

News Release Dated November 22, 2004

Company name: PHOENIX Electric Co., Ltd.

President: Sadaichi Saito

Stock code: 6927

Stock exchange listing: JASDAQ

Contact: Youichi Kawasaki, Director, Manager, Administration Dept.

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Notice Regarding Acquisition of Land

PHOENIX Electric Co., Ltd. on November 19, 2004 signed an agreement with the city of Himeji (Hyogo Prefecture) regarding the purchase of an industrial site in Himeji City. The site has been acquired to build a lamp production plant to meet a growing demand for lamps.

1. Address: SUBURBIA Toyotomi, Mikage, Toyotomi-cho, Himeji-City, Hyogo
 2. Contract party: Himeji-city
 3. Area: 18,251 square meters
 4. Amount: 424 million yen
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