



July 15, 2008

To whom it may concern:

Company name: Mitsubishi Estate Co., Ltd.
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Notice Concerning Termination of Silent Partnership Contract with Consolidated Subsidiary Silent Partnership Battery Investment, and Dissolution of Battery Investment, Ltd.

Mitsubishi Estate Co., Ltd. (hereafter “Mitsubishi Estate”) today announced that its consolidated subsidiary company, Silent Partnership Battery Investment, in which it holds a 65% equity share, has terminated its silent partnership contract with operator Battery Investment, Ltd. Consequently, Battery Investment, Ltd. is to be dissolved. Details are as follows.

1. Background

As the operator for Silent Partnership Battery Investment, a Mitsubishi Estate consolidated subsidiary, Battery Investment, Ltd. owned the trust beneficiary rights (hereafter “the Asset”) of Tradepia Odaiba. However, operations have terminated in accordance with the sale of the Asset, and it has therefore been determined that the silent partnership contract is to be terminated.

2. Profile of Silent Partnership Dissolution

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|------------------------------|--|
| (1) Name | Silent Partnership Battery Investment |
| (2) Operator | (Name) Battery Investment, Ltd.
(Location) 1-9-13 Nihombashi-Honcho, Chiyoda-ku,
Tokyo
(Representative) Yoshihiro Koizumi, Director |
| (3) Established | March 16, 2005 |
| (4) Business | Real estate (trust beneficiary rights) ownership and sales |
| (5) Total capital investment | ¥10,836 million (as of January 31, 2008) |
| (6) Fiscal Period | January 31 |

(7) Recent fiscal performance results (Millions of yen)

	Fiscal year ended January 31, 2008
Revenue	¥3,060
Operating income	¥852
Ordinary income	¥513
Net income	¥0
Total assets	¥37,420
Net assets	¥10,836

3. Planned Dissolution Schedule

June 30, 2008	Termination of silent partnership contract
August 11, 2008	Resolution of dissolution (scheduled) of Battery Investment, Ltd., with liquidation completed by the end of December this year (scheduled).

4. Impact on Mitsubishi Estate Performance

Mitsubishi Estate expects that the termination of the silent partnership contract will have no material impact on its performance forecast.