

Notification on Acquisition of Negotiating Right by Subsidiary Concerning Business Succession of Condominium Management Business and Leasing Management Business

Haseko Corporation announces that Haseko Anesis Corporation, one of its subsidiaries, acquired negotiating rights for business succession of the condominium management business and the leasing management business of Marubi Co., Ltd., which is under civil rehabilitation process, on September 30, 2008, as described below. The negotiation rights have been granted on the premise that the businesses will be transferred.

Details

1. Purpose of Business Succession

The Haseko Group operates a service-related business group under the supervision of Haseko Anesis Corporation, a subsidiary, comprised of Haseko Community, Inc., Haseko Livenet, Inc. and other companies. Haseko Community conducts the condominium management business in which it has been entrusted with the management of 193,000 condominium units as of the end of March 2008. Haseko Livenet is engaged in the condominium leasing management business and has operated 63,000 units as of the same date.

These group companies intend to become the sponsor of the condominium management business and condominium leasing management business operated by Marubi Co., Ltd., which is under the civil rehabilitation process, and fully utilize their accumulated experience and know-how for enhanced services.

The Haseko Group will work to enable the tenants presently housed to be reassured and receive continued services as soon as possible. With this as the top priority, the Group will extend its networks and expand its business in the Kyushu area.

2. Overview of Marubi

- (1) Company name: Marubi Co., Ltd.
- (2) Address: 4-5, Daimyo 2-chome, Chuo-ku, Fukuoka-shi
- (3) Established: September 1984
- (4) Business description: Integrated condominium manager engaged primarily in condominium management business and leasing management business

3. Overview of Haseko Anesis

- (1) Company name: Haseko Anesis Corporation
- (2) Address: 2-3 Shiba 4-chome, Minato-ku, Tokyo
- (3) Representative: Keitaro Mitsui, Representative Director
- (4) Paid-in capital: 2,000 million yen
- (5) Number of employees: 65 (as of April 1, 2008)
- (6) Business description: Supervisor of Haseko's service-related business

4. Overview of Haseko Community

- (1) Company name: Haseko Community, Inc.
- (2) Address: 6-6 Shiba 4-chome, Minato-ku, Tokyo
- (3) Representative: Susumu Otaka, Representative Director
- (4) Paid-in capital: 1,100 million yen
- (5) Number of employees: 720 (as of April 1, 2008)
- (6) Business description: Management and maintenance of condominiums, and reform condominiums

5. Overview of Haseko Livenet

- (1) Company name: Haseko Livenet, Inc.
- (2) Address: 29-14 Shiba 2-chome, Minato-ku, Tokyo
- (3) Representative: Hiroshi Kinoshita, Representative Director
- (4) Paid-in capital: 1,000 million yen
- (5) Number of employees: 335 (as of April 1, 2008)
- (6) Business description: Leasing management and operation of condominiums, consulting service, and brokerage of real estate transaction and leasing

6. Impact on Performance

The outcome of the negotiation will have little impact on Haseko's consolidated business performance of the current fiscal year.

Furthermore, Haseko will fully discuss specific measures as well as the timing of business succession and other issues with the civil rehabilitation attorneys and relevant companies. Haseko will also disclose such matters in a timely manner as soon as they are determined. Moreover, the succession of the business is premised on the court granting permission.