

Press Release

September 30, 2003

Park 24 Co., Ltd.

Park 24 Implements Asset Securitization on Parking Lots

-- Company raises funds through asset securitization of Times business assets worth ¥5.1 billion --

Park 24 Co., Ltd., Japan's largest operator of metered parking lots -- managing 4,891 facilities throughout Japan under the "Times" brand name, with spaces for 65,888 vehicles -- has removed from its balance sheet ¥5.1 billion worth of the assets used for its Times operations, under a securitization package arranged by Merrill Lynch Japan Securities Co., Ltd. This is the second such securitization of Times assets following the first one in September 2001.

Under this securitization scheme, further Times operating assets (real estate) may be added within a set period. This is the first real estate securitization scheme of its kind to be implemented in Japan.

Objectives of Securitization

Background to "Times" Securitization

The business expansion strategy of Park 24 is based on the premise that its Times parking lot service will continue to expand strongly in view of the chronic lack of parking space in Japan. As of the end of August 2003, the Company operated parking spaces for 65,888 vehicles at 4,891 parking facilities nationwide under the Times brand name. Ninety-two percent of the land used for the Times parking lots is leased. This system has the advantage of requiring only a relatively small amount of funds for the acquisition of the necessary land, but faces a risk due to the possible non-renewal of the land lease contracts.

Aims

Park 24 aims to:

1. Expand its range of methods for acquisition of land for Times operations
2. Reduce contract non-renewal risk
3. Conduct operations with minimal working capital

For these reasons, the use of an asset securitization scheme, that is, the removal of assets from the Company's balance sheet, will allow us to safely purchase land for the expansion of our parking lot operations, thereby optimizing our business portfolio.

Key points in regard to the second (or "to this") securitization

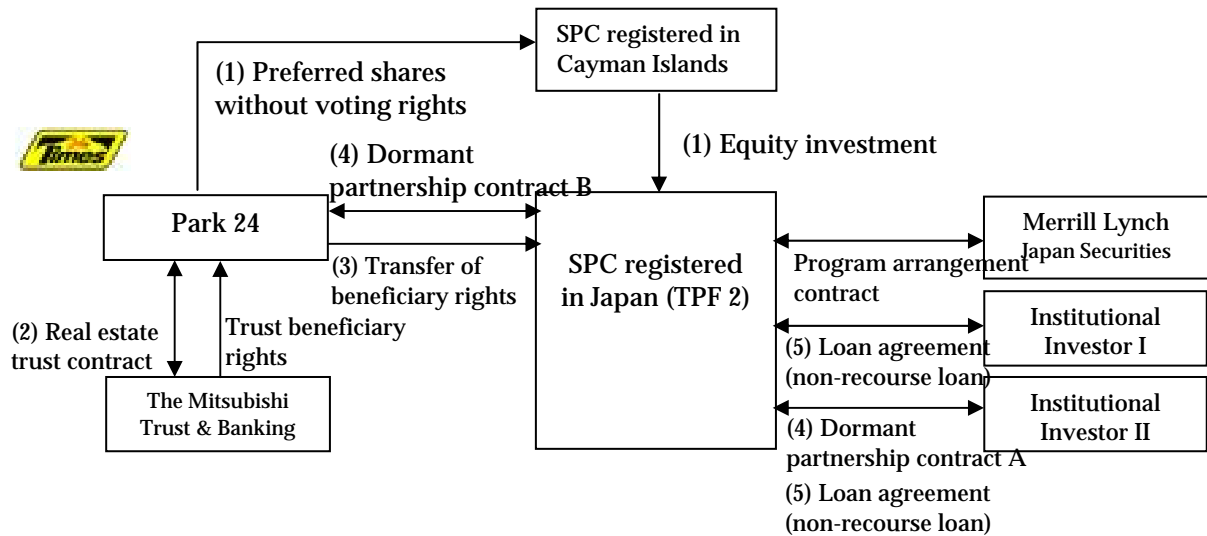
The scheme allows for the adding to the Times assets subject to securitization within a specified period of two years. Trust beneficiary rights on revenues generated by new parking lots purchased by Park 24 within the two years may be transferred to the SPC (special-purpose company) that has been established to issue the securities, up to a set maximum of ¥15 billion. In addition to speeding up the recovery of funds, this system also reduces the costs of setting up the SPCs.

The funds generated by this securitization will be employed to purchase additional land for Times operations, which, in their turn, will be used as the basis for further securitization. Furthermore, by creating a healthier operating portfolio, this system will assure us of the ability to conduct stable Times operations over the long term with a minimal amount of working capital.

Schematic outline of securitization plan

Schedule:

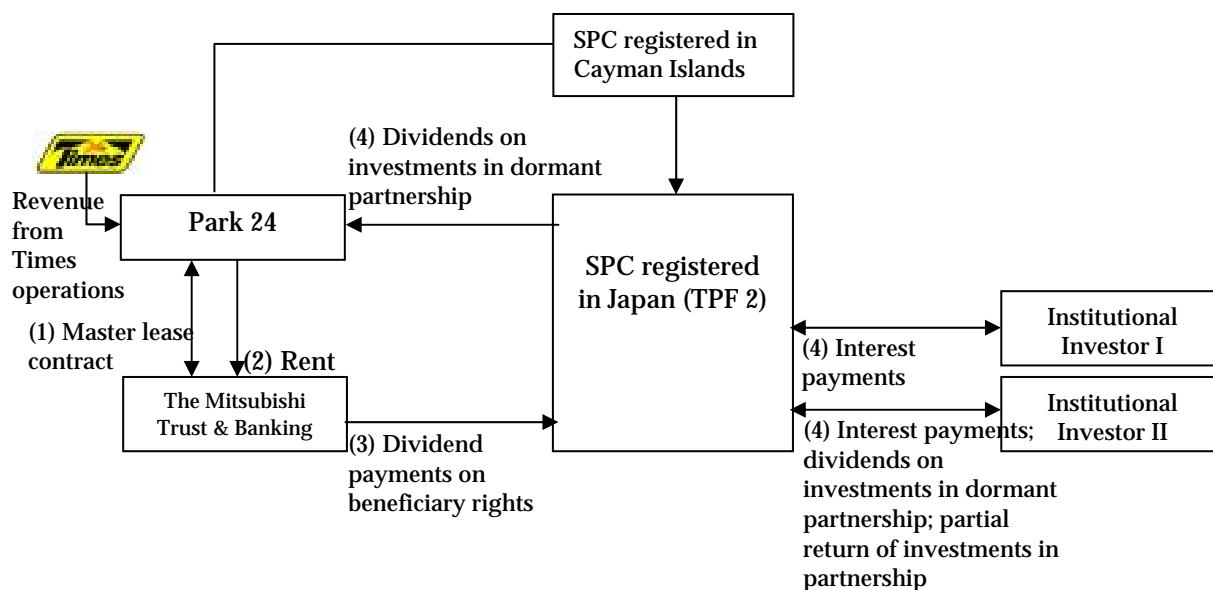
1. Two special-purpose companies (SPCs) were set up, one registered in the Cayman Islands and one registered in Japan.
2. Park 24 and The Mitsubishi Trust & Banking Corp. signed a real estate trust contract with respect to 7 properties.
3. Park 24 transferred the trust beneficiary rights to the SPC registered in Japan.
4. The SPC registered in Japan formed a dormant partnership (A) with Institutional Investor II and another partnership (B) with Park 24 (see chart below), and the Institutional Investor and Park 24 invested funds in dormant partnership (A).
5. The SPC registered in Japan signed loan contracts with Institutional Investors I and II.



Steps planned after the securitization:

1. The Mitsubishi Trust & Banking Corp. and Park 24 shall sign a master lease contract and a real estate management service consignment contract
 2. Park 24 will continue to operate its Times parking service at the sites subject to the securitization, and will pay a fixed-amount rent to The Mitsubishi Trust & Banking Corp. under the terms of the master lease contract.
 3. The SPC registered in Japan, which is the beneficiary of the real estate beneficiary rights, will receive trust dividend payments from The Mitsubishi Trust & Banking Corp.
 4. Using the trust dividends as the source of funding, the Japan-registered SPC will pay dividends on loans made by the Institutional Investor I and dividends both on loans and investments in the dormant partnership to Institutional Investor II, as well as dividends on investments in the partnership to Park 24.
- Park 24 may transfer additional trust beneficiary rights on revenue from new properties that are purchased within the two-year period to the SPC registered in Japan (up to a maximum of ¥15 billion).
 - In the event that new properties are added to the scheme, Institutional Investor I, Institutional Investor II, and Park 24 shall share the cost burden for this additional purchase, and shall receive from the Japan-registered SPC payments of interest and dormant partnership dividends, in the same proportion as they contributed to the initial investment.

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Note: The term “master lease contract” refers to contracts for both flat (i.e. ground-level only) parking lots and multilevel parking facilities.

Outline of Securitization Scheme

Details of assets subject to securitization scheme

Properties: Seven real estate properties including Times Station Sapporo and Times Station Yokohama Yamashita-cho.

Agreed asset value: ¥5.1 billion

Trust beneficiary: The Mitsubishi Trust & Banking Corp.

Arranger: Merrill Lynch Japan Securities Co., Ltd.

Outline of Investment Target (Japan-registered SPC)

Name: TPF2 Ltd.

Paid-in capital: ¥1,123.15 million (of which, Park 24’s share under the dormant partnership is ¥252 million)

Method of financing: Senior loan (non-recourse): ¥3,500 million (Institutional Investor I)
Mezzanine loan (non-recourse): ¥600 million (Institutional Investor II)

Line of business: Acquisition, holding, operation, sale and other forms of disposal of trust beneficiary rights

Schedule for transference of beneficiary rights

September 26, 2003: Signing of all relevant contracts

September 30, 2003: Completion of transference of trust beneficiary rights

For further inquiries regarding the above, please contact K. Sasaki (Mr.) or M. Nozawa (Ms.) at the Management Planning Dept., Park 24 Co., Ltd.

Phone: +81-3-3495-5313