Purchase of 50% of BTM’s Head Office and Nihonbashi Annex

*Tokyo, July 21, 2005 ---* The Bank of Tokyo-Mitsubishi, Ltd. (BTM; President: Nobuo Kuroyanagi), a subsidiary of Mitsubishi Tokyo Financial Group, Inc. (MTFG; President and CEO: Nobuo Kuroyanagi), announced that it has reached an agreement, as set out below, to purchase from Mitsubishi Estate Co., Ltd. (Mitsubishi Estate) the equivalent of 50% of the land and buildings of each of BTM’s headquarters and Nihonbashi annex. Currently these are jointly owned by BTM and Mitsubishi Estate. Details of the purchase, which will take place on August 31, 2005, are shown below.

As it is planned that the land and buildings will be the infrastructure for the new bank that will be formed following management integration with the UFJ group (subject to approval by the relevant regulatory authorities), it was deemed appropriate that the purchase should be made from the viewpoint of the stability of facilities management and also to maintain operational freedom.

The equivalent of 50% of this land and buildings was sold to Mitsubishi Estate on March 30, 1999.

1. Details of the assets to be purchased:
   (1) Details of the headquarters land and building (of which an equivalent of 50% is the subject of purchase)
      Address: 7-1, Marunouchi 2-chome, Chiyoda-ku, Tokyo
      Area of land: 10,795.10 m²
      Building structure: Ferro concrete, 24 floors and five basement floors
      Floor area of building: 121,580.79 m²
      Date of construction: June 1980

   (2) Details of the Nihonbashi Annex land and building (of which an equivalent of 50% is the subject of purchase)
      Address: 3-2 Nihonbashi-Hongokuchô 1-chome, Chuo-ku, Tokyo
      Area of land: 3,115.60 m²
      Building structure: Ferro concrete, 14 floors and four basement floors
      Floor area of building: 29,729.36 m²
      Date of construction: April 1979

2. Seller:
   Company name: Mitsubishi Estate Co., Ltd.
   President and CEO: Keiji Kimura
   Address of Headquarters: 6-1 Otemachi 1-chome, Chiyoda-ku, Tokyo

3. Purchase price:
   The total purchase price for the equivalent of 50% of the headquarters and annex land and buildings is ¥111.3 billion (headquarters ¥103.4 billion; annex ¥7.9 billion).

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Contacts:

Mitsubishi Tokyo Financial Group, Inc.  Corporate Communications Office  (03)-3240-9066
The Bank of Tokyo-Mitsubishi, Ltd.  Public Relations Office  (03)-3240-2950