



Mitsubishi UFJ Lease & Finance

FY3-2011 Results

(Tokyo Stock Exchange / Nagoya Stock Exchange : 8593)

Results announcement date : May 16, 2011

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1. Trend of Financial Performance (Consolidated)	4
(1) Profit and Loss Statement	4
(2) Balance Sheet	5
2. Funding	6
3. Net Credit Cost	7
4. Overview of Principal Consolidated Companies	8
5. New Transactions	10
6. Business Performance	12
1) Operating Lease	12
2) Trading Used Equipment	12
3) e-Leasing Direct	13
4) ESCO - Energy Service Company -	14
5) Carbon Offset Business	15
6) Real Estate Finance	16
7) Symphony - Real Estate Lease -	17
8) PFI - Private Finance Initiative -	18
9) Auto Lease	19
10) Factoring	19
7. Forecast for FY3/2012	20
8. Mitsubishi UFJ Lease Group Network	21
9. Medium-Term Management Plan “ Vision 2013 ”	22

1. Trend of Financial Performance (Consolidated)

(1) Profit & Loss Statement

		Consolidated				
		FY3/2007	FY3/2008	FY3/2009	FY3/2010	FY3/2011
		million yen				
1	Operating Revenues	517,429	987,056	818,618	747,043	724,762
		-1.3%	+90.8%	-17.1%	-8.7%	-3.0%
2	Lease	359,973	763,991	613,716	558,615	560,610
		-5.4%	+112.2%	-19.7%	-9.0%	+0.4%
3	Installment Sales	118,460	164,293	140,159	122,615	99,414
		+0.5%	+38.7%	-14.7%	-12.5%	-18.9%
4	Loans	20,522	37,176	38,393	39,048	36,802
		+61.2%	+81.2%	+3.3%	+1.7%	-5.8%
5	Others	18,473	21,596	26,349	26,764	27,935
		+42.1%	+16.9%	+22.0%	+1.6%	+4.4%
6	Cost of Revenues	460,671	883,025	713,903	637,474	606,033
		-2.4%	+91.7%	-19.2%	-10.7%	-4.9%
7	CoR / Revenues	89.0%	89.5%	87.2%	85.3%	83.6%
		-1.0P	+0.5P	-2.3P	-1.9P	-1.7P
8	Lease, CoR	322,205	684,594	539,425	484,581	479,725
		-5.7%	+112.5%	-21.2%	-10.2%	-1.0%
9	Installment Sales, CoR	111,248	152,172	129,784	112,819	90,628
		-0.0%	+36.8%	-14.7%	-13.1%	-19.7%
10	Financial expenses	14,324	34,608	34,533	26,916	20,502
		+49.3%	+141.6%	-0.2%	-22.1%	-23.8%
11	Others, CoR	12,892	11,648	10,160	13,157	15,177
		+36.1%	-9.6%	-12.8%	+29.5%	+15.4%
12	Gross Profit	56,758	104,030	104,715	109,569	118,729
		+8.7%	+83.3%	+0.7%	+4.6%	+8.4%
13	Gross Profit / Revenues	11.0%	10.5%	12.8%	14.7%	16.4%
		+1.0P	-0.5P	+2.3P	+1.9P	+1.7P
14	Number of Employees	1,029	2,209	2,122	2,219	2,245
15	GP per employee	55.2	47.0	49.3	49.3	52.9
		+0.4%	-14.9%	+4.8%	+0.0%	+7.3%
16	SG&A Expenses	23,825	53,307	77,829	83,755	62,846
		+1.9%	+123.7%	+46.0%	+7.6%	-25.0%
17	Personnel Expenses	10,527	21,439	21,444	21,478	22,178
		+7.8%	+103.7%	+0.0%	+0.2%	+3.3%
18	Non-Personnel Expenses	11,567	27,627	24,594	23,193	24,221
		+17.3%	+138.8%	-11.0%	-5.7%	+4.4%
19	Expenses for Non-performing assets	1,730	4,241	31,790	39,083	16,447
		-54.0%	+145.1%	+649.6%	+22.9%	-57.9%
20	Overhead Ratio (Overhead expenses divided by GP)	38.9%	47.2%	44.0%	40.8%	39.1%
		+1.3P	+8.3P	-3.2P	-3.2P	-1.7P
21	Operating Profit	32,932	50,723	26,885	25,813	55,882
		+14.3%	+54.0%	-47.0%	-4.0%	+116.5%
22	OP / Revenues	6.4%	5.1%	3.3%	3.5%	7.7%
		+0.9P	-1.3P	-1.8P	+0.2P	+4.2P
23	Recurring Profit	33,508	51,705	26,282	25,821	56,307
		+13.2%	+54.3%	-49.2%	-1.8%	+118.1%
24	Extraordinary Profit	3,497	4,573	1,890	14,150	3,673
		+137.6%	+30.8%	-58.7%	+648.3%	-74.0%
25	Extraordinary Cost	310	2,460	10,860	1,827	13,730
		-29.7%	+691.5%	+341.4%	-83.2%	+651.4%
26	Net Profit	22,064	30,245	7,145	20,727	25,755
		+4.4%	+37.1%	-76.4%	+190.1%	+24.3%

※ Percentage ("%") and Point ("P") in the lower line represent yoy ratio.

(2) Balance Sheet

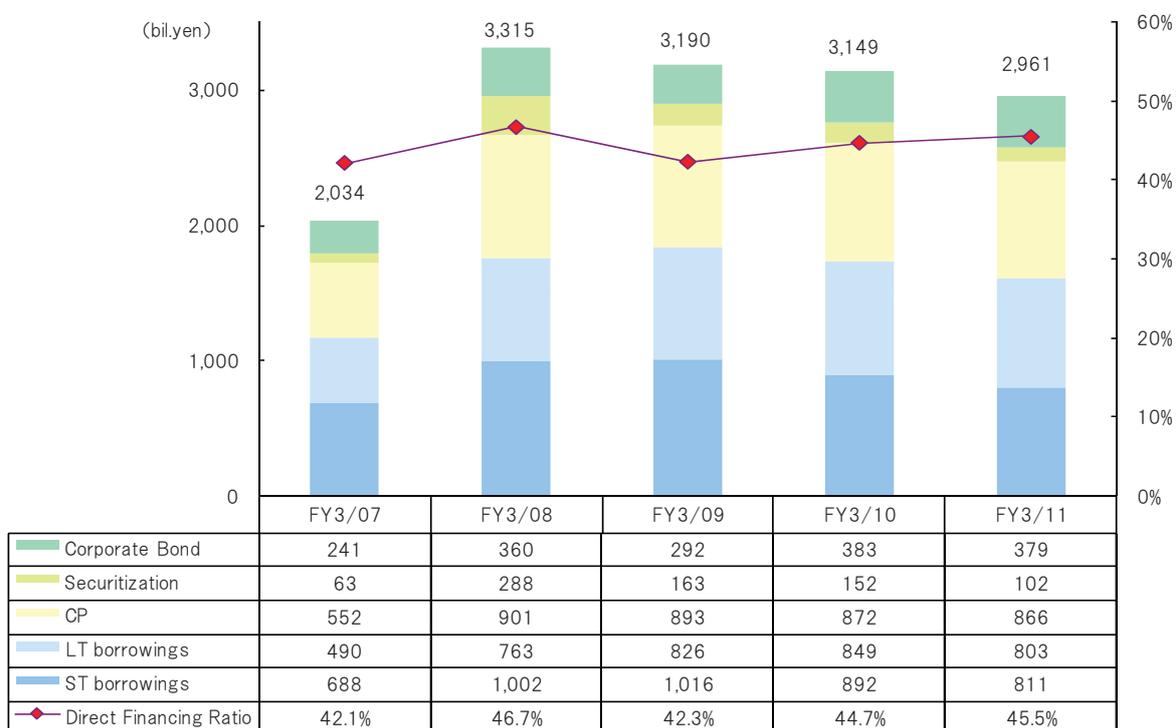
million yen

		Consolidated				
		FY3/2007	FY3/2008	FY3/2009	FY3/2010	FY3/2011
1	Net Assets	154,267	312,352	342,633	366,891	389,802
		+18.5%	+102.5%	+9.7%	+7.1%	+6.2%
2	Total Assets	2,380,467	3,965,891	3,909,077	3,885,161	3,721,136
		+30.4%	+66.6%	-1.4%	-0.6%	-4.2%
3	Operating Assets	2,185,763	3,630,737	3,497,071	3,517,982	3,393,547
		+32.3%	+66.1%	-3.7%	+0.6%	-3.5%
4	Lease	820,541	1,794,936	1,565,325	1,677,155	1,673,572
		-1.2%	+118.8%	-12.8%	+7.1%	-0.2%
5	Installment Sales	288,129	431,143	368,467	297,051	242,147
		-3.6%	+49.6%	-14.5%	-19.4%	-18.5%
6	Loans	901,858	1,145,939	1,227,716	1,222,770	1,174,661
		+96.3%	+27.1%	+7.1%	-0.4%	-3.9%
7	Others	175,233	258,719	335,562	321,005	303,167
		+174.9%	+47.6%	+29.7%	-4.3%	-5.6%
8	Impaired Assets	4,474	6,382	47,983	46,351	40,921
		-52.0%	+42.6%	+651.8%	-3.4%	-11.7%
9	Allowance	1,043	2,014	3,694	8,487	9,335
10	Net Balance of Impaired Assets	3,431	4,368	44,288	37,863	31,586
		-56.4%	+27.3%	+913.9%	-14.5%	-16.6%
11	Equity Ratio	6.2%	7.5%	8.4%	9.1%	10.0%
		-0.9P	+1.3P	+0.9P	+0.7P	+0.9P
12	ROE	15.9%	13.6%	2.3%	6.1%	7.1%
		-2.0P	-2.3P	-11.3P	+3.8P	+1.0P
13	ROA	1.0%	1.0%	0.2%	0.5%	0.7%
		-0.2P	+0.0P	-0.8P	+0.3P	+0.2P
14	Total Funding	2,033,869	3,314,673	3,190,431	3,148,926	2,961,470
		+33.7%	+63.0%	-3.7%	-1.3%	-6.0%
15	Indirect Funding	1,177,464	1,765,716	1,842,291	1,740,993	1,614,526
		+44.7%	+50.0%	+4.3%	-5.5%	-7.3%
16	Direct Funding	856,404	1,548,957	1,348,139	1,407,932	1,346,944
		+21.1%	+80.9%	-13.0%	+4.4%	-4.3%
17	CP	552,300	900,800	892,900	872,400	866,000
		+21.0%	+63.1%	-0.9%	-2.3%	-0.7%
18	Securitization (Lease Receivables)	63,004	288,108	162,959	152,256	101,944
		-22.8%	+357.3%	-43.4%	-6.6%	-33.0%
19	Corporate Bond	241,100	360,049	292,280	383,276	379,000
		+42.7%	+49.3%	-18.8%	+31.1%	-1.1%
20	Direct Funding Ratio	42.1%	46.7%	42.3%	44.7%	45.5%
		-4.4P	+4.6P	-4.4P	+2.4P	+0.8P

※ Percentage ("%") and Point ("P") in the lower line represent yoy ratio.

2. Funding

(1) Funding Structure



(2) Issued Straight Bonds (SB) Historical Chart

Issued Date	Amount	Term	Interest Rate p.a.	Spread	
				SWAP plus	JGB plus
Sep-08	20bil Yen	3yr	1.280%	+17bp	-
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

***Swap plus** represents a difference between SB interest rate and SWAP rate which is corresponded to SB term.

***JGB plus** represents a difference between SB interest rate and Japanese Government Bond.

(3) Ratings (as of May 16, 2011)

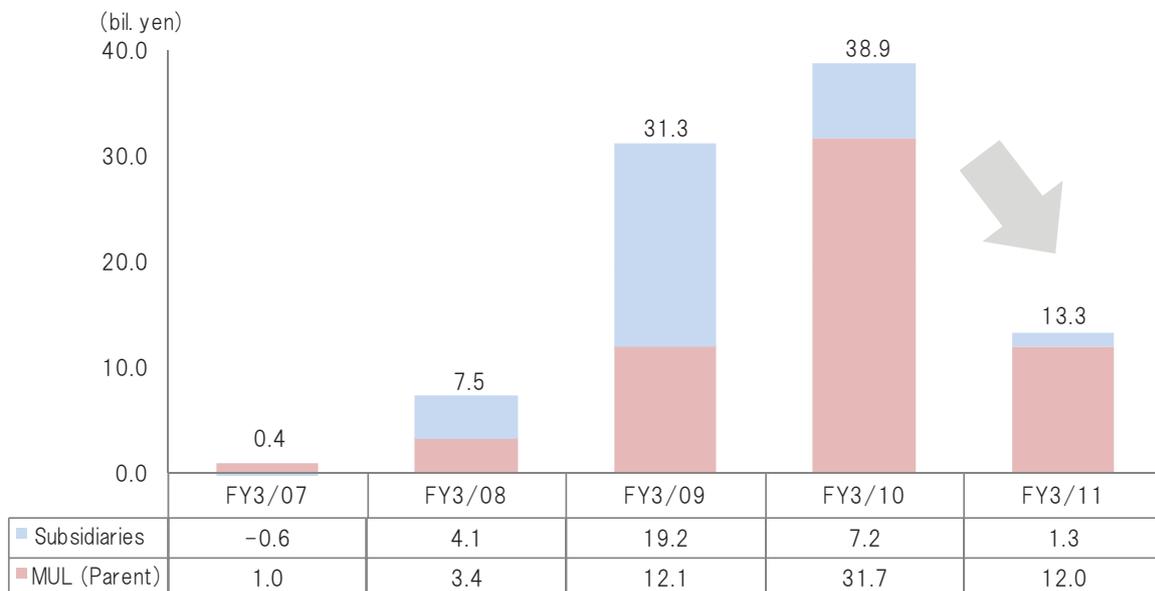
Rating Agency	Long-term	Short-term
JCR	AA-	J-1+
R&I	A+	a-1
Moody's	A1	P-1

JCR = Japan Credit Rating Agency

R&I = Rating and Investment Information

3. Net Credit Cost

(1) Net Credit Cost Historical Chart

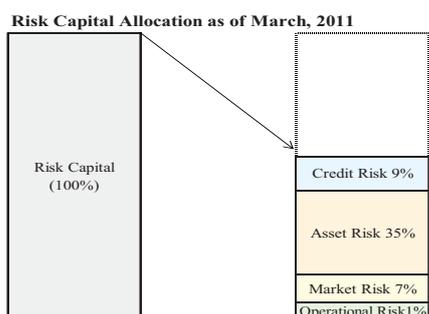


The above figures represent consolidated net credit cost, which includes all related credit cost of Cost of Revenue, SG&A expenses and Extraordinary items.

(2) Breakdown of Delinquency and Net Credit Cost



(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)		Japan Medical Lease MUL's Share: 100%		DFL Lease MUL's Share: 95%	
	Amounts	YOY Change	Amounts	YOY Change	Amounts	YOY Change
Revenues	499,388	-4.7%	33,502	+10.9%	19,524	-8.4%
Gross Profit	79,086	+7.6%	3,744	+14.2%	2,263	+1.1%
Operating Profit	36,791	+131.6%	1,711	+53.4%	1,154	+82.7%
Recurring Profit	38,807	+122.7%	1,723	+55.0%	1,163	+82.2%
Net Profit	15,341	+110.0%	717	+10.1%	900	+7.4%

	Amounts	Change from FY3/2010	Amounts	Change from FY3/2010	Amounts	Change from FY3/2010
Operating Asset	2,732,932	-5.3%	89,008	-1.4%	45,393	-13.2%
Total Asset	3,048,853	-5.8%	91,457	-1.8%	46,712	-13.8%
Net Asset	339,978	+3.9%	8,927	+8.7%	6,723	+15.5%

million yen

	Shinko Lease MUL's Share: 80%		Casio Lease MUL's Share: 80%		Hirogin Lease MUL's Share: 80%	
	Amounts	YOY Change	Amounts	YOY Change	Amounts	YOY Change
Revenues	26,733	-18.2%	17,774	-6.9%	21,974	-7.9%
Gross Profit	2,262	-6.1%	1,820	+6.1%	2,460	+4.2%
Operating Profit	777	+23.8%	1,181	+47.9%	1,582	+68.5%
Recurring Profit	813	+35.0%	1,182	+47.4%	1,576	+31.9%
Net Profit	258	+15.3%	602	+16.0%	1,061	-4.9%

	Amounts	Change from FY3/2010	Amounts	Change from FY3/2010	Amounts	Change from FY3/2010
Operating Asset	102,048	-5.8%	35,151	-11.4%	58,574	-5.3%
Total Asset	106,578	-8.8%	35,915	-11.5%	61,406	-5.6%
Net Asset	5,598	+4.3%	9,916	+6.5%	7,080	+17.4%

million yen

	Shutoken Leasing MUL's Share:76%		Chukyo General Lease MUL's Share:70%		MMC Diamond Finance MUL's Share:50%	
	Amounts	YOY Change	Amounts	YOY Change	Amounts	YOY Change
Revenues	24,066	-9.8%	7,374	-4.7%	17,409	+7.9%
Gross Profit	3,591	-24.5%	893	+1.2%	7,064	+20.2%
Operating Profit	1,942	+4.5%	185	+158.4%	1,619	+165.7%
Recurring Profit	1,981	+5.0%	191	+149.8%	1,626	+166.4%
Net Profit	1,046	-16.4%	197	+128.4%	552	+36.4%

	Amounts	Change from FY3/2010	Amounts	Change from FY3/2010	Amounts	Change from FY3/2010
Operating Asset	91,010	-8.6%	16,261	-10.8%	207,713	+12.0%
Total Asset	93,968	-8.7%	17,397	-8.7%	220,416	+13.1%
Net Asset	9,262	+12.2%	4,615	+4.3%	11,415	+5.1%

million yen

	Diamond Rental System MUL's Share:100%		Diamond Asset Finance MUL's Share:100%		Miyuki Building [※] MUL's Share:98%	
	Amounts	YOY Change	Amounts	YOY Change	Amounts	YOY Change
Revenues	24,708	+0.3%	14,470	+11.0%	6,232	—
Gross Profit	2,468	+4.8%	4,639	+11.3%	3,203	—
Operating Profit	644	+62.8%	1,559	—	2,706	—
Recurring Profit	640	+60.4%	1,566	—	2,166	—
Net Profit	347	+44.8%	2,249	—	1,253	—

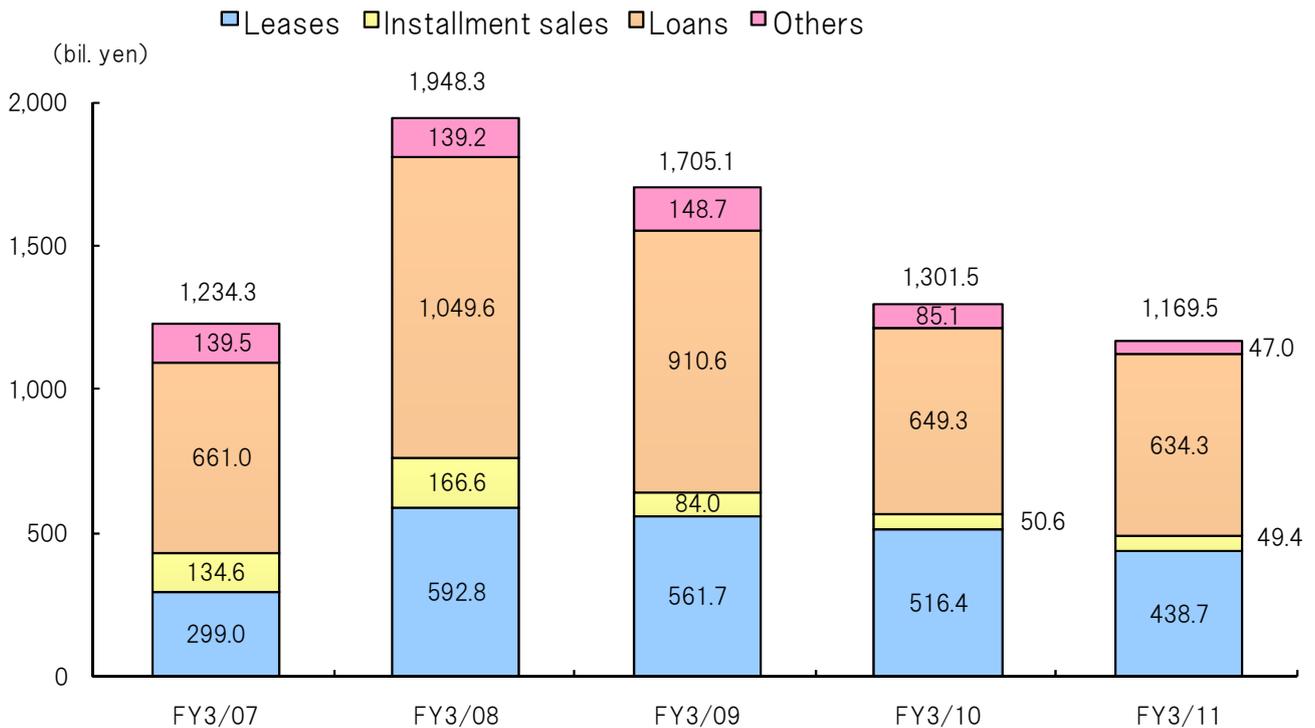
	Amounts	Change from FY3/2010	Amounts	Change from FY3/2010	Amounts	Change from FY3/2010
Operating Asset	48,929	-3.4%	172,216	+11.3%	52,275	-0.4%
Total Asset	51,721	-2.8%	180,887	+7.5%	59,586	+6.0%
Net Asset	3,604	+10.7%	12,566	+21.8%	17,700	+7.3%

※Consolidated in Jul 2009
Consolidated for 9months in FY3/2010

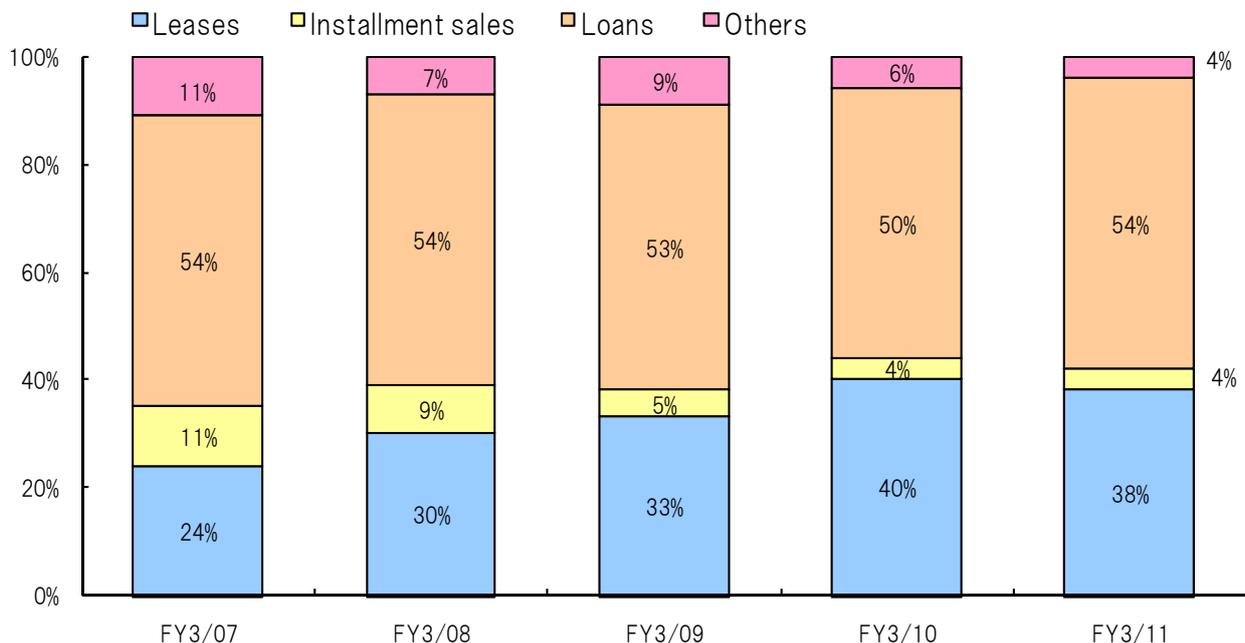
5. New Transactions

New transactions in volume (consolidated) entered in FY3/2011 were decreased by 10.1% (year-on-year) to 1,169.5billion Yen. By segment, lease volume was decreased by 15.1%, installment sales were decreased by 2.4%, and loans and other business were decreased by 7.2%.

Trends of New Transactions Volume by Type



Trends of New Transactions Component by Type



Leases

(bil.yen)

	FY3/10	FY3/11	yoy change
IT / Office Equip.	138.1	117.1	-15.2%
Industrial Machinery	141.3	102.9	-27.2%
Civil Eng. & Construction Machinery	18.3	12.0	-34.1%
Transport Equip.	26.4	40.7	+53.7%
Medical Equip.	40.9	39.9	-2.5%
Commercial & Service Equip.	56.8	50.9	-10.5%
Others	94.1	74.9	-20.4%
Total	516.4	438.7	-15.1%

Installment Sales

(bil.yen)

	FY3/10	FY3/11	yoy change
IT / Office Equip.	1.6	3.9	+139.7%
Industrial Machinery	7.1	6.5	-7.8%
Civil Eng. & Construction Machinery	6.4	7.8	22.3%
Transport Equip.	2.6	2.5	-2.1%
Medical Equip.	5.9	5.9	-0.8%
Commercial & Service Equip.	9.8	13.4	+37.5%
Others	16.9	8.9	-46.9%
Total	50.6	49.4	-2.4%

Loan and other business

(bil.yen)

	FY3/10	FY3/11	yoy change
Factoring	282.5	291.1	+3.0%
Real estate financing	201.9	185.7	-8.0%
Others	250.0	204.5	-18.2%
Total	734.4	681.4	-7.2%

All New Transactions

(bil.yen)

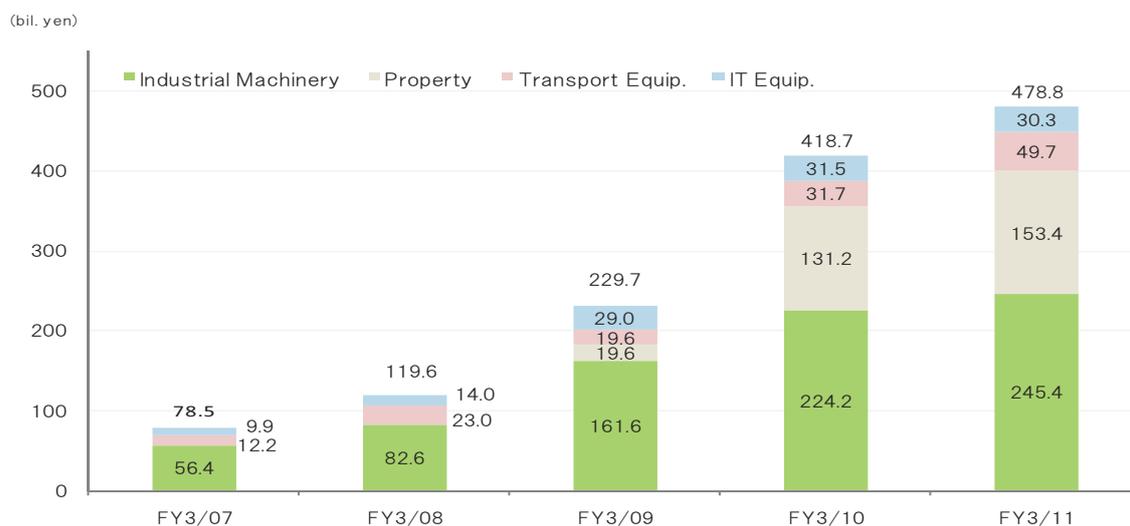
	FY3/10	FY3/11	yoy change
Total	1,301.5	1,169.5	-10.1%

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 as such rent reflects 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 and owns 3 warehouses in Japan. U-Machine trades approx. 5,000 used machineries p.a..



Warehouse in Miyoshi, Aichi Pref.

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.



Showroom (left) and warehouse (right)



Diamond Equipment exhibited at SEMICON JAPAN 2010

Diamond Equipment

Diamond Equipment ("DE") trades used semiconductor production equipments. DE has worldwide network and provide equipments trade information to global customers.



MULB PC yard in Tokyo

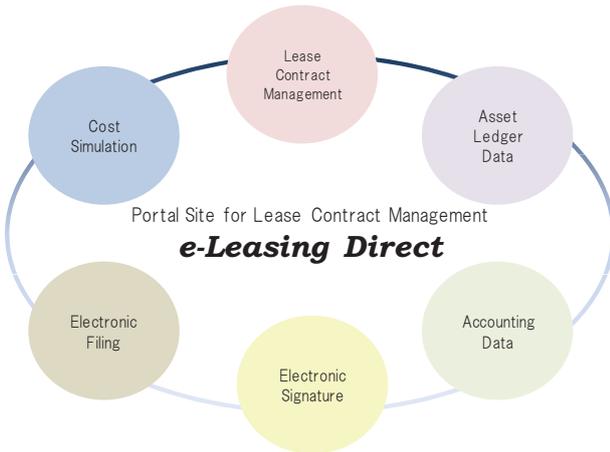
MUL ECO Business

MUL ECO Business ("MULB") deals lease-up PCs with approx. 220 thousands p.a.. MULB 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.

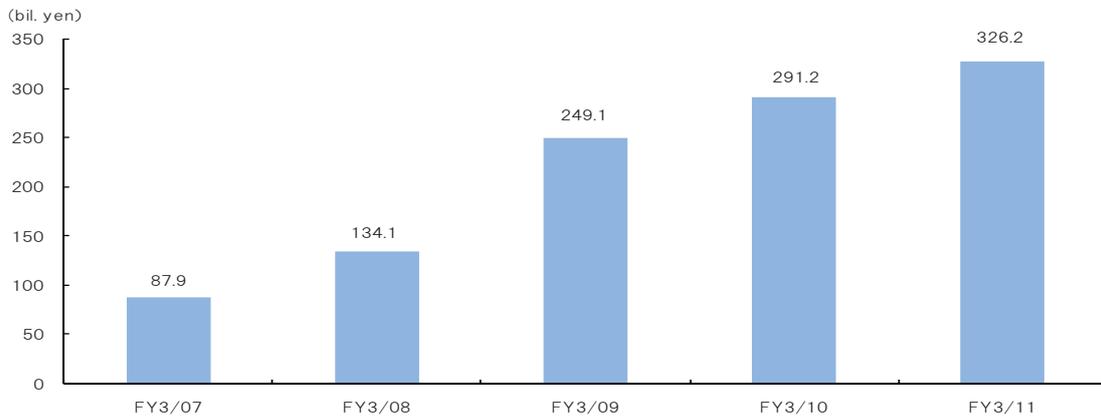
Principal Functions



Screen image of e-Leasing Direct



e-Leasing Direct Outstanding



Principal Transactions

Main User	Principal Equipment
Retailer, Restaurant	Cash Register
	Automatic Teller Machine (Cash Machine)
Railway Company	Automatic Ticket Gate
Bottling/Drink Company	Vending Machine
Manufacturer	Mold
Rental Company	Rental

User Merit
1. Outsourcing Asset Management
2. Simple Account Treatment
3. Reinforce J-SOX Framework



Automatic Ticket Gate



Cash register



Vending Machine



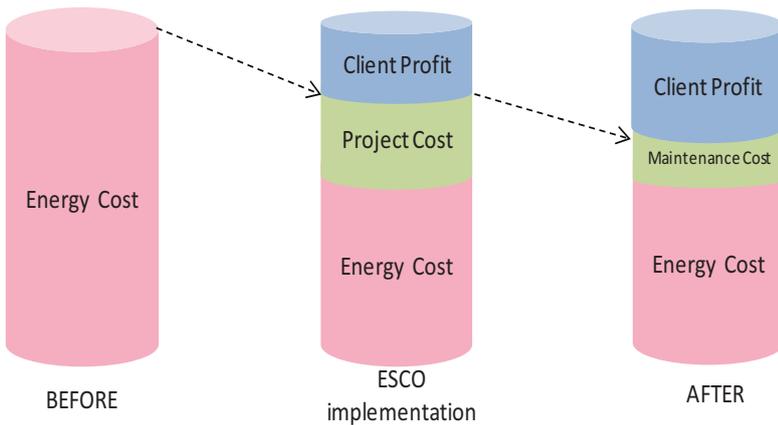
Photo Machine

4)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 382transactions). Our ESCO business is expanding its field not only to Japan but also overseas.

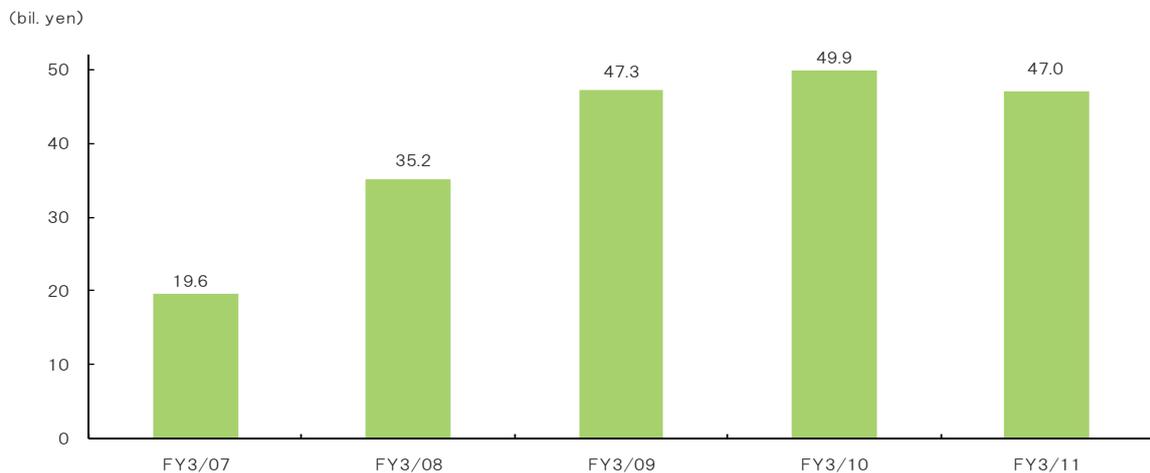
ESCO Structure



ESCO Flow Chart



ESCO Outstanding



Principal ESCO transaction “Tokushima City Hall and Tokushima Museum”



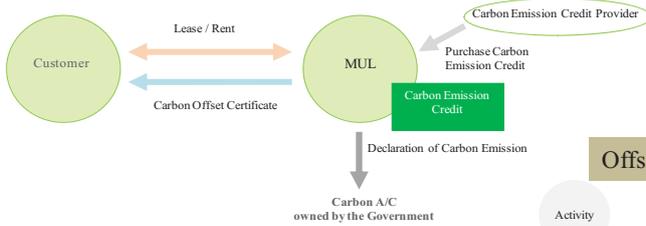
Facility: Tokushima City Hall and Tokushima Museum
 Location: Tokushima City, Tokushima Prefecture
 Service Commencement: April 2011
 Service Term: 15years
 Efficiency:
 City Hall Energy Saving ▲20%
 CO₂ Reduction ▲25%
 Museum Energy Saving ▲27%
 CO₂ Reduction ▲31%

5) Carbon Offset Business - ECO related service -

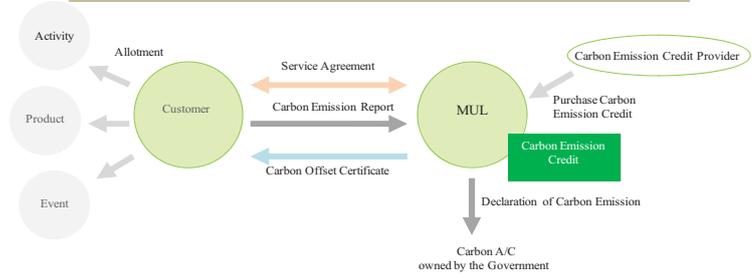
Our main products in this area are (i) Carbon Natural Lease (“CNL”) and (ii) Offset Partner Service (“OPS”). CNL is lease transaction allotted carbon emission credit. Therefore, customer (lessee) can use carbon-free※ lease equipments. OPS is carbon trade support service. MUL is offering wide-range carbon trade related services. As of March 2011, our Carbon Offset Business has been entered into 2,252 transactions with 18,582 tons since 2008.

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

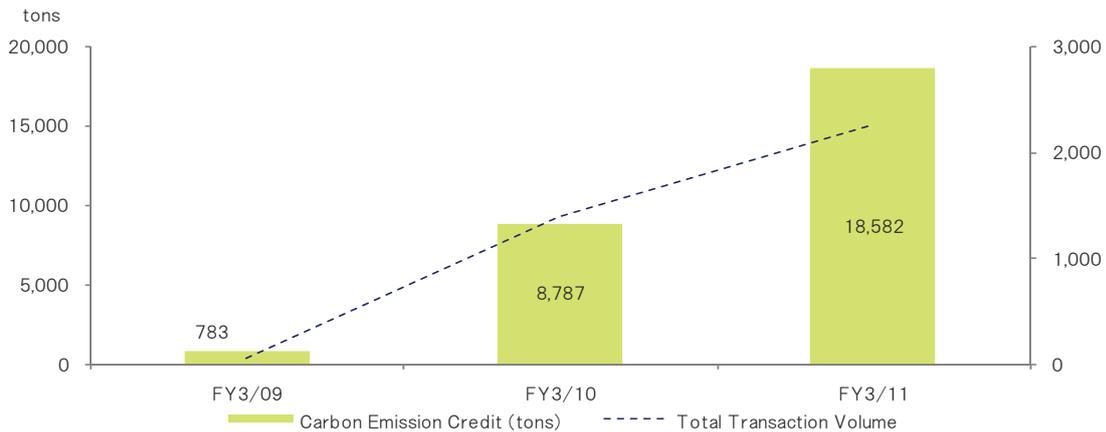
Carbon Natural Lease



Offset Partner Service



Trend of Carbon Offset Transaction and Carbon Emission Credit Amount



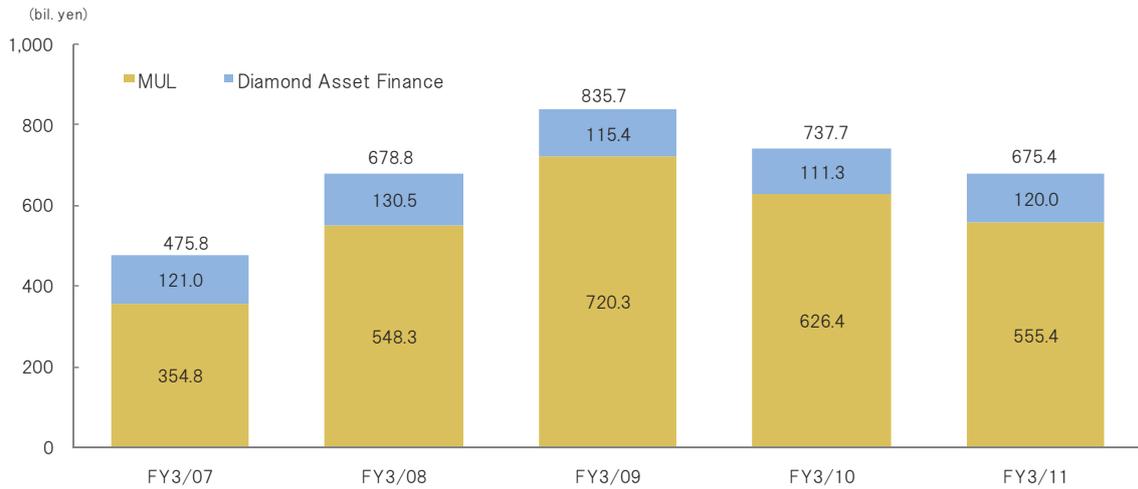
Principal Transactions



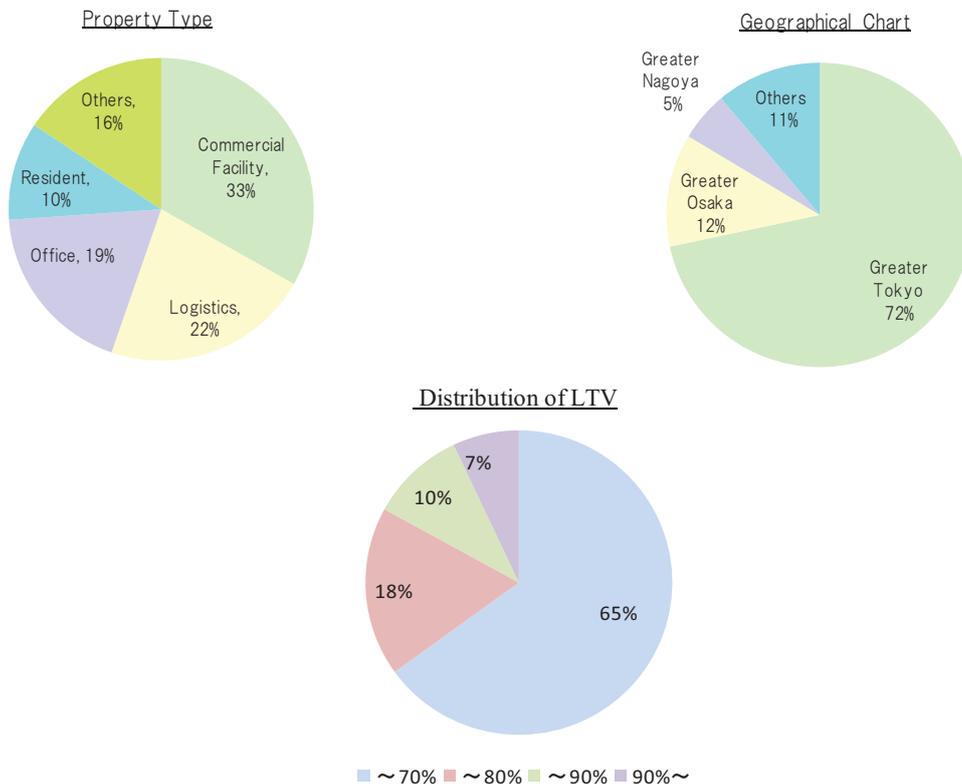
6) Real Estate Finance - Real Estate related service -

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), a MUL group company, deals with project finance and owner loan. We offer valuable services to meet various customers' needs in real estate related field.

Real Estate Finance Outstanding



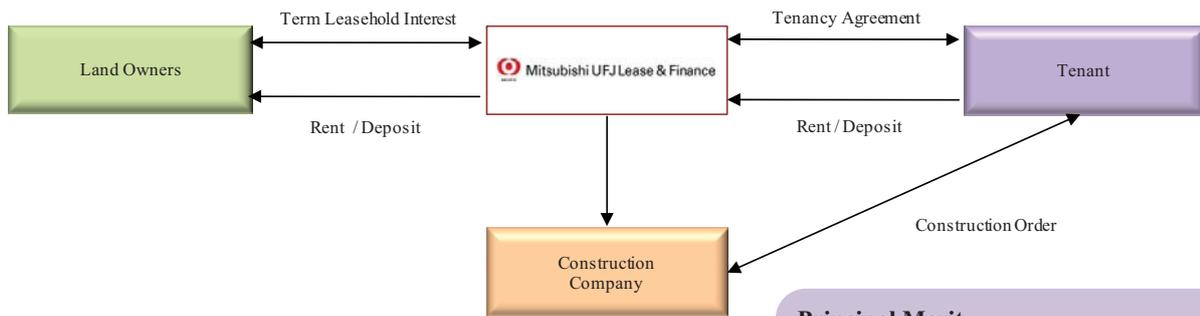
Property Breakdown and Distribution of LTV (MUL Portion) as of March 31, 2011



7)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.

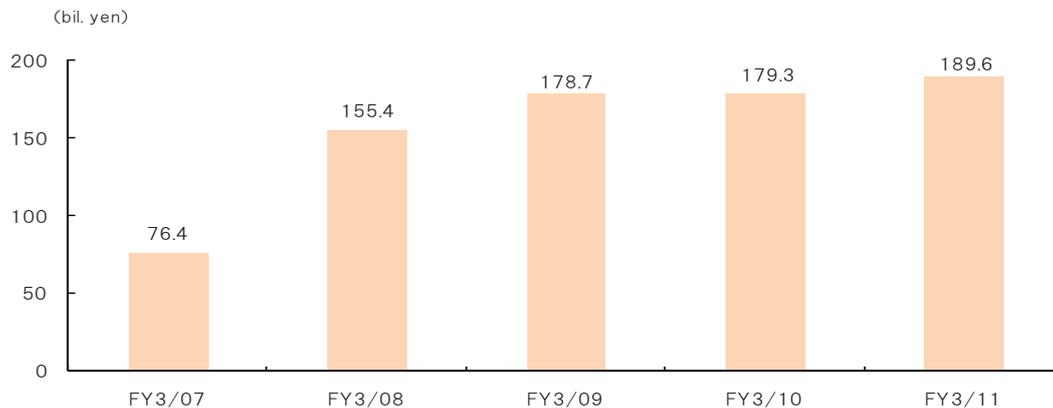
Symphony Transaction Structure



Principal Merit

- ✓Reduction of Initial Cost
- ✓Visible Cashflow
- ✓Relief Ownership Administration
- ✓No need to negotiate Land Owners

Symphony (Real Estate Lease) Outstanding



Principal Symphony Transaction Myodani Shopping Center “LIUCCA Myodani”



Facility Name : Myodani Shopping Center “LIUCCA Myodani”

Location : Kobe City, Kobe Prefecture

Open : April 2010

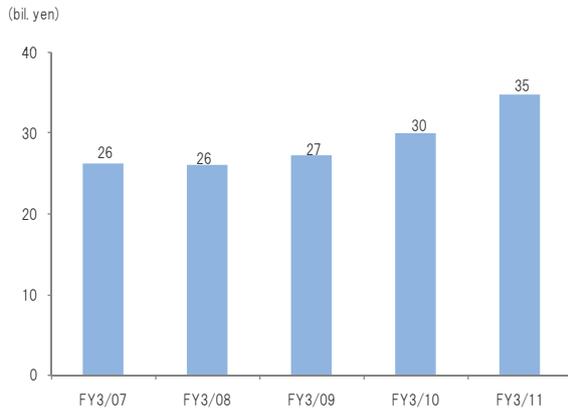
Lease Term : 20years

Number of Tennant : 12

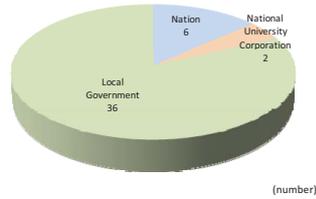
8) PFI - Real Estate related service -

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 44 transactions (including 15 transactions acting as representative company).

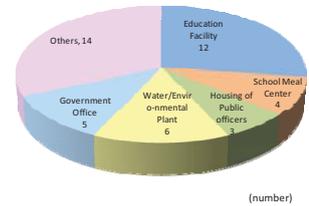
Operating Asset of PFI related



Type of Public Sector



Type of Facility

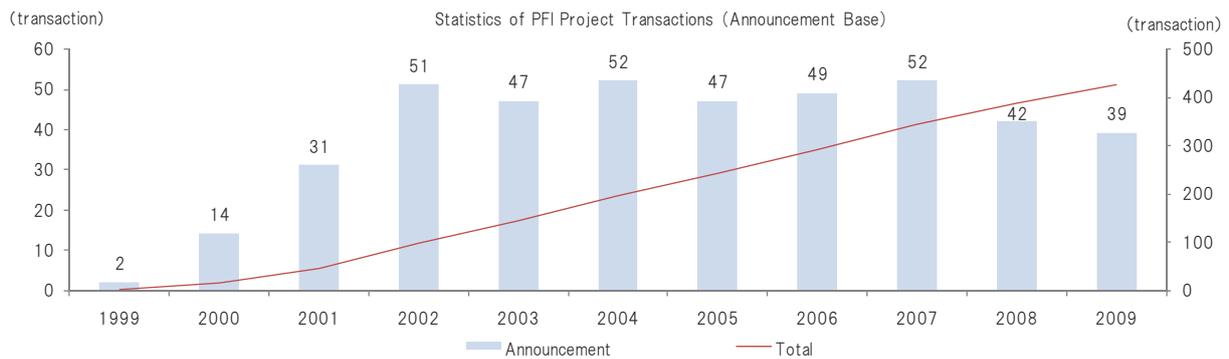


Principal PFI Project (Tentative Name) Obu Culture & Communication Facility Project



Project Name : Obu Culture & Communication Facility Project
Location : Obu City, Aichi Prefecture
Site of facility : 19,997.46m²
Project Scale : Approx. 10.3bil yen
Scheduled Open : 2014
Project Term : Approx. 18years (incl. Design / Construction period)
Principal Functions : Library, Education, Civil Communication
Representative Company : Mitsubishi UFJ Lease & Finance

Market Scale of PFI in Japan



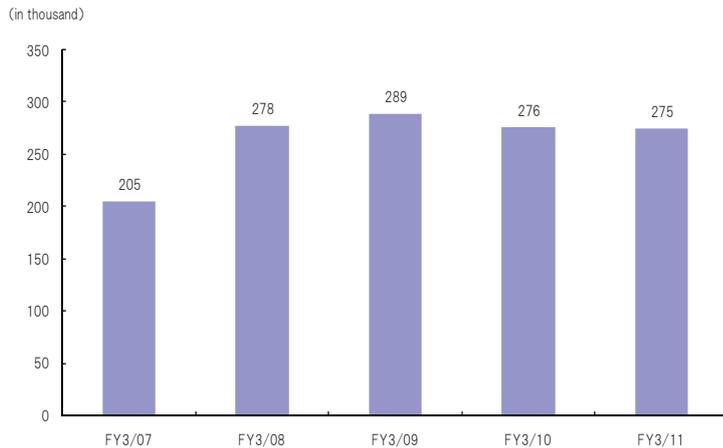
Quote : JAPAN PFI PPP ASSOCIATION 「PFI Yearbook 2010」

9) 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 2011, MUL group is operating 275 thousands vehicles in Japanese market.

Number of Vehicles



Auto Finance Service Network

Mitsubishi UFJ Lease & Finance Company Ltd.

Mitsubishi Auto Leasing Corporation

MMC Diamond Finance Corporation

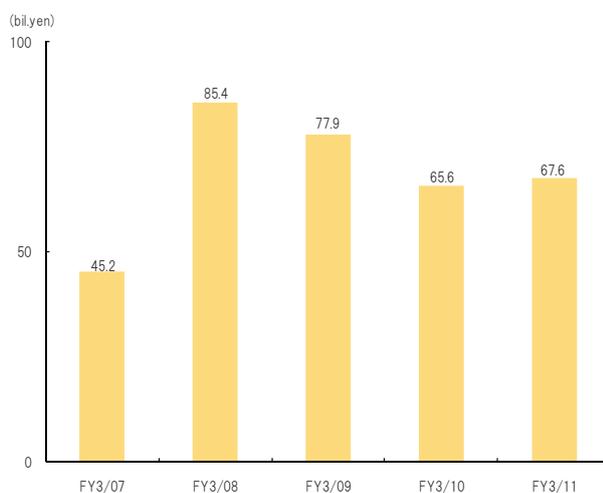


Expected the rapid spread of EV and EV battery charger

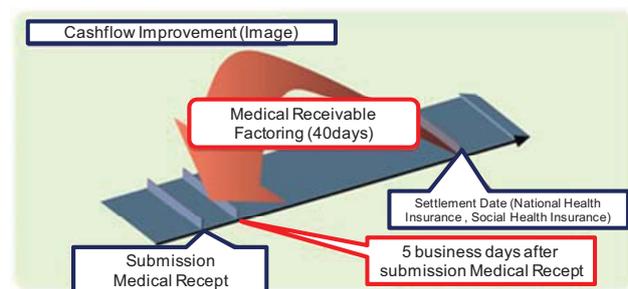
10) Factoring

Our new Factoring system started in August 2002. 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.

Receivable Factoring Average Outstanding



Medical Receivable (Image)



Principal Merits

- Convert into cash before settlement date
- Diversification Funding Method
- Improvement Balance Sheet

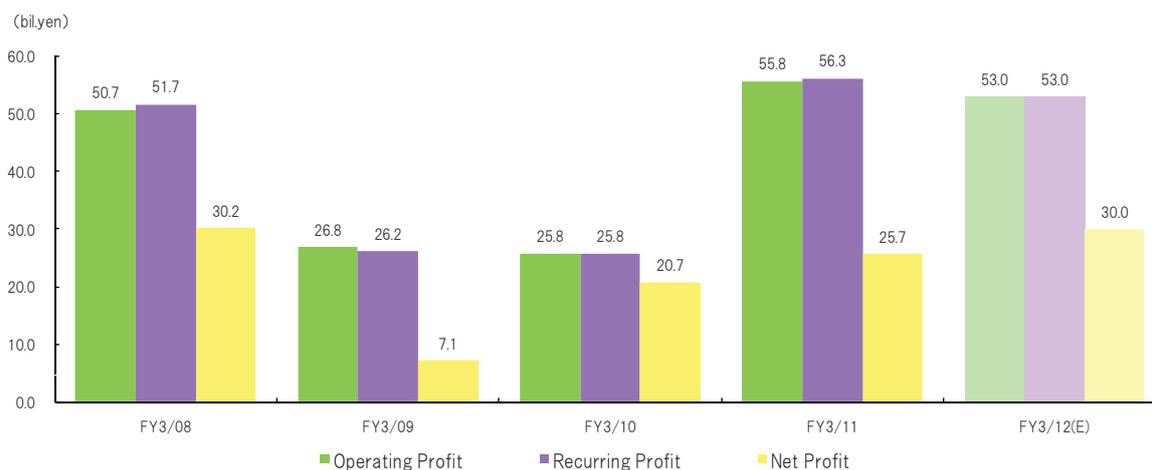
7. Forecast for FY3/2012

Forecast for FY3/2012

	Consolidated	
	Amount (bil. Yen)	Change
Revenues	720.0	-0.7%
Gross Profit	113.0	-4.8%
Operating Profit	53.0	-5.2%
Recurring Profit	53.0	-5.9%
Net Profit	30.0	+16.5%
Dividend per Share	52yen	+2yen

The above figures are our forecast for FY3/2012 as of May 16, 2011.

Consolidated Financial Performance



Dividend

	FY3/08	FY3/09	FY3/10	FY3/11	FY3/12(E)
DPS (yen)	42	46	48	50	52
EPS (yen)	377	80	231	287	334

8. Mitsubishi UFJ Lease Group Network

Domestic Network



<Mitsubishi UFJ Lease & Finance>

Head Office :Marunouchi, Chiyoda-ku, Tokyo

Nagoya Head Office :Marunouchi, Naka-ku, Nagoya

Business Office :Osaka, Shinjuku, Shinkawa, Otemachi, Kariya, Shizuoka, Miinami-Kyusyu

Branch :Sapporo, Tohoku, Omiya, Chiba, Ueno, Gotanda, Ikebukuro, Tachikawa, Yokohama, Hokuriku, Gifu, Hamamatsu, Numazu, Yokkaichi, Kyoto, Kobe, Okayama, Shikoku, Hiroshima, Kyusyu

<Principal Subsidiaries>

1. Lease & Finance :DFL Lease, Japan Medical Lease, Shinko Lease, Casio Lease, Hirogin Lease, Shutoken Lease, Chukyo General Lease, Mitsubishi Electric Credit

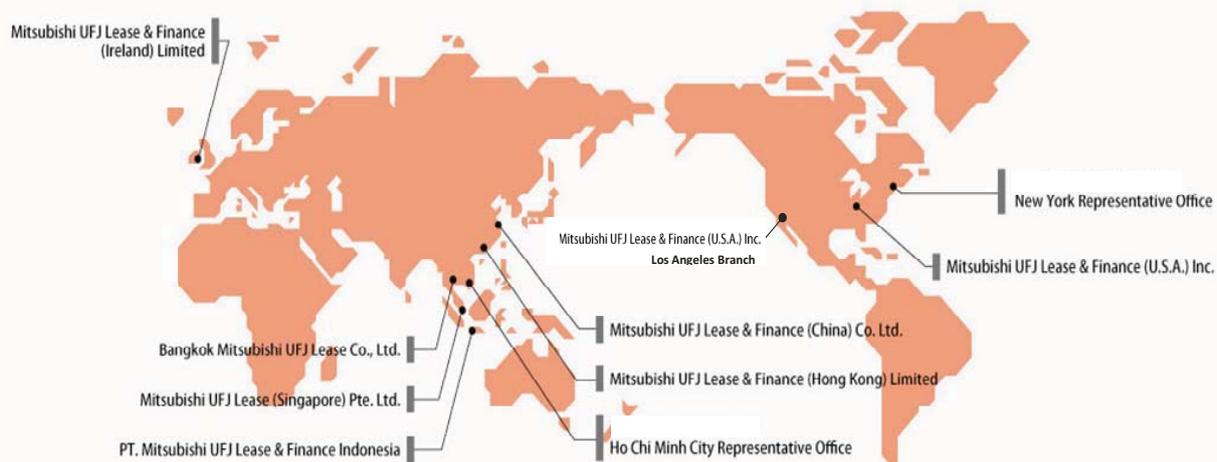
2. Auto Finance :MMC Diamond Finance, Hirogin Auto Lease, Mitsubishi Auto Leasing Holdings, Mitsubishi Auto Leasing, Just Automobile Leasing

3. Rental :Diamond Rental System, Techno Rent

4. Real Estate related :Central Compass, Diamond Asset Finance, Diamond Asset Service, Miyuki Building Co., Ltd.

5. Used Equipment Trading & Others: MUL Eco-Business, Diamond Equipment, U-Machine, M-Cast, Compass, MUL Insurance

Global Network



<Overseas Subsidiaries>

Mitsubishi UFJ Lease & Finance (Hong Kong) Limited, Hong Kong
 Mitsubishi UFJ Lease & Finance (China) Co. Ltd., Shanghai, China
 Bangkok Mitsubishi UFJ Lease Co. Ltd., Bangkok, Thailand
 PT. Mitsubishi UFJ Lease & Finance Indonesia, Jakarta, Indonesia
 Mitsubishi UFJ Lease (Singapore) Pte. Ltd., Singapore
 Mitsubishi UFJ Lease & Finance (U.S.A.) Inc., Kentucky U.S.A.
 Mitsubishi UFJ Lease & Finance (U.S.A.) Inc., Los Angeles Branch, CA. U.S.A.
 Mitsubishi UFJ Lease & Finance (Ireland) Limited, Dublin, Ireland

<Representative Office>

New York Representative Office, New York U.S.A.
 Ho-Chi Minh City Representative Office, Ho Chi Minh, Vietnam

9. Medium-Term Management Plan "Vision 2013"

Environmental Review & Recognition

(1) Economic Trends

Globalization

Declining Domestic Demands in Japan & Growing Emerging Countries

Concerning about Economic Impact caused by the Great East Japan Earthquake

(2) Business Environment

Changes in Japanese Leasing Market

- ◆ Downsizing (IT Equipment, etc.)
- ◆ Change of Investment Cycle
- ◆ Diversification Funding Methods

Shift to Overseas Production

- ◆ Increasing Demands in Emerging Countries
- ◆ Investment Plan from Global Viewpoint

Diversification Customer Needs

- ◆ Outsourcing of Asset Management
- ◆ Boost the Needs related to ECO & Energy Savings

(3) Japanese Leasing Market Statistics

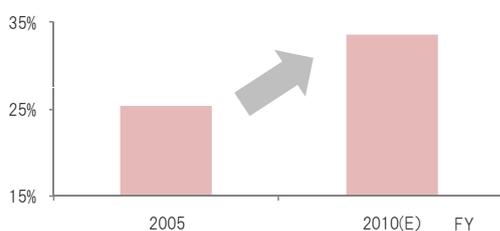
Trends of Lease Capital Investment and Leasing Ratio to Private Capital Investment



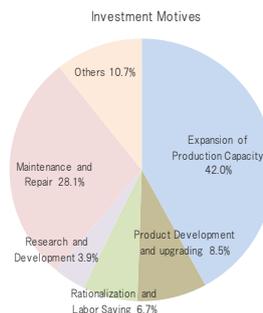
*Total Private Capital Investment, based upon nominal value, is researched by the Cabinet Office (released March 10, 2011)

(4) Changes in Company's Activities & Investment Motives

Overseas/Domestic Capital Investment Ratio (All Sectors) in Japan



Quote: Development Bank of Japan Research Report No.65 "Survey on Planned Capital Spending for Fiscal Years 2009, 2010 and 2011"



Rolling Plan 「Vision2013」

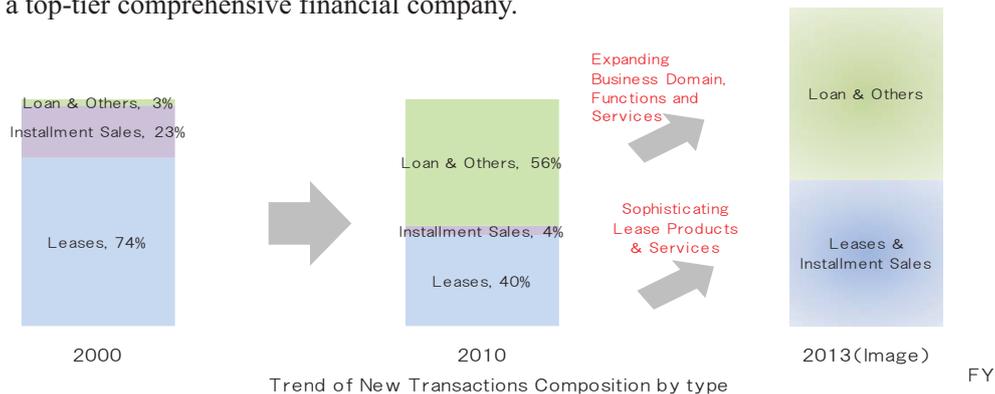
We had dedicated to execute various strategies outlined in previous Medium Term Management Plan “**Vision2010**” for continuous growth as comprehensive financial company.

From this fiscal year, we promote new Medium Term Management Plan “**Vision2013**” as a rolling plan, which is utilized framework of “**Vision2010**” and added new strategies to meet customers needs as well as business environment.

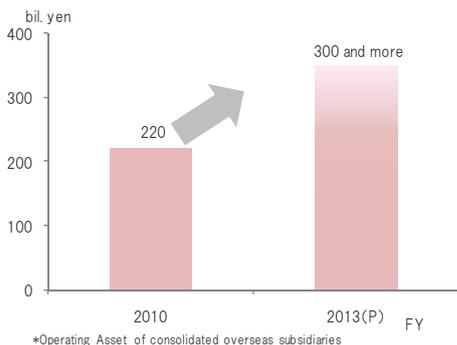


(1) Evolution as comprehensive financial company

We continue to move beyond leasing to other business areas and functions to achieve sustainable growth as a top-tier comprehensive financial company.



(2) Accelerating International Business

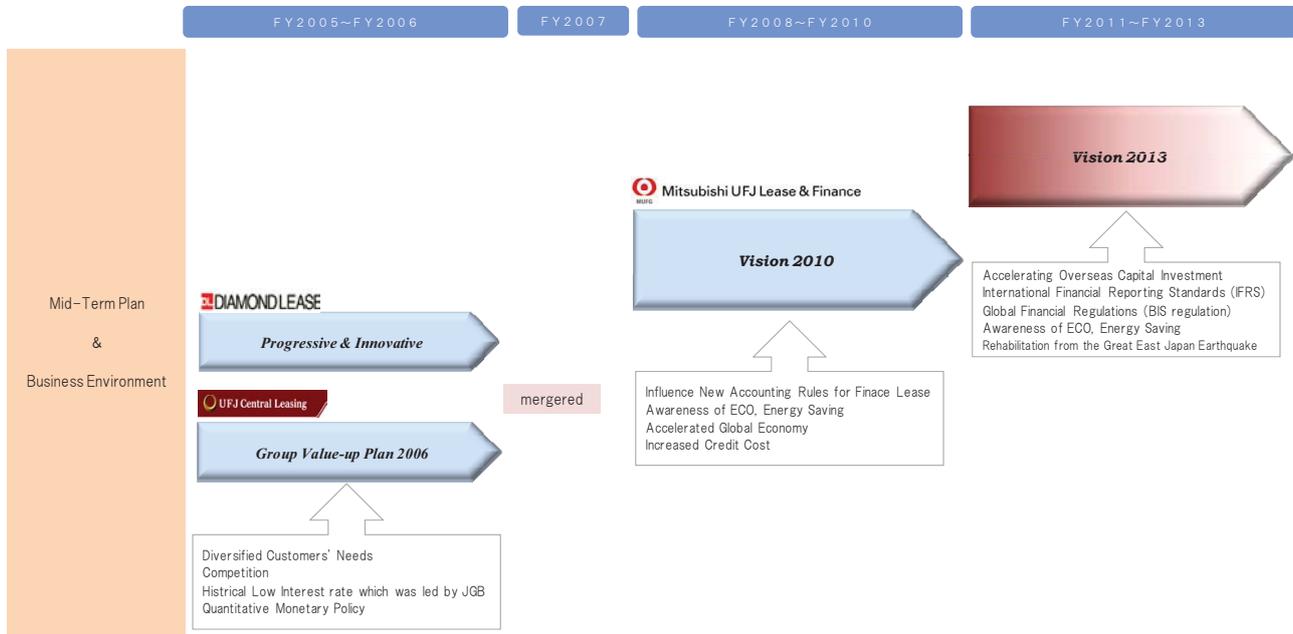


(3) Promoting Value-Added Products & Services

Asset Management	Energy Saving ECO-related	Used Equipment Trade
<ul style="list-style-type: none"> · Upgrading · “e-Leasing Direct” · Enhancing functions, services of outsourcing 	<ul style="list-style-type: none"> · ESCO · Carbon Offset Business · ECO-related Finance · Global ECO business 	<ul style="list-style-type: none"> · Trading Used Equipment · Appraisal · Maintenance

History of Medium Term Management Plan

We aim to achieve sustainable growth as comprehensive financial company by executing various strategies to build business models for accommodating changes of business environment.



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 may 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.



Value Integrator