

September 17, 2004

Resorttrust to Purchase Lake Hatori Ski Resort

Resorttrust, Inc. was informed on August 20 that its tender for the bankrupt Lake Hatori Ski Resort, located in Iwase-gun, Fukushima Prefecture, was successful by administrator. Subsequently, Resorttrust initiated procedures to take over operation of the ski resort, including obtaining official licenses from the Kanto Regional Forestry Office of the Forestry Agency and the Tohoku District Transport Bureau of the Ministry of Land, Infrastructure and Transport. The company obtained the last of these licenses today, and now expects to complete procedures by the end of September.

Resorttrust's tender was for ¥100 million (inclusive of tax).

Opened in 1983, Lake Hatori Ski Resort was operated by a third-sector joint public-private venture. Although the ski resort posted annual sales of ¥1.7 billion in 1992, at the height of Japan's economic boom, it was declared bankrupt on April 14, 2004, after having had difficulty raising funds for its business. The ski resort's operations had been pressured by the twin burdens of interest payments and depreciation.

Resorttrust has developed 14 XIV series of luxury membership resorts at 11 locations in Japan, mainly in Tokyo, Nagoya, and Osaka. To enhance the XIV series in the northern Kanto and Tohoku regions, the company has begun construction of the luxury membership resort hotel XIV Nasu-Shirakawa at the Grandy Nasu-Shirakawa Golf Club 36, which the company purchased in March 2003. Resorttrust is currently selling memberships to this resort.

The acquisition of the Lake Hatori Ski Resort, with its ability to attract customers in the winter months, will augment the Grand XIV Golf, Ski & Spa Resort Nasu-Shirakawa, which Resorttrust is developing as a comprehensive multi-purpose resort facility. This facility is scheduled to

open in April 2005.

Resorttrust plans to change the name of the ski resort to Grandy Lake Hatori Ski Resort and restart operations this winter season as the primary operator.

Grandy Lake Hatori Ski Resort (formerly Lake Hatori Ski Resort)

Details of Ski Resort

Address: Tenei-mura, Iwase-gun, Fukushima-ken

Ski resort site: 3,130,200 square meters (including the Lake Hatori Ski Resort recreation forest)

Main facilities

1. Ski slopes: 11
2. Ski lifts: 6
3. Artificial-snow facilities: 5 slopes, 39 snow guns
4. Parking areas: 3 locations (3,800 vehicle capacity)
5. Eating facilities: 5, including hotel restaurant and mountaintop café, seating a total of 1,250 customers
6. Accommodation: 1 hotel with 28 rooms, accommodating 112 guests
7. Other facilities: Ski hire, day-care center for children, vending machines, kiosks, group reception area, accommodation and cafeteria for employees, mountain lodges
8. Vehicles: 2 snow groomers, 1 power shovel, 2 snow ploughs, 1 snow dump truck, 1 4-ton dump truck, 11 snowmobiles, 1 small passenger car, 2 light 4-wheel trucks