

For Immediate Release

Shinsei Bank, Limited
(Code: 8303 TSE First Section)

Completion of sales of all shares of Life Housing Loan

Tokyo (Friday, May 18, 2007) – Shinsei Bank, Limited (“Shinsei Bank”) today announced that Shinsei Property Finance Co., Ltd. (Head Office: Minato-ku, Tokyo, Representative Director & President: Katsumi Nagashima; “Shinsei Property Finance”), a subsidiary of Shinsei Bank, completed the sale of all shares of Life Housing Loan, Ltd. (Head Office: Chuo-ku, Tokyo, Representative Director & President: Masami Hirakawa) to Sumitomo Trust & Banking Co., Ltd. (Head Office: Chuo-ku, Osaka, President and Chief Executive Officer: Yutaka Morita; “Sumitomo Trust”) based on the basic agreement between Shinsei Property Finance and Sumitomo Trust announced on April 10, 2007.

The financial impact on Shinsei Bank has been incorporated in the forecast announced on May 9, 2007.

Shinsei Bank is a Japanese financial institution providing a full range of financial products and services to both institutional and retail customers based on a three pillar strategic business model comprising Institutional Banking, Consumer and Commercial Finance and Retail Banking. The Bank has total assets of US\$ 92 billion on a consolidated basis and a network of 29 Shinsei Bank branches in Japan (as of March 2007). 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 are available at <http://www.shinseibank.com/english/index.html>.