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For Immediate Release:

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### **USS Announces Acquisition of Fixed Asset for Construction of New Auction Site**

USS Co., Ltd. today announced it had purchased a fixed asset (land) for the construction of a second on-site used-car auction facility in the Kansai region (preliminary name: USS Kobe). This new site will bring the total number of auction sites in the USS network to 15. Details are as follows:

#### **1. Rationale for Purchase**

USS has concluded an agreement with the Kobe Port Terminal Corporation for the purchase of land on Port Island, Chuo-ku, Kobe-shi.

The land, with an approximate total area of 66,000m<sup>2</sup>, is conveniently located next to key transport routes due to its position on the port shore and its proximity to Kobe Airport, scheduled to open sometime before March 2006. This makes the location ideal for the siting of a new auction site (preliminary name: USS Kobe). The auction site, which will include a 6-floor all-weather vehicle stockyard capable of holding 6,500 vehicles, and boasting the latest in modern auction facilities, is scheduled to open in February 2005. Initially, the site will handle an estimated 2,000 vehicles per auction.

USS believes that by further strengthening its network with the construction of a conveniently located large-scale auction site serving the large Kyoto-Osaka-Kobe market, it can drive further growth in its business.

## 2. Details of Asset Purchase

<b>Location</b>	1-4 Minato-jima, Chuo-ku, Kobe-shi
<b>Land Area</b>	66,000 m <sup>2</sup> approx.
<b>Purchase Value</b>	¥5.4 billion approx.

## 3. Payment Method: All cash

## 4. Company Disposing of Asset

Kobe Port Terminal Corporation, 5-1-14 Hamabe-dori, Chuo-ku, Kobe-shi  
Motonori Hashima, President

## 5. Transfer Schedule

Agreement concluded: March 30, 2004

The asset will be handed over following the completion of all necessary transfer procedures by the City of Kobe and the Kobe Port Terminal Corporation.

## 6. Effect on Earnings Forecasts

The purchase of the fixed asset will have no impact on results for the current fiscal year. Forecasts for the following fiscal year, including any possible effects of this purchase on earnings, will be released as and when they become available.

(Reference)

### New Auction Site Details

Name	USS Kobe (preliminary name)
Location	1-4 Minato-jima, Chuo-ku, Kobe-shi
Investment	¥12.0 billion approx.
Area	66,000m <sup>2</sup> approx.
Opening date	February 2005 (scheduled)
Scale	Initially the site will handle an estimated 2,000 vehicles per auction, rising to a targeted 5,000~6,000 vehicles per auction in the future
New employees	200 approx. (including employees at affiliates and part-time staff)