

February 10, 2006

## **Ardepro Co., Ltd.**

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(Stock code: 8925, Tokyo Stock Exchange Mothers Market)

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### **Exhibition of real estate for sale at Mother's auction operated by IDU Corporation**

Ardepro Co., Ltd. is pleased to announce that, further to the conclusion of a business alliance with real estate auction (called the Mother's Auction) operator IDU Corporation (HQ: Kita-ku, Osaka; President and CEO: Yoshinori Ikezoe) in September 2005, it has been decided on this day (February 10, 2006) that Ardepro's real estate for sale, valued at a total of 10 billion yen, will be exhibited continuously at Mother's Auction from the inauguration of full-scale service on March 3, 2006.

#### 1. Details of the auction exhibit

Ardepro is developing a condominium revitalization business across Japan. As announced on February 1, 2006, strong results are expected for the first half of the fiscal year ending July 2006, with consolidated sales of 18 billion yen (a 194 percent rise year-on-year). IDU, moreover, plans the launch of a full-scale service exploiting its auction system and expertise for March 3, 2006, and is developing dynamic sales activities to promote Mother's Auction to realtors all over Japan. As of February 10, 2006, IDU had received applications from 314 branches of 245 companies. Ardepro became active in Mother's Auction after concluding business alliances in September 2005. Up to now, we have exhibited 36 properties, winning contracts for 15 of them (a 41.7 percent success rate). Considering these results, Ardepro rates Mother's Auction highly as a new sales method for the revitalizing business. Ardepro is establishing a specialist section within the company to exhibit properties continuously in the future. From March 3, 2006, Ardepro will be exhibiting property for sale on Mother's Auction to the total value of 10 billion yen.

#### 2. Purpose of exhibiting on Mother's Auction

- (1) Ardepro will exhibit properties at the Mother's Auction continuously, and provide prime real-estate to auction participants.
- (2) After Dia Kensetsu's Revival Plan auction, Ardepro has been IDU's largest exhibiting company, and has made it possible to guarantee stable numbers of high-quality properties.
- (3) Ardepro has already established specialist sections to strengthen its IT division and link with Mother's Auction in order to expand Internet property sales channels. In the future we aim to strengthen these areas still further.
- (4) Ardepro is developing sales offices in prefectural capitals and key cities throughout Japan, with nine major city branches at its core, and opening up the expansion of new sales channels with the dynamic use of Mother's Auction at branches nationwide (block units).

### 3. Schedule

The move to continuous exhibiting at Mother's Auction begins on March 3, 2006.

### 4. Effect on operating results

Ardepro has launched its own-company funds (subsidiary Ardepro Asset Management Co., Ltd.) and Internet sales as new exit strategies. The result is a high-revenue structure with low costs and strong projected sales. Thanks to the use of Mother's Auction, our goal is to raise Internet sales from the current 20% of total sales to 30% in the next fiscal year and eventually to 50%.

We will disclose the estimated impact of the share acquisition to our consolidated earnings after making the appropriate calculations.

### 5. Corporate profile (IDU Corporation)

- 1) Company name: IDU Corporation
- 2) Representative: Yoshinori Ikezoe, President and CEO
- 3) Location: Kita-ku, Osaka City
- 4) Established: September 2, 1999
- 5) Main business: Planning and operation of real estate auctions; consulting for the effective use of real estate; real estate operations
- 6) Fiscal year end: August 31
- 7) Employees: 102 (As of August 31, 2005)
- 8) Capital: 3,788,010,000 yen (As of August 31, 2005)
- 9) There are no equity or personnel relationships between the Company and IDU.