

[Provisional Translation Only]

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Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

April 15, 2009

Asset Managers Holdings Co., Ltd.

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**Announcement concerning Real Estate Advisory Agreement with Netz TOYOTA
Higashi-Saitama Co., Ltd. under the Business Tie-Up with Toyota D&C Co., Ltd.**

As earlier announced in the “Notice concerning Business Tie-up with Toyota D&C, Co., Ltd. and Real Estate Advisory Agreement with K.T. Store Management Co., Ltd. (Kanagawa Toyota Group Company)” released on December 22, 2008, Asset Managers Co., Ltd. (Takuma Hasegawa, President and Representative Director) (“Asset Managers”), one of our consolidated subsidiaries, entered into a business tie-up agreement with Toyota D&C Co., Ltd. (Katsuyuki Toyoda, President and Representative Director) (“Toyota D&C”) on December 22, 2008, to jointly provide real estate related services to corporate customers.

Asset Managers and Toyota D&C entered into a real estate advisory agreement on April 15, 2009 with Netz TOYOTA Higashi-Saitama Co., Ltd. (Shunsuke Iizuka, President and Representative Director) (“Netz TOYOTA Higashi-Saitama”). Details of the agreement are as follows:

1. Outline of the Real Estate Advisory Agreement

(1) Background leading to the execution of the real estate advisory agreement

In accordance with the “Notice concerning Business Tie-up with Toyota D&C, Co., Ltd. and Real Estate Advisory Agreement with K.T. Store Management Co., Ltd. (Kanagawa Toyota Group Company)” released on December 22, 2008, our Group and Toyota D&C have been pursuing the business of offering proposals concerning effective utilization of real estate and real estate securitization schemes to distributors and other affiliates of Toyota Motor Corporation and Hino Motors, Ltd. as well as other non-affiliated companies.

As a third project resulting from such joint efforts, our Group and Toyota D&C entered into a real estate advisory agreement with Netz TOYOTA Higashi-Saitama on April 15, 2009.

(2) Outline of the real estate advisory agreement

(i) Entrusted business: Provision of advice and information gathering concerning the sale, leasing and

effective utilization of real estate assets

Provision of advice and information gathering when purchasing or leasing real estate assets

Provision of advice concerning negotiations and agreements related to real estate assets

(ii) Contract date: April 15, 2009

(3) Outline of Netz TOYOTA Higashi-Saitama Co., Ltd.

- (i) Company name: Netz TOYOTA Higashi-Saitama Co., Ltd.
- (ii) Address: 1-38-1 Shiba, Kawaguchi City, Saitama Prefecture
- (iii) Representative: Shunsuke Iizuka, President and Representative Director
- (iv) Inception date: November 1, 1966
- (v) Business: Automobile sales, repair, recycling/storage, vehicle body maintenance, etc.
- (vi) Capital: 82 million yen (as of March 31, 2009)
- (vii) Total number of shares issued and outstanding: 164,000 shares (as of March 31, 2009)
- (viii) Principal shareholders:
- | | |
|---|--------|
| Saibo Co., Ltd. | 18.29% |
| Saitama Kogyo Co., Ltd. | 18.29% |
| Shunsuke Iizuka | 10.43% |
| Tokio Marine & Nichido Fire Insurance Co., Ltd. | 7.32% |
| Genichi Iizuka | 6.10% |
- (ix) Year end: March 31

2. Outline of the Companies Concerned

(1) Outline of Asset Managers Co., Ltd.

- (i) Address: The Imperial Hotel Tower, 1-1-1 Uchisaiwai-cho, Chiyoda-ku, Tokyo
- (ii) Representative: Takuma Hasegawa, President and Representative Director
- (iii) Date of establishment: September 27, 2007 (business commenced on March 1, 2008)
- (iv) Business: Real estate investment, arrangement of real estate fund organization, consigned development operations, etc.
- (v) Capital: 10,010 million yen (as of February 28, 2009)
- (vi) Total number of shares issued and outstanding: 49,400 shares (as of February 28, 2009)
- (vii) Principal shareholder: Asset Managers Holdings Co., Ltd. 100%
- (viii) Year end: End of February

(2) Outline of Toyota D&C Co., Ltd.

- (i) Company name: Toyota D&C Co., Ltd.
- (ii) Address: 1-1-3 Yaesu, Chuo-ku, Tokyo
- (iii) Representative: Katsuyuki Toyoda, President and Representative Director
- (iv) Date of Establishment: June 15, 2004

- (v) Business: Construction design, CM business, FM business, real estate brokerage and effective use support business
- (vi) Capital: 40 million yen (as of February 28, 2009)
- (vii) Total number of shares issued and outstanding: 1,200 shares (as of February 28, 2009)
- (viii) Principal shareholders: Toyoda Sankyo Co., Ltd. 48.33%
Asset Managers Co., Ltd. 6.67%, etc.
- (ix) Year end: June 30

3. Outlook

While our company and Toyota D&C are currently continuing negotiations with a number of companies for the purpose of becoming exclusive advisors for their CRE strategies, we have entered into this real estate advisory agreement with Netz TOYOTA Higashi-Saitama as a third transaction resulting from such efforts.

We believe that the effect on February 2009 consolidated results of operations of this real estate advisory agreement will be negligible. However, as it is expected that the demand for the provision of CRE solutions will rise in light of the current business environment, we believe that we will be able to enter into real estate advisory agreements with a larger number of companies, aided by the business tie-up agreement with Toyota D&C, and this, in turn, will lead to the strengthening of the earnings base of our Group. We will endeavor to have such effects reflected in earnings projections for future fiscal terms.

(Note) Forward-looking statements contained in this material are based on judgments obtained from information that was available to the Company and the Group as of the announcement date. However, these statements involve risks and uncertainties. Therefore, please note that actual earnings may differ significantly from the described earnings projection as a result of various factors.