

ATLAS PARTNERS Acquires Building in Kyobashi from TOKYU LAND

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GK BACCHUS acquired a rental office building in Kyobashi, Chuo-ku, Tokyo, from TOKYU LAND in March 2009. The company is believed to be a special purpose company sponsored by ATLAS PARTNERS JAPAN, a real estate advisory company that operates local and foreign investment funds. It is also believed that the company will operate the building by leasing it.



Kyobashi South

The building is Kyobashi South, which is located in an office district that is a two-minute walk from the Kyobashi subway station and a three-minute walk from the Ginza-itchome subway station. It has nine stories above ground and one below with 2,016 m2 of floor space and was developed by TOKYU LAND in 2007.

The first basement to the second floor is used for retail space and the third to ninth floors are used for office space. As of April, the first basement floor is occupied by a Japanese restaurant and the first floor is home to an Italian restaurant.

The second to sixth floors are occupied by the BROTHER INDUSTRIES Group, a Nagoya-based manufacturer of sewing machines and printers, as its business base in Tokyo. The seventh to ninth floors are occupied by the Institute of Internal Auditors. The building is fully occupied.

BROTHER INDUSTRIES, which formerly had its Tokyo branch office in its own building that was about 30 m away from Kyobashi South, decided to reconstruct its building due to its age.

The company had already demolished the existing Shin Kyobashi Building and began construction of the Brother Industries Tokyo Branch Building (tentative name), which will have nine stories above ground and approximately 3,160 m2 of floor space, in April.

The total project cost is roughly 1.2 billion yen (US \$12 million). The company will use the building as a sales base, as well as consolidate new business related divisions that are dispersed throughout Tokyo, after the building is completed in May 2010.

The AUM balance of ATLAS PARTNERS JAPAN as of December 2008 was 130 billion yen (\$1.3 billion) and nearly 50% of its investors come from Japan, 30% from Europe and 20% from the Middle East.

The company is believed to have acquired the Kanda-Ogawamachi Tosei Building II in Chiyoda-ku through another special purpose company in

March, the same month when the company obtained Kyobashi South.

[Outline of Dealing]

Name: Kyobashi South

Buyer: GK Bacchus (SPC of Atlas Partners Japan)

Seller: TOKYU LAND

Rights: Trust beneficiary rights

Location: 3-3-11 Kyobashi, Chuo-ku, Tokyo (residence indication)

Access: 2-minute walk from Kyobashi subway station

Land area: 291.77m²

Floor space: 2,016.46m²

Structure: SRC, S

Stories (above/underground): 9/1

Completion: 2007

Dealing period: March 2009 (handover)

Key tenants: Brother Industries Group, the Institute of Internal Auditors