



To whom it may concern:

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Notice Concerning the Sale of Assets to Nippon Building Fund Inc.

Mitsui Fudosan Co., Ltd (the "Company") hereby announces the completion of an agreement with Nippon Building Fund Inc. (hereafter "NBF") related to the sale of assets owned by the Company. Brief details are provided as follows.

1. Overview of Assets to be Sold

Name of Assets to be Sold	Contract Date	Date of Transfer (Projected)	Acquirer	Acquisition Price (Excluding consumption tax, etc.)
Shinjuku Mitsui Building (*1)	October 9, 2020	January 8, 2021	Nippon Building Fund Inc.	170,000,000,000 yen
GranTokyo South Tower (*2)				47,000,000,000 yen
Total				217,000,000,000 yen

*1 Property held as a tangible fixed asset by the Company.

*2 The 13.33% stake held by the Company.

2. Background and Reason for the Sale

- The Mitsui Fudosan Group (the "Group") has developed many new mixed-use properties, primarily in central Tokyo, such as Tokyo Midtown Hibiya and Nihonbashi Muromachi Mitsui Tower, successfully growing its portfolio of premium assets and contributing to the creation of highly value-added neighborhoods.

The Company aims to enhance its medium- to long-term corporate value through its asset and financial strategy, concentrating on appropriate balance sheet control. To maintain an optimal portfolio, the Company reviews and adjusts its portfolio regularly with a focus on asset quality, re-allocating proceeds to more efficient businesses and opportunities.

- One of the properties to be sold, the Shinjuku Mitsui Building, has long been a flagship property for the Company. Over many years, the Company has owned and operated this property, proactively seeking to maintain and upgrade its competitiveness. However, the Company aims to further enhance the quality of its portfolio in alignment with the previously discussed asset and financial strategy. Reflecting the increase in high quality portfolio assets in recent years and the expansion of the Group's balance sheet, the Company has decided to sell this property to NBF.
- The Group launched NBF in September 2001, following the creation of the J-REIT market. The Company has developed a model of joint value creation with investors, as the sponsor of NBF, Nihon Accommodations Fund Inc., Frontier Real Estate Investment Corporation, and Mitsui Fudosan Logistics Park Inc., capitalizing on the Group's development capabilities to provide a steady supply of high quality assets and leveraging its operational expertise through property management services.

The Company believes the properties to be sold to NBF will not only contribute to qualitative and quantitative external growth for NBF, but should stimulate the overall real estate investment market, which includes the J-REITs.

- The name of the Shinjuku Mitsui Building will remain unchanged after the sale. The Company will continue its involvement in the management of the property, which will generate management business profits over the longer term. The Company will seek opportunities with higher efficiency in allocating the proceeds.
- As a comprehensive real estate developer, the Group will continue to focus on creating neighborhoods through redevelopments that enhance value. As the owner of premium office properties, NBF will continue to focus on stably growing cash flow through the acquisition of properties from the Company. Both parties aim to further deepen the relationship of joint value creation.

3. Other

The Company's full-year forecast for Profit Attributable to the Owners of Parent as announced on May 12, 2020 remains unchanged. Should a revision become necessary, the Company will do so in a timely manner.