

For Immediate Release
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CAPITAL REALTY INC. FORMS BUSINESS ALLIANCE
WITH FINTECH GLOBAL INCORPORATED

Capital Services Group's Tokyo based real estate asset management operation Capital Realty Inc. ("Capital Realty") (President, Jeff Stone) is pleased to announce the formation of a business alliance with Tokyo based boutique investment bank FinTech Global Incorporated ("FGI") (President and CEO, Nobumitsu Tamai); in which FGI will focus on arranging financing for property purchases for Capital Realty clients.

At a time when access to favorable debt financing is scarce, this business alliance allows Capital Realty clients, such as Invista Real Estate Investment Management Limited ("Invista"), to tap FGI's origination and debt arrangement skills to facilitate investment into real estate. Recently, Capital Realty signed a joint venture agreement with Invista, the largest listed real estate fund manager in the UK, which has a mandate to invest in the Asia Pacific region. Invista has GBP50 million of equity to acquire real estate in Japan and Asia and will be targeting a leveraged IRR of 15%.

FGI is active in the debt finance market, providing financing arrangements for transactions utilizing sophisticated structured financing techniques and has proven execution and structuring expertise. FGI also brings its deep network of developers, financial institutions and real estate companies to source potential asset purchases. This alliance adds significant value to Capital Realty's asset management service offering and brings our strong real estate and asset management skills to FinTech.

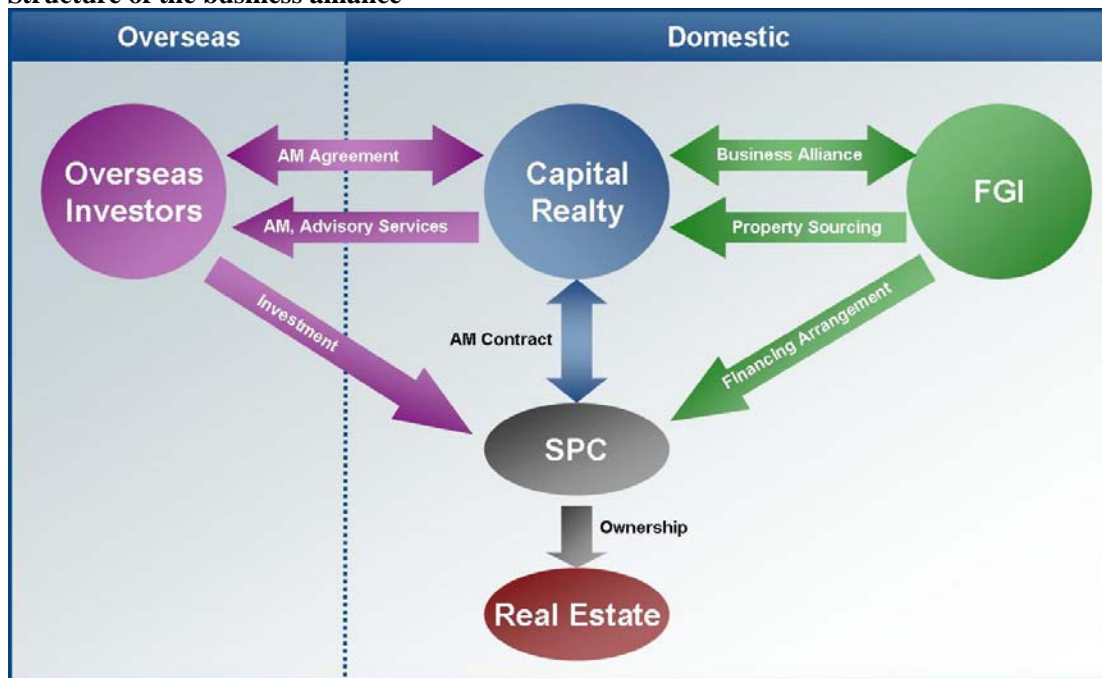
Commenting, Jeffrey Stone, President of Capital Realty said:

"In Fintech, we have a well respected and strong finance partner, which can provide the necessary support for our clients to quickly execute transactions. We feel the combination of both companies' strengths will be highly advantageous for Capital Realty's offshore investor clients and a catalyst to continue to grow our asset management business. The combination of FinTech's finance and structuring expertise along with our asset management, investor reporting and property investment advisory capabilities will prove to be a dynamic partnership for the purchase of real estate in Japan."

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Structure of the business alliance

About Capital Services Group / Capital Realty Inc.

Capital Services Group (CSG) provides loan and real estate asset management services to clients across Asia through its network of local offices in Japan, Thailand, Singapore, Malaysia, Taiwan, mainland China and the Philippines. CSG has US\$8.5 billion of assets under management as at the end of June 2008, and over 300 employees.

Capital Realty is CSG's dedicated Japan real estate operation and has managed over US\$ 1 billion since 2002. Capital Realty has specialist experience in hotel asset management and a strong track record in the asset management of office and residential properties as well as proven experience in fund reporting, real estate accounting and due diligence services. Capital Realty's Japan based loan servicing affiliate, Capital Servicing Co., Ltd. (Servicer License #23), is rated in multiple categories by both Fitch and Standard & Poor's and is the highest rated independent servicer in Japan.

For more information on Capital Services Group or Capital Realty visit www.capserv.com

About Fintech Global Inc.

FinTech Global Incorporated is a boutique investment bank headquartered in Japan and operating internationally. FGI offers various investment banking services, such as structured financing, including the arrangement of real estate related securitized financial products, investments, and loans. Its subsidiary, FinTech Global Securities Inc. provides securities intermediation services and distributing overseas alternative investment funds to domestic institutional investors. FGI also offers principal finance for various projects as business partner; and credit enhancement services for the financial risks involved in the transactions. Through its international subsidiaries in also provides reinsurance underwriting business.

For more information on Fintech Global Inc. visit www.fgi.co.jp

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