

August 21, 2002

For Immediate Release:

USS Co., Ltd.  
Futoshi Hattori  
President and Representative Director  
Stock Code: 4732  
Stock Exchanges: Tokyo & Nagoya

### **USS Sets Policy on Sale of Fixed Assets**

USS Co., Ltd. (USS) hereby serves notice that it has decided on a basic policy regarding the sale of fixed assets, and has begun considering specific terms of agreement. Details are as follows.

#### 1. Reason for the Planned Sale

In October 2001, USS purchased prime land in Yokohama for the purpose of constructing a used car auction site (the USS Yokohama Site). However, following prior consultations between USS and the City of Yokohama, the City requested that USS reconsider its construction plans, on the grounds that the proposed used car auction site would cause problems such as traffic congestion, mainly in the proximity of the Harajuku intersection. Recently, USS proposed selling the property in question to the City of Yokohama. In reply, the City expressed an interest in purchasing the property, informing USS that it had begun examining conditions of purchase and possible future uses of the site. Accordingly, USS has begun considering specific terms of agreement in preparation for the sale.

#### 2. Details of Asset to be Sold

(1) Site area: 132,974.40m<sup>2</sup>

(2) Address: 640-7, Matano-cho  
Totsuka-ku, Yokohama

\*The property to be sold is the former site of the Dreamland Yokohama Amusement Park, acquired by USS from Jujiya Co., Ltd. in October 2001.

(3) Buyer: City of Yokohama (planned)

#### (4) Schedule

USS plans to sign a real estate contract with the City of Yokohama and handover the property, once the City reaches a decision on the purchase of the property. However, the two parties have yet to agree on a specific deadline.

#### (5) Plans

The sale of the property in question will have no effect on projected non-consolidated or consolidated results for the year ending March 31, 2003, as the effect of the Yokohama Auction Site on performance is excluded from forecasts.

USS is presently considering several alternative properties within Kanagawa Prefecture for the Yokohama auction site, but has yet to decide on a future course of action.