

# FY3-2012 Results

(Tokyo Stock Exchange / Nagoya Stock Exchange: 8593)

# Results announcement date: May 15, 2012

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Mitsubishi UFJ Lease & Finance's statements contained in this material of their current expectations are forward-looking statements subject to significant risks and uncertainties, and actual results any differ materially. Factors that could cause actual results to differ materially include, but are not limited to, changes in overall economic conditions, changes in market rates of interest and the effect of new legislation or government directives.

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# 1. Trend of Financial Performance (Consolidated)

# (1) Profit & Loss Statement

		1					million yen
					Consolidated	l	
		F	Y3/2008	FY3/2009	FY3/2010	FY3/2011	FY3/2012
1	<b>Operating Revenues</b>		987,056	818,618	747,043	724,762	724,611
		inges	+90.8%	-17.1%	-8.7%	-3.0%	-0.0%
2	Lease		763,991	613,716	558,615	560,610	562,878
	Cha	inges	+112.2%	-19.7%	-9.0%	+0.4%	+0.4%
3	Installment Sales		164,293	140,159	122,615	99,414	92,533
	Cha	inges	+38.7%	-14.7%	-12.5%	-18.9%	-6.9%
4	Loans		37,176	38,393	39,048	36,802	35,611
	<u>Cha</u>	inges	+81.2%	+3.3%	+1.7%	-5.8%	-3.2%
5	Others		21,596	26,349	26,764	27,935	33,587
		inges	+16.9%	+22.0%	+1.6%	+4.4%	+20.2%
6	Cost of Revenues		883,025	713,903	637,474	606,033	609,533
		inges	+91.7%	-19.2%	-10.7%	-4.9%	+0.6%
7	CoR / Revenues		89.5%	87.2%	85.3%	83.6%	84.1%
		inges	+0.5P	-2.3P	-1.9P	-1.7P	+0.5P
8	Lease, CoR		684,594	539,425	484,581	479,725	484,374
		inges	+112.5%	-21.2%	-10.2%	-1.0%	+1.0%
9	Installment Sales, CoR		152,172	129,784	112,819	90,628	84,026
		inges	+36.8%	-14.7%	-13.1%	-19.7%	-7.3%
10	Financial expenses		34,608	34,533	26,916	20,502	17,986
		inges	+141.6%	-0.2%	-22.1%	-23.8%	-12.3%
11	Others, CoR		11,648	10,160	13,157	15,177	23,146
40		inges	-9.6%	-12.8%	+29.5%	+15.4%	+52.5%
12	Gross Profit		104,030	104,715	109,569	118,729	115,078
40		inges	+83.3% 10.5%	+0.7% 12.8%	+4.6%	+8.4%	-3.1%
13	Gross Profit / Revenues		-0.5P	+2.3P	14.7% +1.9P	16.4% +1.7P	15.9% -0.5P
11	Number of Employees	inges	2,209	2,122	2,219	2,245	2,275
	GP per employee		47.0	49.3	49.3	52.9	50.6
13		inges	-14.9%	+4.8%	+0.0%	+7.3%	-4.4%
16	SG&A Expenses	inges	53,307	77,829	83,755	62,846	61,921
10		inges	+123.7%	+46.0%	+7.6%	-25.0%	-1.5%
17	Personnel Expenses	inges	21,439	21,444	21,478	22,178	22,992
• •		nges	+103.7%	+0.0%	+0.2%	+3.3%	+3.7%
18	-	inges	27,627	24,594	23,193	24,221	25,207
		inges	+138.8%	-11.0%	-5.7%	+4.4%	+4.1%
19	Expenses for Non-performing assets	8	4,241	31,790	39,083	16,447	13,721
		inges	+145.1%	+649.6%	+22.9%	-57.9%	-16.6%
20	Overhead Ratio		47.2%	44.0%	40.8%	39.1%	41.9%
	(Overhead expenses divided by GP) Cha	nges	+8.3P	-3.2P	-3.2P	-1.7P	+2.8P
21	Operating Profit		50,723	26,885	25,813	55,882	53,156
	Cha	inges	+54.0%	-47.0%	-4.0%	+116.5%	-4.9%
22	OP / Revenues		5.1%	3.3%	3.5%	7.7%	7.3%
		inges	-1.3P	-1.8P	+0.2P	+4.2P	-0.4P
23	Recurring Profit		51,705	26,282	25,821	56,307	55,878
	-	inges	+54.3%	-49.2%	-1.8%	+118.1%	-0.8%
24	Extraordinary Profit		4,573	1,890	14,150	3,673	6,585
		inges	+30.8%	-58.7%	+648.3%	-74.0%	+79.3%
25	Extraordinary Cost		2,460	10,860	1,827	13,730	414
	•	inges	+691.5%	+341.4%	-83.2%	+651.4%	-97.0%
26	Net Profit		30,245	7,145	20,727	25,755	34,640
	Cha	inges	+37.1%	-76.4%	+190.1%	+24.3%	+34.5%

# (2) Balance Sheet

					G 11.1.1		million yen
					Consolidated		
			FY3/2008	FY3/2009	FY3/2010	FY3/2011	FY3/2012
1	Net Assets		312,352	342,633	366,891	389,802	420,864
		Changes	+102.5%	+9.7%	+7.1%	+6.2%	+8.0%
2	<b>Total Assets</b>		3,965,891	3,909,077	3,885,161	3,721,136	3,682,299
		Changes	+66.6%	-1.4%	-0.6%	-4.2%	-1.0%
3	Operating Assets		3,630,737	3,497,071	3,517,982	3,393,547	3,335,620
		Changes	+66.1%	-3.7%	+0.6%	-3.5%	-1.7%
4	Lease		1,794,936	1,565,325	1,677,155	1,673,572	1,667,454
		Changes	+118.8%	-12.8%	+7.1%	-0.2%	-0.4%
5	Installment Sales	•	431,143	368,467	297,051	242,147	222,433
		Changes	+49.6%	-14.5%	-19.4%	-18.5%	-8.1%
6	Loans		1,145,939	1,227,716	1,222,770	1,174,661	1,193,607
		Changes	+27.1%	+7.1%	-0.4%	-3.9%	+1.6%
7	Others		258,719	335,562	321,005	303,167	252,124
		Changes	+47.6%	+29.7%	-4.3%	-5.6%	-16.8%
8	Impaired Assets		6,382	47,983	46,351	40,921	49,451
		Changes	+42.6%	+651.8%	-3.4%	-11.7%	+20.8%
9	Allowance		2,014	3,694	8,487	9,335	15,533
10	Net Balance of Impaired As	sets	4,368	44,288	37,863	31,586	33,918
		Changes	+27.3%	+913.9%	-14.5%	-16.6%	+7.4%
11	<b>Equity Ratio</b>		7.5%	8.4%	9.1%	10.0%	10.9%
		Changes	+1.3P	+0.9P	+0.7P	+0.9P	+0.9P
12	ROE		13.6%	2.3%	6.1%	7.1%	8.9%
		Changes	-2.3P	-11.3P	+3.8P	+1.0P	+1.8P
13	ROA		1.0%	0.2%	0.5%	0.7%	0.9%
		Changes	+0.0P	-0.8P	+0.3P	+0.2P	+0.2P
14	Total Funding		3,314,673	3,190,431	3,148,926	2,961,470	2,893,504
		Changes	+63.0%	-3.7%	-1.3%	-6.0%	-2.3%
15	Indirect Funding		1,765,716	1,842,291	1,740,993	1,614,526	1,631,959
		Changes	+50.0%	+4.3%	-5.5%	-7.3%	+1.1%
16	Direct Funding		1,548,957	1,348,139	1,407,932	1,346,944	1,261,545
	-	Changes	+80.9%	-13.0%	+4.4%	-4.3%	-6.3%
17	CP		900,800	892,900	872,400	866,000	719,300
		Changes	+63.1%	-0.9%	-2.3%	-0.7%	-16.9%
18	Securitization		288,108	162,959	152,256	101,944	104,215
	(Lease Receivables)	Changes	+357.3%	-43.4%	-6.6%	-33.0%	+2.2%
19	Corporate Bond		360,049	292,280	383,276	379,000	438,030
	_	Changes	+49.3%	-18.8%	+31.1%	-1.1%	+15.6%
20	Direct Funding Ratio		46.7%	42.3%	44.7%	45.5%	43.6%
		Changes	+4.6P	-4.4P	+2.4P	+0.8P	-1.9P

# 2. Funding

#### (1) Funding Structure



#### (2) Issued Straight Bonds (SB) Historical Chart

Issued Date	Amount	Term	Interest Rate	Spread	
			p.a.	SWAP plus	JGB plus
Jun-09	45bil Yen	3yr	1.280%	+50bp	_
Sep-09	25bil Yen	4yr	1.110%	+33bp	_
Dec-09	30bil Yen	3yr	0.820%	+16bp	_
Mar-10	20bil Yen	4yr	0.720%	+6bp	_
Jun-10	25bil Yen	5yr	0.687%	—3bp	+23bp
Sep-10	20bil Yen	5yr	0.532%	—3bp	+23bp
Jan-11	20bil Yen	5yr	0.634%	-3bp	+18bp
Apr-11	30bil Yen	5yr	0.796%	+8.5bp	+27bp
Jul-11	20bil Yen	5yr	0.567%	-1bp	+16bp
Dec-11	20bil Yen	5yr	0.660%	+11.2bp	+28bp
Feb-12	30bil Yen	3yr	0.402%	-0.7bp	+27bp
Feb-12	10bil Yen	5yr	0.578%	+7.7bp	+27bp

<sup>\*&</sup>quot;Swap plus" represents a difference between SB interest rate and SWAP rate which is corresponded to SB term.

## (3) Recent Foreign Bonds

Issued Date: April 2011 Currency : CNY Amount : 200mil CNY Term : 2 years

Coupon Rate: 1.65%

Issued Date: March 2012

Currency : CNY

Amount : 300mil CNY
Term : 3 years
Coupon Rate: 3.60%

### (4) Ratings (as of May 15, 2012)

Rating Agency	Long-term	Short-term
JCR	AA-	J-1+
R&I	A+	a-1
Moody's	A2	P-1

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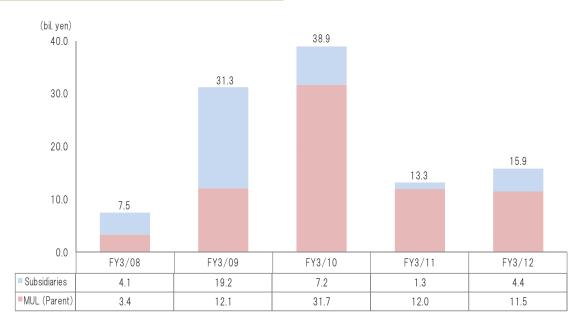
JCR = Japan Credit Rating Agency

R&I = Rating and Investment Information

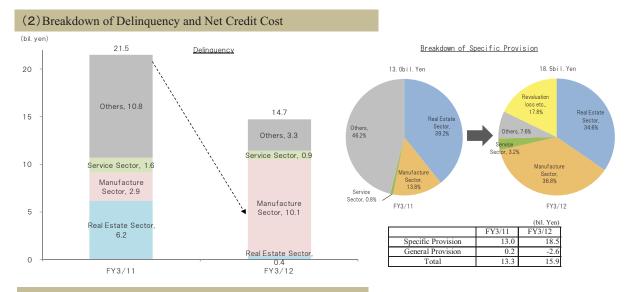
<sup>\*&</sup>quot;JGB plus" represents a difference between SB interest rate and Japanese Government Bond.

# 3. Net Credit Cost

#### (1) Net Credit Cost Historical Chart



The above figures represent consolidated net credit cost, which includes all related credit cost of Cost of Revenue, SG&A expenses, Other income and Extraordinary items.



#### (3) Internal Capital Adequacy Assessment Processes



MUL uses Internal Capital Adequacy Assessment Processes ("ICAAP") which approaches to quantify various risks and enables to reinforce performance assessment by allocating risk-capital to strategic segments.

# 4. Overview of Principal Consolidated Companies

million yen

	Mitsubishi UFJ Lease & Finance (Parent)		_ ~ · · · · · · · · · · · · · · · · · ·		<b>DFL Lease</b> MUL's Share:95%	
	Amounts	YOY Change	Amounts	YOY Change	Amounts	YOY Change
Revenues	487,765	-2.3%	35,402	+5.7%	18,463	-5.4%
Gross Profit	74,314	-6.0%	3,864	+3.2%	2,114	-6.6%
Operating Profit	33,885	-7.9%	1,987	+16.1%	1,635	+41.7%
Recurring Profit	34,967	-9.9%	2,047	+18.7%	1,707	+46.8%
Net Profit	19,922	+29.9%	1,375	+91.7%	1,384	+53.7%

	Amounts	Change from FY3/2011	Amounts	Change from FY3/2011	Amounts	Change from FY3/2011
Operating Asset	2,592,840	-5.1%	90,254	+1.4%	44,225	-2.6%
Total Asset	2,926,746	-4.0%	92,951	+1.6%	45,634	-2.3%
Net Asset	354,581	+4.3%	10,304	+15.4%	8,107	+20.6%

	<b>Shinko Lease</b> MUL's Share:80%			Casio Lease MUL's Share:80%		<b>Lease</b> hare:80%
Amounts YOY (		YOY Change	Amounts	YOY Change	Amounts	YOY Change
Revenues	25,917	-3.1%	15,730	-11.5%	20,664	-6.0%
Gross Profit	2,279	+0.8%	1,708	-6.2%	2,415	-1.9%
Operating Profit	1,028	+32.2%	951	-19.5%	1,462	-7.6%
Recurring Profit	1,129	+38.8%	1,003	-15.1%	1,640	+4.1%
Net Profit	703	+172.3%	698	+15.8%	976	-8.0%

	Amounts	Change from FY3/2011	Amounts	Change from FY3/2011	Amounts	Change from FY3/2011
Operating Asset	101,008	-1.0%	29,950	-14.8%	53,297	-9.0%
Total Asset	104,906	-1.6%	30,938	-13.9%	55,962	-8.9%
Net Asset	6,164	+14.8%	10,615	+7.0%	8,062	+13.9%

million yen

	Shutoken Leasing MUL's Share: 76%  Amounts YOY Change		·		MMC Diamond Finance MUL's Share:50%	
			Amounts	YOY Change	Amounts	YOY Change
Revenues	23,939	-0.5%	7,422	+0.6%	18,617	+6.9%
Gross Profit	3,451	-3.9%	862	-3.5%	8,058	+14.1%
Operating Profit	1,698	-12.5%	230	+24.3%	2,120	+30.9%
Recurring Profit	1,846	-6.8%	278	+45.2%	2,318	+42.6%
Net Profit	1,250	+19.5%	90	-54.2%	1,367	+147.7%

	Amounts	Change from FY3/2011	Amounts	Change from FY3/2011	Amounts	Change from FY3/2011
Operating Asset	94,371	+3.7%	20,329	+25.0%	233,780	+12.5%
Total Asset	97,260	+3.5%	21,686	+24.7%	251,254	+14.0%
Net Asset	9,963	+7.6%	4,709	+2.0%	12,782	+12.0%

	Diamond Rental System MUL's Share:100%				<b>Miyuki Building</b> MUL's Share:98%	
	Amounts	YOY Change	Amounts	YOY Change	Amounts	YOY Change
Revenues	24,595	-0.5%	23,611	+63.2%	6,309	+1.2%
Gross Profit	2,447	-0.9%	4,269	-8.0%	3,350	+4.6%
Operating Profit	780	+21.1%	3,204	+105.5%	2,832	+4.6%
Recurring Profit	741	+15.7%	3,375	+115.5%	2,271	+4.8%
Net Profit	442	+27.2%	3,834	+70.5%	1,296	+3.5%

	Amounts	Change from FY3/2011	Amounts	Change from FY3/2011	Amounts	Change from FY3/2011
Operating Asset	50,429	+3.1%	167,137	-2.9%	53,627	+2.6%
Total Asset	52,490	+1.5%	176,370	-2 <b>.</b> 5%	57,206	-4.0%
Net Asset	4,046	+12.3%	16,401	+30.5%	18,959	+7.1%

# 5. New Transactions

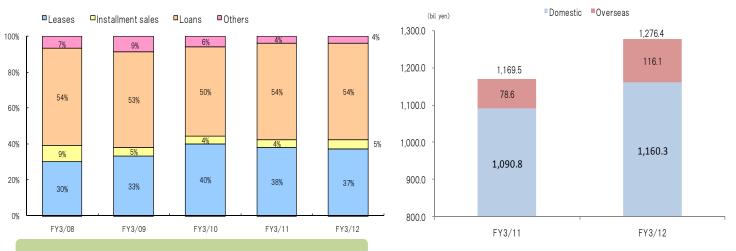
New transactions volume (consolidated) entered in FY3/2012 increased by 9.1% (year-on-year) to 1,276.4billion Yen. By segment, lease volume increased by 7.8%, installment sales increased by 36.2%, and loans and other business increased by 8.1%.

#### Trends of New Transactions Volume by Type

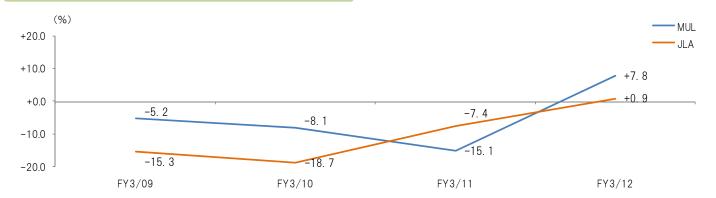


#### Trends of New Transactions Component by Type

# Trends of New Transactions by Domestic / Overseas



#### Changes in Lease Transaction Volume (Yearly)



JLA: Japan Leasing Association Statistics announced on April 27, 2012

The figure represents total volume comparison with the same period of the last fiscal year .

(Note: Fical year 2011 figure is the prompt statistics report.)

MUL FY03/2012 Results

# Leases

(bil.yen)

	FY3/11	FY3/12	yoy change
IT / Office Equip.	117.1	131.1	+12.0%
Industrial Machinery	102.9	104.8	+1.9%
Civil Eng. & Construction Machinery	12.0	18.0	+48.9%
Transport Equip.	40.7	46.7	+14.8%
Medical Equip.	39.9	43.6	+9.2%
Commercial & Service Equip.	50.9	60.6	+19.1%
Others	74.9	67.8	-9.5%
Total	438.7	472.8	+7.8%

# Installment Sales

(bil.yen)

	FY3/11	FY3/12	yoy change
IT / Office Equip.	3.9	2.7	-28.9%
Industrial Machinery	6.5	9.6	+45.7%
Civil Eng. & Construction Machinery	7.8	15.0	+91.2%
Transport Equip.	2.5	2.9	+16.2%
Medical Equip.	5.9	6.1	+3.1%
Commercial & Service Equip.	13.4	15.5	+15.5%
Others	8.9	15.1	+68.1%
Total	49.4	67.2	+36.2%

# Loan and other business

(bil.yen)

	FY3/11	FY3/12	yoy change
Factoring	291.1	279.5	-4.0%
Real estate financing	185.7	162.8	-12.3%
Others	204.5	293.8	+43.7%
Total	681.4	736.2	+8.1%

# All New Transactions

(bil.yen)

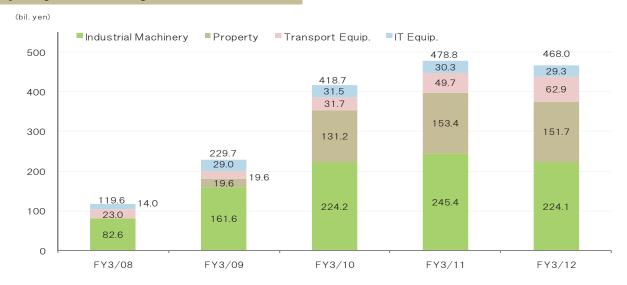
	FY3/11	FY3/12	yoy change
Total	1,169.5	1,276.4	+9.1%

# 6. Business Performance

## 1) Operating Lease

Operating Lease involves industrial machinery, machine tools and other equipments over periods corresponding to customer's production schedules. Operating Lease enables customers to reduce their total rent since these rent reflect the projected asset value remaining (residual value) at the end of lease period.

#### Operating Lease Outstanding



# 2) Trading Used Equipment

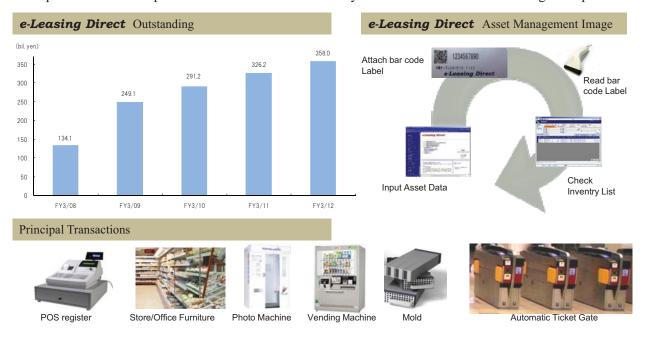
MUL Group is trading broad range of used machinery and equipments which are supported by extensive track record for operating lease and machinery market. MUL Group can meet various customers' needs through offering used equipments.

#### MUL Group Network

U-Machine	U-Machine is a major used industrial machinery trading company which owns 3 warehouses in Japan. U-Machine trades approx.5,000 used machineries p.a
M-Cast	M-Cast, a major used medical equipment trading company, deals with various medical products. M-Cast takes ISO 9001 (Quality Management Standard) and provides high-quality products and services to customers.
Diamond Equipment	Diamond Equipment ("DE") trades used semiconductor production equipments. DE has worldwide network and provide equipments trade information to global customers.
MUL Eco-Business	MUL Eco-Business deals lease-up PCs with approx.220 thousands p.a MUL Eco-Business promotes PC re-use and recycle after format.

## 3) e-Leasing Direct - Asset Management service -

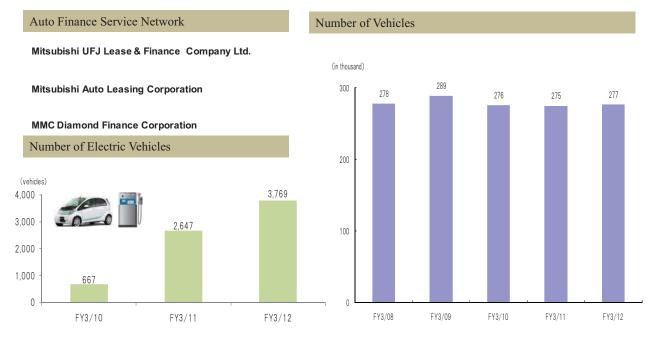
e-Leasing Direct enables customers to perform an entire range of leasing procedures via internet, including requesting and viewing estimates as well as completing lease contracts and certificates of completion of lease inspections. Customers can also verify transaction details online during lease periods.



### 4) Auto Lease

Our Auto lease and finance business are mainly operating through two affiliates, Mitsubishi Auto Leasing and MMC Diamond Finance. MUL Group deals with various types of vehicles and rationalizes vehicle management operations by constructing optimal vehicle management systems that reduce costs, clarify cost structures, save labor and achieve other goals.

As of March 2012, MUL group operates 277 thousands vehicles in Japanese market.



## 5) ESCO (Energy Service Company) Business - ECO related service -

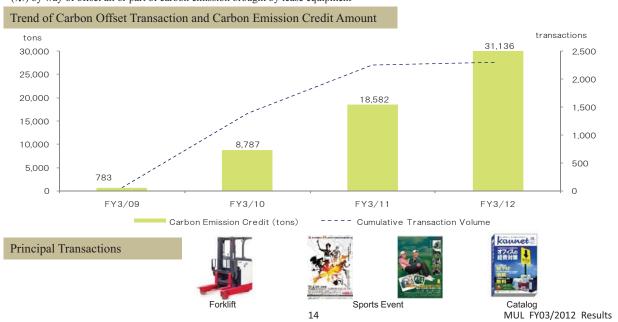
ESCO business is an energy-saving contractual activity. MUL is offering comprehensive energy-related services (consultation, design, maintenance, lease, inspection, etc.). ESCO enables customers to achieve low-cost and high efficient operation. MUL has remarkable track records (total 398transactions). Our ESCO business is expanding its field not only to Japan but also overseas.



#### 6) Carbon Offset Business - ECO related service -

Our main products in this area are Carbon Natural Lease ("CNL") and Offset Partner Service ("OPS"). CNL is lease transaction allotted carbon emission credit. Therefore, customer (lessee) can use carbon-free\* lease equipments. OPS is carbon trade support service. MUL is offering wide-range carbon trade related services. Additionally, we offer carbon credit production service which is originated by energy saving equipment. As of March 2012, our Carbon Offset Business has been entered into 2,300 transactions with 31,136 tons since 2008.

(\*) by way of offset all or part of carbon emission brought by lease equipment



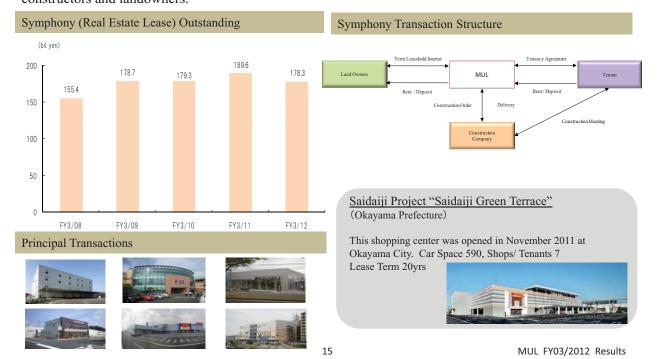
#### 7) Real Estate Finance - Real Estate related service -

We go beyond leasing operations to provide various types of structured finance to meet market needs related to the opening and relocation of stores, office buildings, logistic centers, residents, and other facilities. Particularly, we enlarge non-recourse loan under strict risk control. Additionally, Diamond Asset Finance (DAF), our group company, deals with project finance and owner loan. We offer valuable services to meet various customers' needs in real estate related field.



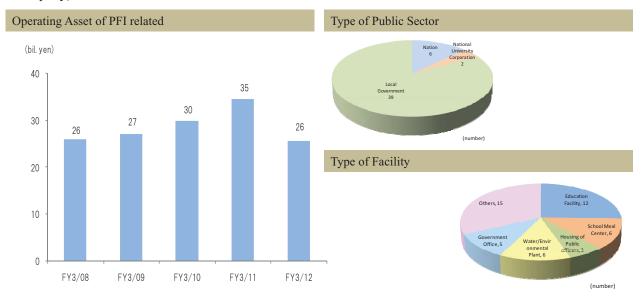
# 8) Symphony - Real Estate related service -

"Symphony "(Real estate lease) involve an arrangement where (i) we lease land from landowners through commercial leaseholds, (ii) construct buildings and facilities with specifications designed by tenants, and (iii) sublease the property to the tenant (e.g. chain-store). This arrangement enables tenants to open stores with small initial investment. Our Symphony is providing optimal solution for tenants, constructors and landowners.



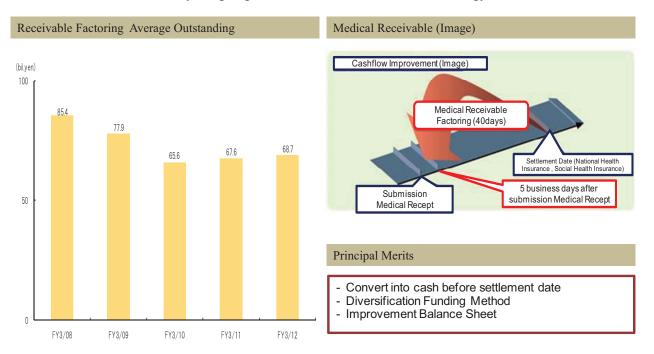
# 9) PFI (Private Finance Initiative)

The PFI business employs private-sector funds and management expertise to develop and operate public infrastructure. MUL is acting as not only debt provider but also representative company of consortiums. We have entered into 47 transactions (including 15 transactions acting as representative company).



# 10) Factoring

Main target of Factoring is for Sales Receivables, Medical Receivables. Customers can capitalize such receivables before due date by assigning to MUL and utilize for financial strategy.



# 7. Forecast for FY3/2013

# Forecast for FY3/2013

	Consolidated		
	Amount (bil. Yen)	Change	
Revenues	700.0	-3.4%	
Gross Profit	111.0	-3.5%	
<b>Operating Profit</b>	52.0	-2.2%	
Recurring Profit	54.0	-3.4%	
Net Profit	32.0	<b>—7.6%</b>	
Dividend per Share	62yen	+2yen	

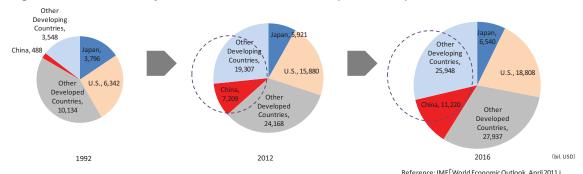
Consolidated Forecast for FY3/2013 as of May 15, 2012



# 8. Medium Term Management Plan " Vision 2013"

### **Business Environment**

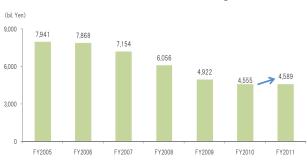
1. Change of Global Economy ~ Economic Scale Trend (Real GDP) ~



## 2. Accelerating Investment Shift to Overseas

#### Overseas/Domestic Overseas/Domestic Capital Investment Ratio (all industries) Capital Investment Ratio (manufacturers) FY2010 24.10% FY2010 39.50% FY2011 33.10% FY2011 51.40% Reference: August 11,2011 Devepment Bank of Japan Statistics

#### 3. Bottomed out Domestic Leasing Volume



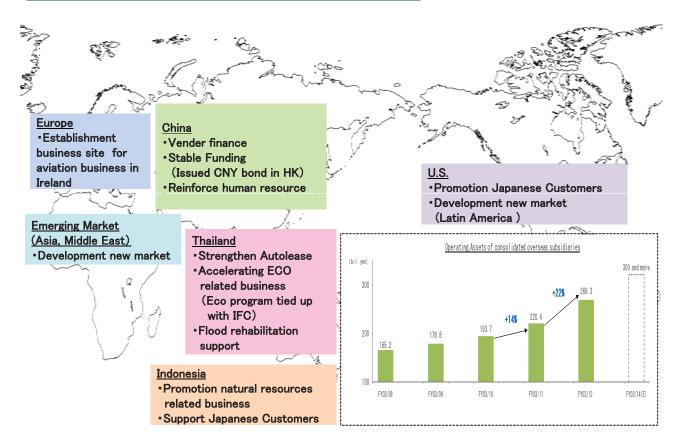
#### Outline of Vision 2013 and Principal Strategies



## Aiming for a leading Comprehensive Financial Company in Asia

#### Promotion of Strategies to Strengthen **Promotion of Growth Strategies Management Base** ■ Re-Strengthening Business Infrastructure ■ Capture Asian Growth Global IT System Introduction - Promotion ECO related business - Vendor Finance ■ Sophisticated Risk Management - Development Used Equipment Trade - Exit Strategy for Tangible Asset ■ Value Added Service - Improved Asset Management Service ■ Reinforcement Human Resources - Expansion ECO related products/services ■ Re-Strengthening Core Business (Lease)

### Growth Strategy ∼ Overseas & Global Asset Business∼



#### **Principal Achievement**

#### **Expanding Used Equipment Trade Business**

Started used equipment trade business globally.



In March 2012, U-machine, our group company, established business office in Thailand.

U-Machine (Thailand)

#### **Started Global Asset Management Service**

Our Asset Management Service "e-Leasing Direct" enables to enter asset information into principal currency for managing global asset in Web site.



e-Leasing Direct demo screen

#### **Promotion Construction Machinery Finance**

Expanding construction machinery finance

especially in China and Indonesia, which markets are expected high growth

in a coming year.



#### **Strengthen Business Infrastructure**

- Established Global IT Group
- Reinforcement Global Staff
- Established International Asset Business Group
- Strengthening Business Alliance

