

For Immediate Release

Shinsei Bank and Hankyu Corporation to Form Real Estate Private Equity Business Alliance

Tokyo (Wednesday, November 26, 2003) - Shinsei Bank, Limited ("Shinsei Bank") announced today that it has agreed to participate in a real estate private equity business to be launched by Hankyu Corporation ("Hankyu"). The details of the agreement are as follows:

1. Purpose

Hankyu, which operates mainly in the Kansai area and is known for its comprehensive expertise and outstanding achievements in real estate, is starting a real estate private equity business. Drawing on its skill in real estate finance acquired through non-recourse lending and other real estate finance businesses, Shinsei Bank will provide Hankyu with financial and structuring support, while expanding its own real estate finance network in the Kansai area.

2. Contents of the Agreement

- (1) Shinsei Bank, in collaboration with Hankyu and other investment partners, will grant loans to special purpose companies established for the purpose of acquiring properties related to this real estate private equity business.
- (2) Shinsei Bank will make an equity contribution to Hankyu Investment Partners, Inc., an asset management company established by Hankyu for starting this real estate private equity business, and will work with the company on the financial aspects of the management of its assets.

3. Launch of Operations

November 2003

4. Basic Policy of Investment, Numerical Target

Major Investment Target: Urban commercial real estate, office buildings, medium- and high-rise urban rental housing, and other building complexes and facilities located mainly along the Hankyu railroad lines and in the Tokyo metropolitan area

Investment Period: Three to five year

Numerical Target: Approximately 50 billion yen to be invested

Profile of the Asset Management Company

Company Name: Hankyu Investment Partners, Inc.
Head Office: Azuchi-machi 3 - 3 - 9, Chuo-ku, Osaka-shi
Established: July 1, 2003
(originally established as a 100% subsidiary of Hankyu Corp.)
Capital Amount: 20 million yen
Shareholders as of Nov. 2003: Hankyu Corporation: 49%
Creed Corporation: 15%
XYMAX Corporation: 15%
Takenaka Corporation: 12%
Shinsei Bank, Limited: 5%
The Bank of Ikeda, Ltd.: 4%

Representative: Takashi Shimada (President)
Business Lines: Asset management business; Real estate investment advisory business

Profile of Hankyu Corporation

Head Office: Sakae-machi 1-1, Ikeda-shi, Osaka-fu
Shibata 1-16-1, Kita-ku, Osaka-shi
(Business office of Head Office)
Established: 1907
Capital: 75.9 billion yen (as of April 1, 2003)
Representative: Kazuo Sumi (President)
Business Lines: Urban transportation, Real estate, Leisure,
Entertainment, Communications, Retail business
Employees: 3,291 (as of March 31, 2003)
Sales: 243.4 billion yen (term ended March 2003, non-consolidated)

Hankyu has released the same news at 14:00 today.