

For Immediate Release

Company Name: Shinsei Bank, Limited
 Name of the Representative: Thierry Porté
 President and CEO
 (Code: 8303, TSE First Section)

Shinsei Subsidiary to Sell Property

Tokyo (Wednesday, May 14, 2008) – Shinsei Bank, Limited, today announced that a wholly owned subsidiary will sell a property in Meguro that currently houses the Bank's Meguro Financial Center and a number of IT and operations functions.

Due to business expansion in recent years, the Bank's IT center in particular has outgrown the 30-year-old Meguro building. A central Tokyo location for these operations is no longer necessary, given advances in technology, and repositioning them is more prudent from the point of view of continuity-of-business planning. Shinsei's agreement to the sale is part of an ongoing effort to realign operations to improve efficiency and maximize shareholder value.

Chowa Tatemono, a consolidated subsidiary within the Shinsei Group, currently owns the Meguro property. As a result of this transaction, Chowa Tatemono expects to record a gross gain of 10.0 billion yen while Shinsei Bank expects to record a net gain of approximately 5.0 billion yen on both its consolidated and non-consolidated net income. These profits have already been accounted for in the fiscal 2008 financial forecasts announced separately today.

Reference:

1. Summary of the building (asset in trust) to be sold

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|-------------|---|
| Address | 2-546-1 Kamioosaki, Shinagawa-ku, Tokyo |
| Land area | 3,833.4 m ² |
| Floor area | 20,322.39 m ² |
| Sales value | 19.2 billion yen |
| Book value | 9.2 billion yen |

2. Overview of the Purchaser

| | |
|----------------------------|--|
| Name | Kamioosaki 2 Chome Capital TMK (An affiliate of the Lone Star Real Estate Fund) |
| Head office | 3-8-21 Toranomom, Minato-ku, Tokyo |
| Director | Kazuhiro Matsuzawa |
| Capital | 10.0 million yen |
| Relationship with the Bank | None |

3. Timeline of the transaction

| | |
|--------------|----------------------------------|
| May 14, 2008 | Signing of the contract |
| May 30, 2008 | Expected transfer of the benefit |

Shinsei Bank is a leading diversified 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 11.5 trillion yen (US\$115 billion) on a consolidated basis (as of March 2008) and a network of 41 outlets that includes 35 Shinsei Financial Centers, 2 Platinum Centers and 4 BankSpots in 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/english/index.html>.