(5) Business	Real-estate businesses
(6) Relationship to the seller	No relationship in capital, personnel or business.

### 4. Schedule of the Sale

Date of delivery of the assets: September 21, 2007

### 5. Impact on the Financial Results

As a result of the sale, JYP 18.1 billion of gains on sale of fixed assets will be reported as extraordinary gains in the fiscal year ending March 31, 2008. This amount has already been reflected in the upward revision of the forecast announced today separately.