

February 10, 2005

Company name: Mitsui Fudosan Co., Ltd.
Representative: Hiromichi Iwasa, President and CEO
Securities code: 8801, First section of TSE/OSE
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Notice Regarding Dissolution of Consolidated Subsidiary

At its Board of Directors meeting, held on February 10, 2005, Mitsui Real Estate Sales Co., Ltd. (a wholly owned consolidated subsidiary of Mitsui Fudosan Co., Ltd.) decided to dissolve one of its consolidated subsidiaries. Details are given below.

1. Overview of Dissolved Company

- (1) Name: Mitsui Real Estate Sales U.S.A. Co., Ltd.
- (2) Headquarters: 19191 S. Vermont Avenue #590, Torrance, CA, USA
- (3) Established: January 16, 1986
- (4) Capitalization: US\$309 million (wholly owned by Mitsui Real Estate Sales Co., Ltd.)
- (5) Representative: Masatoshi Kakiage

2. Background

Since its establishment in 1986, Mitsui Real Estate Sales U.S.A. has engaged in real estate investment and development activities on the west coast of the United States. Recently, however, that company sold all of its investment and development property holdings. Accordingly, the decision was made to dissolve the company.

3. Schedule

February 10, 2005: Decision to dissolve Mitsui Real Estate Sales U.S.A. made at its General Meeting of Shareholders.

June 2005: Liquidation to be completed

4. Effect on Earnings

For the consolidated fiscal year ending March 2005, Mitsui Fudosan expects an extraordinary loss of around ¥8 billion, in the form of a foreign exchange loss, to result from the dissolution. Due to tax effect accounting, however, the dissolution will have a negligible effect on net income for the period.