

October 22, 2001

For Immediate Release:

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

## **USS Acquires Land in Kanagawa Prefecture for a New Auction**

USS Co., Ltd. has approved a resolution at the meeting of the Board of Directors held today to conclude a real estate contract with Jujiya Co., Ltd. to acquire land.

### **1. Rationale for Acquisition**

USS had earlier announced plans to appropriate funds raised through its first issue of unsecured convertible bonds, issued on September 12, 2001, to the purchase of auction grounds in Kanagawa Prefecture, a large-used car market. In line with those plans, USS inked the above-mentioned agreement with Jujiya to acquire the prime land located in Yokohama's Matano-cho, Totsuka Ward.

Covering a total area of approximately 40,000 *tsubo*, or 132,974.40 m<sup>2</sup>, the land is ideal for a large-scale used car auction site and will be instrumental to USS' drive to cement a strong market position in the Kanto-Koshinetsu region.

### **2. Details of Acquisition**

Site dimension and address	Acquisition price	Current use
Land (132,974.40m <sup>2</sup> ) 1399-1, Aza Okihara, Matano-cho Totsuka-ku, Yokohama	¥8,830 million	The Dream Park, Inc. currently operates the Yokohama Dreamland amusement park on the site.

### **3. Settlement Method**

Cash payment in full.

#### 4. Profile of Jujiya

<b>Name</b>	<b>Jujiya Co., Ltd.</b>		
<b>Head Office Address</b>	<b>2-20-11, Yanagibashi, Taito-ku Tokyo</b>		
<b>Representative</b>	<b>President Takao Nagasawa</b>		
<b>Capital</b>	<b>¥19,421 million (As of February 28, 2001)</b>		
<b>Principal shareholders (As of February 28, 2001)</b>	<b>Name</b>	<b>Number of shares held</b>	<b>Shareholding</b>
	The Daiei, Inc.	130,100 thousand shares	57.1%
	Central Code Chain, Inc.	17,080 thousand shares	7.4%
	Asahi Financial Services Co., Ltd.	10,000 thousand shares	4.3%
<b>Main business activities</b>	<b>General retailing, real estate leasing</b>		
<b>Affiliation with USS</b>	<b>None</b>		

#### 5. Acquisition Schedule

October 22, 2001

- Approval by USS Board of Directors
- Contract inked

February 28, 2002

- Property to be cleared and handed over to USS

#### 6. Plans

USS expects to complete construction of the Kanagawa Auction Site (Provisional name), on the land acquired through this transaction, during the fiscal year ending March 2003. The acquisition of this land will have no effect on non-consolidated or consolidated operating results for the year ending March 2002.