

For Immediate Release

Company Name: Shinsei Bank, Limited
 Name of Representative: Hideyuki Kudo
 President and CEO
 (Code: 8303, TSE First Section)

**Shinsei Bank Grants Non-Recourse Loan to
 “The Park Front Hotel at Universal Studios Japan”**

- Provided a non-recourse loan to TMK Wonder Triangulum being secured by the hotel
 scheduled to open on August 1, 2015-

Tokyo (Thursday, July 30, 2015) --- Shinsei Bank, Limited (hereinafter “Shinsei Bank”, the “Bank”) announced today that the Bank had granted a senior non-recourse loan secured by “The Park Front Hotel at Universal Studios Japan” (Konohana-ku, Osaka-shi; hereinafter the “Hotel”) scheduled to open on August 1, 2015, to TMK Wonder Triangulum, which is developing the Hotel.

Shinsei Bank was involved in this project from the land acquisition stage by TMK Wonder Triangulum and assisted in creating a finance scheme. Together with Aozora Bank, Ltd. (Chiyoda-ku, Tokyo; President Shinsuke Baba), Shinsei Bank granted a loan to finance the development of the Hotel, making the first loan drawdown upon completion of the Hotel’s framework and the second drawdown upon completion.

The Hotel is located right in front of Universal Studios Japan, facing the Universal City Walk Osaka that connects the Universal City Station on the JR Yumesaki Line and the USJ main gate. Additionally, the Hotel will be operated by Tokyu Hotels Co., Ltd. (Shibuya-ku, Tokyo; President Haruka Takahashi), which has an extensive track record and strong brand recognition as a hotel operator. Shinsei Bank has closely worked with concerned parties from the initial development stage. In this project Shinsei Bank utilized its expertise and knowledge in financial services in areas such as evaluating the business plan based on the Hotel’s feature, and created a finance scheme for such an operational asset*.

Shinsei Bank seeks to continue engaging in high quality real estate projects not only evaluating the risk and return of individual projects, but engaging in business based upon an evaluation of the health of the overall real estate market.

* Operational assets refer to assets whose management and operation require expertise such as commercial buildings, hotels, leisure/amusement facilities, hospitals, clinics, and aged care facilities, and whose income greatly fluctuates depending on the management skills of the specialized operator (business operator) and whether it is experienced in the management of the same type of assets.

[Project Overview]

Property Name:	The Park Front Hotel at Universal Studios Japan		
Address:	6-427 Shimaya, Konohana-ku, Osaka-shi, Osaka Prefecture		
Building Outline:	Lot area	6,647.76sqm	
	Gross Floor area	45,789.71sqm	
	No. of floors	28 floors	
	No. of guest rooms	598 rooms	
	Hotel capacity	2,196 guests	
Completion Date:	June 30, 2015		
Opening Date:	August 1, 2015 (scheduled)		
Business Entity:	TMK Wonder Triangulum		
Hotel Operator:	Tokyu Hotels Co., Ltd.		
Arranger and Hotel Management Advisor	Hospitality Capital Management Co., Ltd		

[Overview of Non-Recourse Loan]

Borrower: TMK Wonder Triangulum
Date of Agreement: April 25, 2014
Loan Drawdown date: First drawdown October 17, 2014
Second drawdown June 30, 2015

Shinsei Bank is a leading diversified Japanese financial institution providing a full range of financial products and services to both institutional and individual customers. The Bank has total assets of 9.1 trillion yen on a consolidated basis (as of June 30, 2015) and a network of outlets throughout Japan. Shinsei Bank demands uncompromising levels of integrity and transparency in all its activities to earn the trust of customers, staff and shareholders. The Bank is committed to delivering long-term profit growth and increasing value for all its stakeholders. News and other information about Shinsei Bank is available at <http://www.shinseibank.com/corporate/en/index.html>