

April 22, 2016
For immediate release

Company Name: Mitsubishi UFJ Lease & Finance Company Limited
Representative: Tadashi Shiraishi, President & CEO
Stock Code: 8593
Stock Listing: Tokyo Stock Exchange, First Section
Nagoya Stock Exchange, First Section
For inquiries: Kei Murakami, General Manager
Corporate Communications Department

**Mitsubishi UFJ Lease & Finance Group makes full entry into
the real estate revitalization equity investment business**

Mitsubishi UFJ Lease & Finance Company Limited (“MUL”) hereby announces that it has established MUL Realty Investment Company Limited (“MURI”), a wholly owned real estate investment company, and MUL Realty Advisers Company Limited (“MURA”), a joint investment company between MURI and Kenedix, Inc. (“Kenedix”), one of Japan’s leading independent asset management companies. MURA will engage in the real estate asset management business (“AM business”). Through the establishment of these two companies, the MUL Group will fully enter into the real estate revitalization equity investment business in Japan.

The MUL Group has been focusing on enhancing solutions in the real estate business, one of the key business segments under its medium-term management plan “Limitless Evolution” launched in April, 2014. MUL has for many years provided real estate-related finance, including non-recourse loans, and is accelerating the expansion of business areas in this segment such as by starting investments in the revitalization of aging building in partnership with Re-Seed* in 2014.

By evolving and developing these efforts, aiming to make a full-scale entry into the real estate revitalization business in Japan, MUL established MURI on April 1, 2016. Following this, MURI today established MURA through joint investment with Kenedix, which has extensive expertise and track records in the real estate AM business. MURA will engage in the AM business related to revitalization investments made by MURI and others by combining the strengths of the two companies—the MUL Group’s professional expertise gained through its long-standing real estate business and Kenedix’s experience and industry networks.

< Outline of the New Companies >

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|----|--------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. | Company Name | MUL Realty Investment Company Limited (MURI) | MUL Realty Advisers Company Limited (MURA) |
| 2. | Incorporation | April 1, 2016 | April 22, 2016 |
| 3. | Location | Otemachi, Chiyoda-ku, Tokyo | Otemachi, Chiyoda-ku, Tokyo |
| 4. | Paid in Capital | 300 million yen | 200 million yen |
| 5. | Shareholders | Mitsubishi UFJ Lease & Finance Company Limited 100% | MURI 66.6% Kenedix, Inc. 33.4% |
| 6. | Main Business Activities | ➤ Real estate investment business ➤ Consulting business related to operation and management of real estate. | ➤ Real estate-related AM business (advisory and consignment service of asset acquisition, management, sale, etc.) |

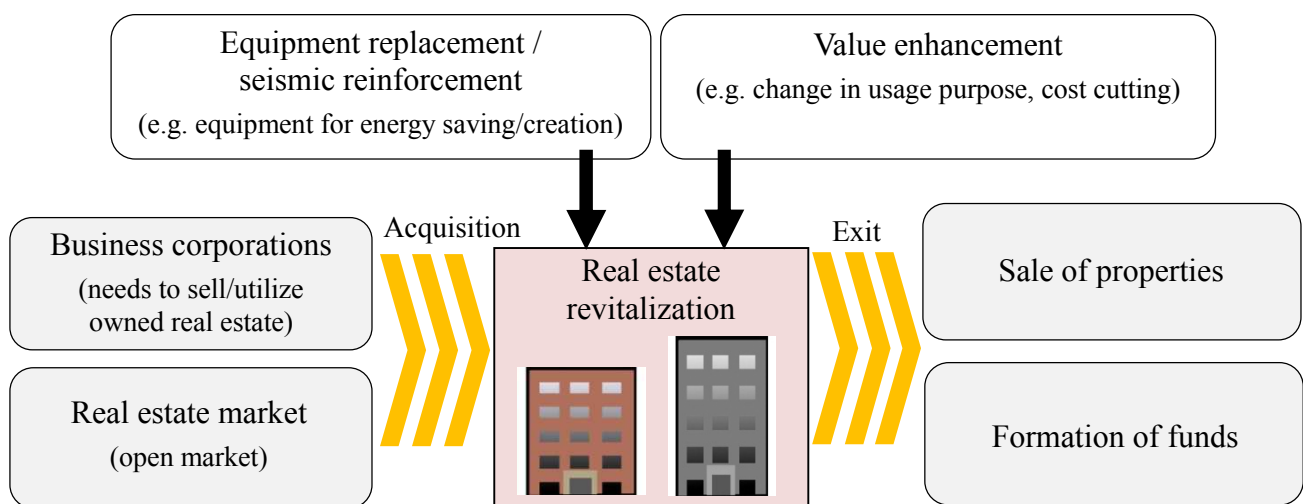
* Real Estate Sustainability & Energy-Efficiency Diffusion (“Re-Seed”)

Re-Seed is a general incorporated association established with the mission of fostering high-quality, earthquake-resistant, and environmentally friendly real estate.

Key features of the new business are to make hands-on value enhancement investment including the revitalization of real estate by the combination of MURI's equity investment and MURA's AM business. MURI will first make equity investments in offices, commercial facilities, and hotels facing various issues such as the exit of tenants or increasing rate of vacancy. MURI will then facilitate the solution business aimed at increasing tenant appeal and profitability of real estate through value enhancement methods combining MUL's energy-saving techniques gained through the energy solution business focusing on the replacement of equipment and its seismic reinforcement expertise with MURA's professional know-how including changing the usage purpose of buildings, renewal, and cost cutting.

The real estate revitalization business is expected not only to contribute to reinvigorating local communities but also to be an effective method to increase corporate value for it can increase the asset value of real estate whose economic value has declined. Going forward, MURA is also planning to engage in the real estate revitalization fund business. Through MURI and MURA, the MUL Group aims to achieve 200 billion yen in asset volume under management in the next five years.

Business Model



The MUL Group is driving forward “Evolve business models” as one of the pillar of growth strategies in its medium-term management plan “Limitless Evolution.” The MUL Group aims to further expand business opportunities in key strategic areas by evolving and developing its business model from the current approach focusing on providing finance/services and making business participation to proactively promote new businesses which integrate finance and business.

As part of this strategy, MUL established MUL Energy Investment Company Limited, an asset management company in the energy field, in October 2015. The Group’s full-scale entry into the real estate revitalization equity investment business through the establishment of MURI and MURA is the second step in the process. At the MUL Group, we will continue to facilitate efforts to “Evolve business models” in business segments where we have extensive knowledge and expertise.

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