



September 10, 2009

To whom it may concern:

Name of the issuer of the real estate investment fund:  
Nippon Commercial Investment Corporation  
Name of the representative:  
Tomohiro Makino, Executive Director  
(Securities Identification Code: 3229)  
Asset Manager:  
Pacific Commercial Corporation  
Name of the representative:  
Tetsuya Saito  
Chief Executive Officer and President  
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### Notice of Status of Selection of New Sponsor

Nippon Commercial Investment Corporation (the "Investment Corporation") hereby informs you of the decision made by the Investment Corporation and Pacific Commercial Corporation, to which the Investment Corporation entrusts the management of its assets (the "Asset Manager"), to grant the preferential negotiation rights as outlined below to potential new sponsors (the "Candidates") that will take the place of Pacific Holdings, Inc. (the "Current Sponsor"), which is the parent company of the Asset Manager and which has received a district court order of commencement of corporate reorganization proceedings.

#### 1. Grant of Preferential Negotiation Rights

As informed in the "Notice of Selection of Financial Advisor and Status of Selection of New Sponsor at the Investment Corporation," dated July 21, 2009, the Investment Corporation and the Asset Manager, along with the financial advisor (FA) for both companies, have received concrete proposals from several Japanese and overseas Candidates as at the end of June, and have been pursuing talks with the Investment Corporation's main financial institutions, the Current Sponsor's reorganization trustee and several Candidates.

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In addition, this English translation is being made available in the interest of providing prompt and timely disclosure even though this translation still constitutes a provisional translation subject to change. While the Investment Corporation does not expect the substance of this translation to change materially, the Investment Corporation reserves the right to revise this English translation to the extent it deems necessary or appropriate.



As a result of the talks, the Investment Corporation, the Asset Manager and the Current Sponsor's reorganization trustee have decided to grant the preferential negotiation rights to several Japanese Candidates that each proposed structures encompassing proposal of a structure for a merger of investment corporations.

## 2. Future Prospects of Status of Selection of New Sponsor

The Investment Corporation and the Asset Manager have thus far been informing that the aim is to complete the selection of a new sponsor by sometime in September 2009.

However, the Investment Corporation and the Asset Manager have deemed that the selection of a new sponsor should be conducted by carefully discussing with the FA and the Current Sponsor's reorganization trustee how the selection shall proceed going forward and by examining each of the proposals received from the Candidates that have been granted the preferential negotiation rights in greater depth from the perspective of maximizing unitholder value. Consequently, the Investment Corporation hereby informs you of the decision to change the schedule of the selection of a new sponsor as follows:

- Grant of preferential negotiation rights . . . . . September 10, 2009 (today)
- Grant of exclusive preferential negotiation rights<sup>(\*1)</sup> . . . . . By end of October 2009 (scheduled)
- Execution of agreement on and settlement of transfer of Asset Manager shares<sup>(\*2)</sup> . . . . . By end of November 2009 (scheduled)

\*1: To be granted to 1 Candidate that submits a legally binding final written proposal.

\*2: In the case of a proposal encompassing a merger of investment corporations, execution of a letter of intent for a merger, etc. is scheduled to take place by the end of November 2009.

## 3. Response to Refinancing Loans Due at the End of September or Earlier

The Investment Corporation has approximately 54.0 billion yen in loans scheduled to be due for repayment on September 28, 2009. Concerning refinancing of these loans, talks have already commenced with the Investment Corporation's main financial institutions.

Also concerning said refinancing, the talks with the Investment Corporation's main financial institutions are being conducted on the premise of today's grant of the preferential negotiation rights. The Investment Corporation and the Asset Manager will,

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nevertheless, maintain a cautious stance in continuing the talks with the Investment Corporation's main financial institutions.

#### 4. Future Prospects of the Investment Corporation's Management Performance

The Investment Corporation's management forecasts for the fiscal period ending February 2010 (from September 1, 2009 to February 28, 2010), will be announced in the Financial Report (*Kessan Tanshin*) for the Fiscal Period Ended August 2009 (from March 1, 2009 to August 31, 2009).

If there are any new items to report, such items will be disclosed appropriately and promptly.

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