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Seven-Eleven Japan Co., Ltd.
Maeda Corporation.

Seven-Eleven Japan and Maeda Corporation Form Business Alliance for Building Maintenance Services

--Maeda Corporation Will Begin Offering the Service to 7-Eleven stores on June 1--

Seven-Eleven Japan Co., Ltd., and Maeda Corporation have formed a business alliance in the small retail store building maintenance field. The companies have developed the Building Diagnosis System, a maintenance service that offers small retailers regular inspection and repairs and improvement services for their stores. They will commence providing these services to 7-Eleven franchise stores nationwide on June 1, 2001.

The stores in Seven-Eleven Japan's network in Japan carry out more than 15,000 small-scale repairs or improvement annually. The stores aim to maintain an environment that customers will enjoy shopping in by keeping their stores attractive and clean and by keeping the building in good condition to ensure that there are no accidents or problems. However, up to now, the system for providing franchisees with ongoing low-cost maintenance services for building exteriors or advisory services for store maintenance and repairs and improvements from the new store stage to the eventual large-scale renewal stage has not been adequate. Seeking to achieve early prevention of operating problems due to wear, damage, or other factors through inspections and analysis, Seven-Eleven Japan and Maeda Corporation researched systems that could provide franchisees with a quality and low-cost service, targeting the development of a one-stop maintenance service that can reduce maintenance and repair costs. The system they devised is called the Building Diagnosis System.

To provide these Building Diagnosis System services, Maeda Corporation will position inspectors, who are engineers, throughout Japan. This staff will carry out regular inspections and analysis of 7-Eleven stores, checking the building exterior and interior, the structure, the electricity system, the water and sewage system, and other checkpoints. The results will be kept on record for individual buildings to be used to provide advice on building maintenance to franchisees. In addition, the inspection staff will do small repairs, improvements, or adjustments immediately. For larger jobs that cannot be immediately done, they will arrange for to be done after obtaining cost estimates. Services will be available through these inspectors 24-hours a day, 365-days a year. The inspectors aim to provide total management services for shop maintenance, repairs, and improvements.

Seven-Eleven franchisees will be able to participate in the Building Diagnosis System for a small monthly fee and receive low-cost standardized regular inspection and small-scale maintenance, repair, and improvements services throughout Japan. Furthermore, regular repairs to maintain the comfort and appearance of stores will improve the safety and functionality of stores as well as the Seven-Eleven image, contributing to lower overall costs for Seven-Eleven Japan. Maeda Corporation gains a foothold in the individual and small-scale construction business, a field

previously closed to them because of business efficiency considerations. Maeda Corporation has developed a new business model to provide one-stop maintenance services for Seven-Eleven Japan's nationwide network. The model could service as the nucleus for further expansion in the retail business.

Seven-Eleven Japan and Maeda Corporation believe that the Building Diagnosis System scheme developed based on this business alliance can be commercialized for other businesses with multiple building networks, and intend to consider expansion of the scope of the service based on how the system performs in future.