



September 5, 2019

Company name: WORLD HOLDINGS CO., LTD.
 Representative: Eikichi Iida, Chairman and President
 Listing: Tokyo Stock Exchange, First Section
 Stock code: 2429
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Announcement of the Start of a Real Estate Finance Business

World Holdings Co., Ltd. announced today that a real estate finance business will be started by using a company that was acquired today and an existing subsidiary.

1. Reason for Starting a Real Estate Finance Business

World Holdings has a diverse portfolio of business operations that are centered on the core Human Resources and Education Business and Real Estate Business. Diversification is particularly broad in the Real Estate Business. Operations include the sale and brokerage of real estate, a renovation business, the development of condominiums, custom-built houses, property management, the manufacture of prefabricated houses and sales and rentals of these houses, property conversions, and other activities on a nationwide scale.

In Japan, there is currently a sense of a price bubble in the real estate market and a reversal of this situation is anticipated. This situation has made it possible for the Real Estate Business to start selling financial products associated with real estate in addition to conducting business operations linked directly to properties. Starting this business will greatly increase the breadth of real estate operations. As a result, the decision has been made to use two subsidiaries to launch a real estate finance business that will allow World Holdings to target more opportunities for growth.

This new business will take full advantage of World Holdings' insight as the operator of a comprehensive real estate business as well as the Company's relationships with many financial institutions.

2. Profile of the New Subsidiary

(1) Name	Ichifuji Servicing Co., Ltd. (Renamed Mirai Servicing Co, Ltd. on September 5, 2019)		
(2) Location	6-16-6 Nishi-shinjuku, Shijuku-ku, Tokyo		
(3) Representative	Kazuhiro Sato, President		
(4) Main business	Collection of receivables, consulting for the collection of receivables and other activities		
(5) Capital	500 million yen		
(6) Established	August 20, 2003		
(7) Shareholders	One company (100%)		
(8) Relationships between World Holdings and Mirai Servicing	There is no capital, personnel or business relationships.		
(9) Results of operations and financial position of Mirai Servicing for the last three years			
Fiscal years ended	March 2017	March 2018	December 2018
Net assets (Millions of yen)	268	211	230
Total assets (Millions of yen)	1,345	1,263	1,044
Net assets per share (Thousands of yen)	9	7	8

3. Number of Shares to be Acquired and Status of Ownership Before and After Acquisition

(1) Number of shares held before acquisition	0 (Number of voting rights: 0) (Percentage of voting rights: 0.0%)
(2) Number of shares to be acquired	28,000 (Number of voting rights: 28,000)
(3) Number of shares to be held after acquisition	28,000 (Number of voting rights: 28,000) (Percentage of voting rights: 100.0%)

Note: The acquisition cost is less than 1% of the consolidated net assets of World Holdings.

4. Schedule

(1) Resolution of the Board of Directors	August 6, 2019
(2) Contract signing	August 6, 2019
(3) Stock acquisition date	September 5, 2019

5. Profile of the Existing Subsidiary

(As of September 5, 2019)

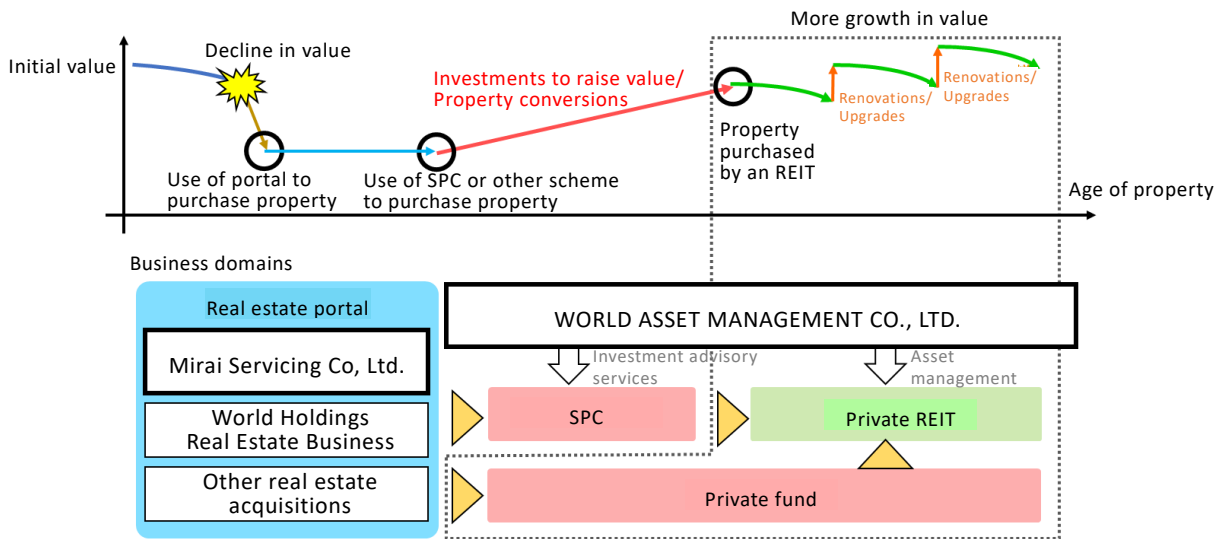
(1) Name	WORLD ASSET MANAGEMENT CO., LTD.		
(2) Location	2-1-1 Hakata Ekimae, Hakata-ku, Fukuoka-shi, Fukuoka		
(3) Representative	Masaaki Shiomi, President		
(4) Main business	Investment advisory and agency services, type 2 financial instrument business, and other activities		
(5) Capital	100 million yen		
(6) Established	December 18, 2001		
(7) Stock acquisition date	June 7, 2019		
(8) Shareholders	World Holdings (90%) The Bank of Fukuoka, Ltd. (5%) Fukuoka Capital Partners Co., Ltd. (5%)		
(9) Relationships between World Holdings and World Asset Management	World Holdings owns 90% of the stock and voting rights of subsidiary World Asset Management. The directors, including the representative director, and Audit and Supervisory Board members of World Asset Management come from World Holdings. There is currently no business relationship.		
(10) Financial position of World Asset Management for the last three years			
Fiscal years ended	December 2017	December 2018	May 2019
Net assets (Millions of yen)	132	103	49
Total assets (Millions of yen)	189	127	50
Net assets per share (Thousands of yen)	94	74	35

Note: On September 5, 2019, World Asset Management sold stock through a third-party placement. World Holdings purchased 20% of this stock and The Bank of Fukuoka and Fukuoka Capital Partners each bought 5% of this stock.

6. Structure of the Real Estate Finance Business

The chart below shows the change in value of a property during the typical life cycle of real estate in Japan. Until now, the Real Estate Business of World Holdings has involved only activities directly linked to properties. Now World Holdings will also begin to handle financial products derived from real estate that are associated with the life cycles of many types of properties. This will significantly broaden the range of operations that World Holdings conducts as a comprehensive real estate organization. World Holdings plans to use two subsidiaries to operate the real estate finance business. Within this business, Mirai Servicing will be the portal for financial products and World Asset Management will provide investment advisory and agency services. In addition, World Holdings plans to begin preparations for the launch in the future of businesses for the establishment of private real estate funds and private real estate investment trusts.

The structure of the real estate finance business based on the life cycle of real estate is as follows.



7. Outlook

The start of this business has no effect on the forecast for the current fiscal year at this time. An announcement will be made promptly if the process of structuring the real estate finance business centered on the two subsidiaries results in any new information that should be disclosed.