

## ATLAS PARTNERS JAPAN Acquires ST Nishi-Kasai Building, Financed by SOCIETE GENERALE

11.27.2007



ST Nishi-kasai Building

A special purpose company (SPC) formed by ATLAS PARTNERS JAPAN (Head Office: Chiyoda-ku, Tokyo), acquired the ST Nishi-Kasai Building, located in Nishi-Kasai, Edogawa-ku, Tokyo in September 2007. The seller was an SPC of NEW CITY CORPORATION. Although the price has not been disclosed, it is believed to be more than 10 billion yen.

The building is located an eleven-minute walk from the Nishi-Kasai subway station on a tree-lined street. It is a glass-walled office building of eight-stories with a total floor area of 20,999 m<sup>2</sup>, which was completed in 1992. The tenants include MITSUI ENGINEERING & SHIPBUILDING, SHINKO SECURITIES BUSINESS SERVICES and AXA NON-LIFE INSURANCE.

The SPC was financed by the SGAM AI Japan Property Fund, which was established by SOCIETE GENERALE GROUP, a major French financial institution serving investors including European insurance companies, pension funds and investment trusts. It plans to invest around 160 billion yen in Japanese real estate, assigning ATLAS PARTNERS JAPAN as its asset manager.

ATLAS PARTNERS JAPAN is a real estate investment advisory company that was established in 2003. It manages funds and assets mainly for overseas investors. The company established an investment scheme based on Islamic law for bank funds in Kuwait in September, investing in three office buildings in Japan.

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[Outline of Dealing]

Name: ST Nishi-kasai Building

Buyer: Toranomom Investments Tokutei Mokuteki Kaisha

Seller: NCC Nishi-kasai Tokutei Mokuteki Kaisha

Price: Over 10 billion yen (estimated)

Location: 8-4-6 Nishi-kasai, Edogawa-ku, Tokyo

Nearest station: 11-minute walk from Nishi-kasai subway station

Land area: 7,000.14m<sup>2</sup>

Floor space: 20,999.24m<sup>2</sup>

Structure: S

Stories (above/underground): 8/0

Year completed:1992

Dealing period: September 2007

Major tenants: Mitsui Engineering & Shipbuilding, Shinko Securities Business Services