



DAIBIRU CORPORATION

3-23, Nakanoshima, 3-chome, Kita-ku,

Osaka, 530-6126, Japan

[Announcement, Monday, April 5, 2010]

Property Acquisition - “AOYAMA RISE SQUARE”

Daibiru Corporation today announced its decision to purchase an office property located in Minami-Aoyama, Minato-ku, Tokyo, through the acquisition of the trust beneficiary rights with respect to the ownership of the captioned property.

1. Reason for acquisition

Daibiru has set out in its management action plan its intention to strengthen the office-leasing business in the central business district of Tokyo, in line with its overall objective of the continuous expansion of the company’s core operation. To this end, it has been exploring a series of investment opportunities.

“AOYAMA RISE SQUARE” is highly recognized as a landmark building in the Aoyama district, with its prime location overlooking the “Omote-sando” junction and its direct access to the “Omote-sando” subway station where three subway lines (Ginza Line, Chiyoda Line, and Hanzomon Line) interface. Daibiru strongly believes that the property will greatly contribute to the Company, both in terms of property portfolio and financial performance over the long-term.

2. Outline of the Property

Property Name		AOYAMA RISE SQUARE
Address		Minami-Aoyama 5-1-22, Minato-ku, Tokyo
Land	Use	Commercial, partly residential
	Site area	Sectional ownership for 83.53% of the gross registered site area of 3,393.77 m ²
Building(Compartmentally)	Structure	Steel framed, partly steel-reinforced concrete structure, 16 floors above ground and 2 floors below ground
	Completion	April, 2003
	Gross Floor area	24,671.75 m ² (entire building)
	Private-use area	16,560.87 m ² (entire building)
	Co-owned area	Sectional ownership for 84.75% of 14,709.62 m ²
	Independently owned area	1,265.73 m ²
Trustee		The Chuo Mitsui Trust and Banking Company, Ltd.
Acquisition price		¥37,900million (excl. acquisition costs and applicable taxes)
Usage		Leased offices, clinics and shops

3. Outline of the Seller

(1)	Name	YK FF Invests
(2)	Location	Roppongi 5-18-2, Minato-ku, Tokyo
(3)	Representative	Toshiaki Ishii, Director
(4)	Scope of Business	Sale, purchase, leasing and possession of real estate
(5)	Capital	¥3million
(6)	Established	September 13, 2005
(7)	Relationship with DAIBIRU Corp.	None

4. Schedule of Acquisition

(1)	Board Resolution	April 5, 2010
(2)	Conclusion of Sale and Purchase Agreement	April 5, 2010
(3)	Delivery	April 23, 2010 (prospective)



(AOYAMA RISE SQUARE)