



December 24, 2009

To whom it may concern:

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Notice Concerning Property Acquisition

Mitsubishi Estate Co., Ltd. (hereafter “Mitsubishi Estate”) today announced that a special-purpose company (SPC) capitalized by Mitsubishi Estate decided to acquire a part of Resona Maruha Building. Brief details are as follows.

1. Reason for Acquisition

Today, the SPC decided to acquire the trust beneficiary right in trust of 27% portion of the Resona Maruha Building and concluded a transfer contract with TOKYU REIT, Inc.

The SPC had already acquired 73% portion of the Resona Maruha Building in April 2008 from Resona Bank Limited. The SPC intends to investigate future integrated development with surrounding properties.

2. Outline of Property to be Acquired

- (1) Location: Otemachi 1-2-1, Chiyoda-ku, Tokyo
- (2) Land area: 6,893.71m² (27% joint ownership)
- (3) Building structure: Steel frame, steel reinforced concrete, flat roof,
4B/25F
- (4) Total floor area: 74,379.30m² (entire building)
19,542.77m² (portion compartmentally owned)
- (5) Date completed: November 1978
- (6) Acquisition price: ¥42 billion

3. Outline of Seller

- (1) Company name: TOKYU REIT, Inc.
- (2) Headquarters: 1-12-1, Dogenzaka, Shibuya-ku, Tokyo
- (3) Representative: Masahiro Horie, Executive Officer
- (4) Capital: ¥98,019 million
- (5) Major shareholders: NikkoCiti Trust and Banking Corporation (Trust)
(8.22% as of July 31, 2009)
- (6) Primary business: Investment in real estate and the trust beneficiary right in trust under the Law Concerning Investment Trusts and Investment Corporations of Japan.

4. Date of Acquisition (Scheduled)

December 24, 2009: Trust Beneficiary right in trust transfer agreement execution

January 15, 2010: Trust Beneficiary right in trust transfer settlement and handover

*The SPC plans to terminate the trust contract at the same time and acquire it as the property.