



Chuo Mitsui opened a new chapter in its corporate history in 2002 as a trust banking arm of Mitsui Trust Financial Group, focusing on retail trust business, banking business, stock transfer agency services and real estate operations.

In the area of services for individuals, we are promoting consultation-style personal banking options. Specifically, we identify the composition of clients' assets and apply high-level specialization and know-how to tailor combinations of products and services to respective financial needs, such as asset formation, management and administration, and succession, at different stages in life.

For our corporate clients, we are making the most of accumulated expertise to resourcefully address the balance sheet management requirements of today's businesses.

We value the unshakable bonds of trust that connect us to our clients, and we will strive to reinforce these ties as a member of Mitsui Trust Financial Group. On behalf of the Board, I ask for your continued understanding and support of our efforts.

August 2003

Kazuo Tanabe
 President

Business Outline

Chuo Mitsui extends high-quality, high-value-added services to retail and corporate clients as a member of Mitsui Trust Financial Group.

Individual Services	Corporate Services		
<ul style="list-style-type: none"> • Provide trust and deposit products • Sell investment trusts • Offer loans to individuals • Facilitate the utilization of real estate • Extend testamentary trust and inheritance-processing services 	Financial Services	Stock Transfer Agency Services	Real Estate Operations
	<ul style="list-style-type: none"> • Present diverse financing techniques • Extend services to help clients improve corporate value • Promote employee welfare support services • Offer fund management products 	<ul style="list-style-type: none"> • Provide stock-related services • Render legal services • Run systems for electronic shareholders' meetings • Administer support for initial public offerings (IPOs) • Offer services to support IR activities 	<ul style="list-style-type: none"> • Undertake brokerage of properties • Securitize property holdings • Perform appraisals • Suggest methods for the effective utilization of real estate

Trimming the Stock Portfolio

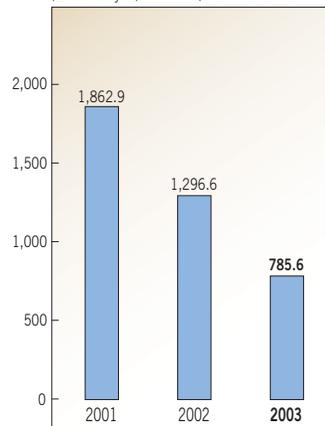
Considerable attention these days is being directed toward the risk of fluctuating prices on stocks held by financial institutions. Chuo Mitsui has already made the minimization of this risk one of its management priorities, however, and the Bank continues to streamline its stock portfolio.

In fiscal 2002, we utilized such opportunities as stock purchasing activity by the Bank of Japan to sell stock worth about ¥310 billion in total and decreased our stockholdings. We also executed devaluations worth about ¥70 billion, based on strict standards.

We will continue to reinforce our financial standing by trimming our stock portfolio, thereby making earnings less vulnerable to stock price fluctuations.

Balance Sheet Totals for Listed and Over-the-Counter Stocks

(Billions of yen) (Years ended March 31)



Major Causes of Balance Decreases for Listed and Over-the-Counter Stocks

Year ended March 31, 2003

	(Billions of yen)
Sale	(310.4)
Devaluation	(59.7)
Net unrealized gains (losses)	(160.3)

Deferred Tax Assets

The point in time for identifying income and expenses—that is, gross revenue and deductible losses—on the books and for tax purposes does not necessarily coincide. A tax-effect accounting system was introduced in 1999 that enables financial institutions to resolve the temporary difference between booked income and taxable income.

For example, transfer to reserve for possible loan losses is recognized as an expense in the fiscal year in which the entire amount is transferred and booked. In contrast, booked amounts that exceed the limit for tax-deductible expenses are not regarded as losses in that fiscal year. The amounts exceeding acceptable limits become deductible as loan losses only if the losses actually occur in or after the next fiscal year. As a result, corporate taxes decrease in the fiscal year following the fiscal year in which the losses are booked.

Deferred tax assets thus represent the amount of taxes that will be booked as assets in the future when anticipated loan losses are realized.

For a financial institution to record deferred tax assets, its revenue projections must be carefully verified. Chuo Mitsui applies Auditing Committee Report No. 66, issued by the Japanese Institute of Certified Public Accountants (JIPCA) in 1999, to ascertain the potential

for recovering deferred tax assets and then calculates an appropriate amount for inclusion in the books.

With a view to securing a healthier financial footing, underpinned by the Program for Financial Revival announced by the FSA, we conservatively estimated taxable income, based on revenue projections over the next five years, and booked deferred tax assets of ¥335.5 billion. The combined total from Chuo Mitsui and Mitsui Asset was ¥342.7 billion.

Deferred Tax Assets on the Books

As of March 31

	(Billions of yen)		
	2002	2003	Change
Deferred tax assets (A)	386.8	342.7	(44.1)
<Nonbooked>	<23.0>	<163.2>	<140.2>
Effective net operating profit (B)	162.6	189.3	26.7
Amplification (A/B)	2.3 times	1.8 times	

Note: Combined totals from Chuo Mitsui and Mitsui Asset.

Status of Non-Performing Asset Write-Offs

*Figures are on a non-consolidated basis.

From the standpoint of sound asset health, Chuo Mitsui has made the early resolution of non-performing assets a management priority and is directing concerted efforts toward this task.

In fiscal 2002, we posted ¥121.5 billion in credit costs—the combined total of non-performing asset write-offs in the banking and trust accounts as well as transfer to the general reserve for possible loan losses. This achievement, which is about ¥30 billion more than we had envisioned at the start of the fiscal year, reflects accelerated processing in line with the guidelines stated in the Program for Financial Revival announced by the FSA in October 2002 to spur major financial institutions to cut respective ratios of non-performing assets to about 50% in fiscal 2004.

By speeding up non-performing asset write-offs, we extended the trend toward lower credit costs to a fourth straight year. In addition, credit costs for fiscal 2002 fell within effective net operating profit.

Concurrently, we are energetically pursuing final processing of non-performing assets and have met the government's conditions on time frame, which were included in the stated objectives of the government's April 2001 Emergency Economic Package and in measures disclosed in April 2002 to build a stronger financial system.

Through these efforts, assets disclosed according to the Financial Revitalization Law—that is, claims under

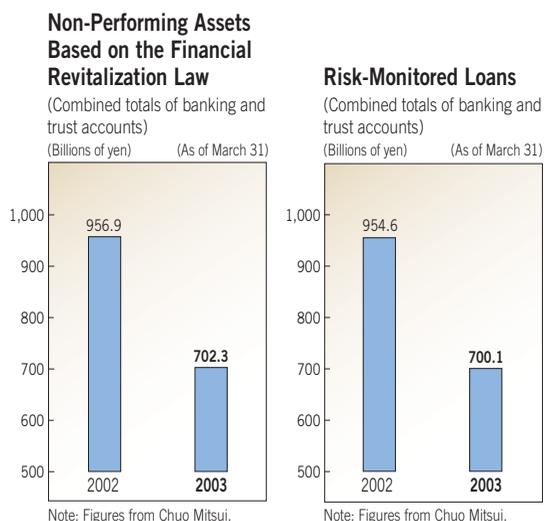
bankruptcy and virtual bankruptcy, claims under high risk and claims under close observation—in the banking and trust accounts reached ¥702.3 billion, down 26.6% from fiscal 2001. These assets represented 7.0% of total assets, a decrease of 2.1 percentage points from a year earlier.

To the reserve for claims under close observation (the general reserve for possible loan losses), we applied the discounted cash flow method to all borrowers with balances exceeding ¥10 billion. Consequently, the reserve ratio for the unsecured among all claims to close observation debtors grew 6.2 percentage points, to 21.7%.

Risk-monitored loans—loans to borrowers in bankruptcy, non-accrual loans, loans past due three months or more and restructured loans—in the banking and trust accounts settled at ¥700.1 billion, down 26.7% from fiscal 2001. These loans accounted for 7.2% of loans and bills discounted, a drop of 2.3 percentage points.

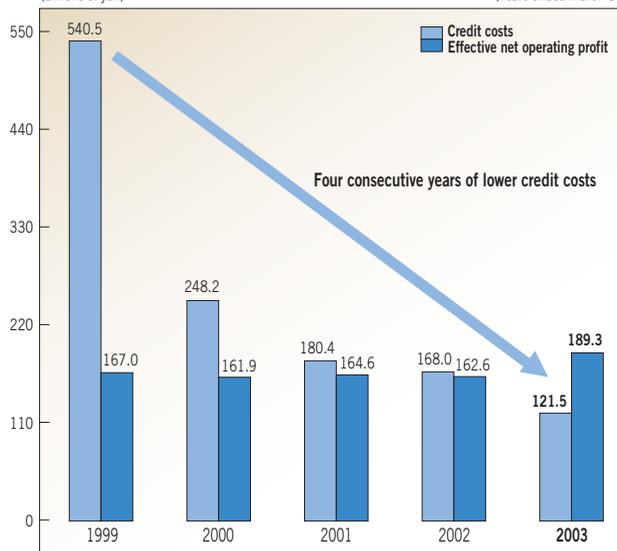
The classification ratio—which is the percentage of assets in the banking and trust accounts that fall into categories II to IV as disclosed under the self-assessment system—after disposals and write-offs was 9.9%, a decrease of 4.1 percentage points.

Adhering to the guidelines set forth in the Program for Financial Revival, we will maintain a strict write-off schedule and consistently apply final-processing strategies geared to each borrower in a determined effort to remove non-performing assets from the balance sheet.



Credit Costs and Effective Net Operating Profit

(Combined total of credit costs in the banking and trust accounts as well as transfer to the general reserve for possible loan losses)
(Billions of yen) (Years ended March 31)



Note: The totals for fiscal 1998 and 1999 comprise figures from the former Chuo Trust and Banking Company, Limited, Mitsui Trust and Banking Company, Limited, and Sakura Trust & Banking Co., Ltd.; the total for fiscal 2000 comprises figures from Chuo Mitsui and the former Sakura Trust; and the totals for fiscal 2001 and later comprise figures from Chuo Mitsui and Mitsui Asset.

Self-Assessment System (Non-Consolidated)

As of March 31, 2003

	(Billions of yen)		
	Category total (Before write-offs and reserves)	Write-offs and reserves	Category total (After write-offs and reserves)
Category IV	61.6	61.6	0
Banking account	55.6	55.6	0
Trust account	5.9	5.9	0
Category III	93.9	74.6	19.3
Banking account	91.7	73.4	18.3
Trust account	2.2	1.2	0.9
Category II	960.6	—	960.6
Banking account	819.3	*1—	819.3
Trust account	141.3	*2—	141.3
No category	8,885.6	—	8,959.1
Banking account	6,511.1	*1—	6,584.6
Trust account	2,374.5	*2—	2,374.5
Total	10,001.9		9,939.0
Banking account	7,477.8		7,422.2
Trust account	2,524.0		2,516.8
Classification ratio (%)			9.9
Banking account			11.3
Trust account			5.7

Notes: *1 Funds drawn from the general reserve for possible loan losses: As of March 31, 2003, the general reserve for possible loan losses stood at ¥70.1 billion.

*2 The following allowances and reserves were recorded in the trust account as of March 31, 2003: Special reserve funds = ¥14.9 billion; reserve for possible loan losses = ¥0.0 billion.

Disclosure of Non-Performing Assets Based on the Financial Revitalization Law

(1) Non-consolidated

As of March 31, 2003

	(Billions of yen)				
	Disclosure amount (A)	Collectable amount by collaterals and guarantees (B)	Allowances and reserves (Banking account: General reserve) (Trust account: Special reserve funds/ Reserve for possible loan losses) (C)	Reserve ratio (%) (C/(A-B))	Coverage ratio (%) ((B+C)/A)
Claims under bankruptcy and virtual bankruptcy	77.9	76.9	—	—	—
Banking account	59.8	58.8	0.9	100.0	100.0
Trust account	18.1	18.1	—	—	—
Claims under high risk	213.8	121.9	—	—	—
Banking account	196.8	106.0	72.4	79.8	90.7
Trust account	16.9	15.9	—	—	—
Claims under close observation	410.6	199.1	—	—	—
Banking account	355.4	157.4	44.8	22.6	56.9
Trust account	55.1	41.6	—	—	—
Total	702.3	398.1	163.7	53.8	80.0
Banking account	612.1	322.3	148.8	51.4	77.0
Trust account	90.2	75.7	14.9	103.1	100.5
Normal claims	9,236.6	Note: Partial direct write-offs = ¥398.7 billion.			
Banking account	6,810.0				
Trust account	2,426.6				

(2) Consolidated
As of March 31, 2003

(Billions of yen)

	Disclosure amount (A)	Collectable amount by collateral and guarantees (B)	Allowances and reserves (Banking account: General reserve) (Trust account: Special reserve funds/ Reserve for possible loan losses) (C)	Reserve ratio (%) (C/(A-B))	Coverage ratio (%) ((B+C)/A)
Claims under bankruptcy and virtual bankruptcy	82.7	78.5	—	—	—
Banking account	64.5	60.3	4.2	100.0	100.0
Trust account	18.1	18.1	—	—	—
Claims under high risk	213.8	121.4	—	—	—
Banking account	196.9	105.4	72.9	79.8	90.6
Trust account	16.9	15.9	—	—	—
Claims under close observation	417.3	199.9	—	—	—
Banking account	362.1	158.2	45.2	22.2	56.2
Trust account	55.1	41.6	—	—	—
Total	713.9	399.8	170.6	54.3	79.9
Banking account	623.6	324.1	155.6	52.0	76.9
Trust account	90.2	75.7	14.9	103.1	100.5
Normal claims	9,266.0	Note: Partial direct write-offs = ¥406.9 billion			
Banking account	6,839.4				
Trust account	2,426.6				

Risk-Monitored Loans

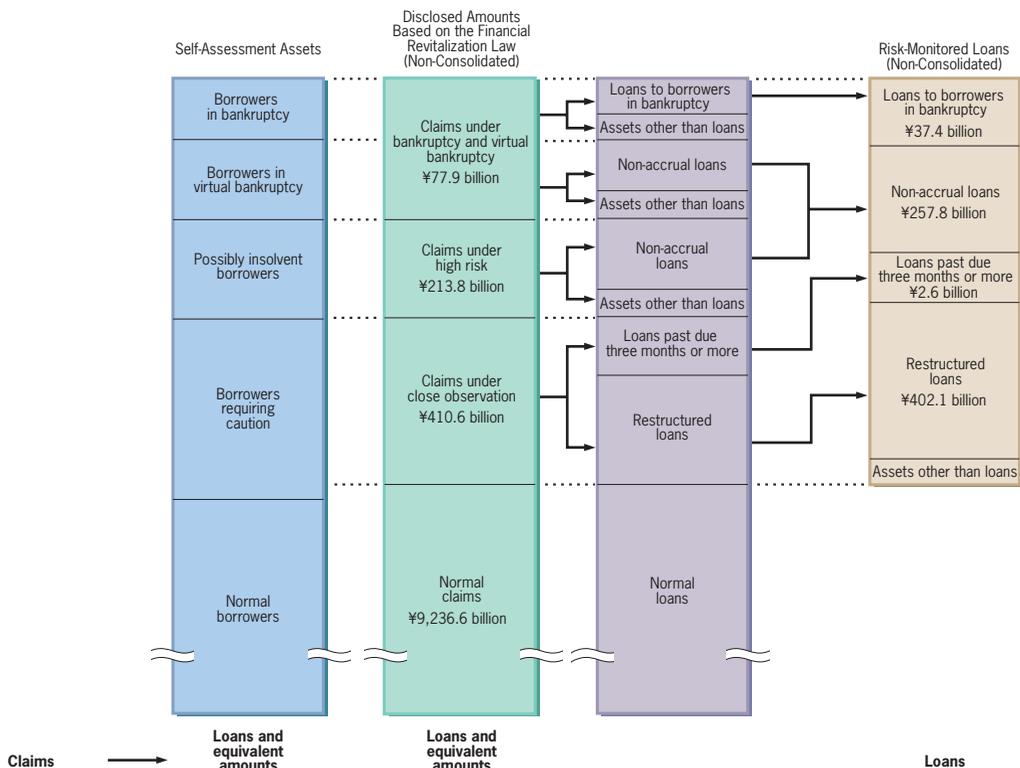
As of March 31, 2003

(Billions of yen, %)

	Non-consolidated		Consolidated	
	Disclosure amount	Percentage of loans and bills discounted	Disclosure amount	Percentage of loans and bills discounted
Loans to borrowers in bankruptcy	37.4	0.38	37.4	0.38
Banking account	26.5	0.37	26.5	0.36
Trust account	10.9	0.43	10.9	0.43
Non-accrual loans	257.8	2.66	258.3	2.65
Banking account	230.5	3.21	230.9	3.20
Trust account	27.3	1.08	27.3	1.08
Loans past due three months or more	2.6	0.02	2.6	0.02
Banking account	1.1	0.01	1.1	0.01
Trust account	1.5	0.05	1.5	0.05
Restructured loans	402.1	4.15	408.7	4.20
Banking account	351.8	4.90	358.4	4.97
Trust account	50.3	2.00	50.3	2.00
Total	700.1	7.23	707.2	7.27
Banking account	609.9	8.51	617.1	8.57
Trust account	90.1	3.58	90.1	3.58
	After partial direct write-off	Before partial direct write-off	After partial direct write-off	Before partial direct write-off
Reserve ratio	23.3	51.7	24.1	52.4
Banking account	24.3	54.9	25.2	55.6
Trust account	16.5	16.5	16.5	16.5
Coverage ratio	80.0	88.2	80.1	88.4
Banking account	76.9	87.1	77.1	87.3
Trust account	100.4	100.4	100.4	100.4

Note: Amounts are post-partial direct write-offs (non-consolidated basis = ¥386.2 billion; consolidated = ¥394.4 billion)

Relationship between Self-Assessment Assets, Disclosed Amounts Based on the Financial Revitalization Law and Risk-Monitored Loans



Status of Write-Offs in Categories of Claims to Possibly Insolvent Borrowers and Below (Financial Revitalization Law Basis)

	Concrete write-off goals	Status
Existed in or before first half of fiscal 2000	In principle, write off within two business years (by March 31, 2003)	Almost completely written off
Appeared in second half of fiscal 2000	In principle, write off within three business years (by March 31, 2004)	Already more than 90% written off
Appeared in fiscal 2001	In principle, write off within three business years (by March 31, 2005), aiming for 50% mark in first year and 80% mark in second year	Already 70% written off
Appeared in fiscal 2002	In principle, write off within three business years (by March 31, 2006), aiming for 50% mark in first year and 80% mark in second year	—

	(Billions of yen)					Status Ratios		
	Balance as of Sept. 30, 2000	Balance as of Mar. 31, 2001	Balance as of Mar. 31, 2002	Balance as of Mar. 31, 2003 ⁽¹⁾		Achieved	Goal	Difference
Existed in or before first half of fiscal 2000	606.0	284.9	155.6	6.8	→	99%	100%	(1)%
Appeared in second half of fiscal 2000		88.5	51.9	5.5	→	94%	80%	14%
Appeared in fiscal 2001			245.0	73.1	→	70%	50%	20%
Appeared in fiscal 2002				62.1				
Total ⁽²⁾	606.0	373.5	452.7	147.7				

Notes: 1. Balance takes into account ¥143.9 billion actually recorded as of March 31, 2003, with implementation of measures for final processing of non-performing assets.
 2. Total of banking and trust accounts.

External Environment, Clients' Needs

- 1** Prolonged low-interest rate conditions require precise, goal-oriented fund management responses.
- 2** Social changes, such as the high percentage of seniors in the population, demand effective utilization of assets and smooth transfer of inheritance to the next generation.
- 3** There is a greater need for financial institutions with highly convenient products and services well-suited to today's diversifying lifestyles.

Business Actions, Services

- A** Provide a wide array of products and services geared to clients' needs.
- B** Apply know-how on asset utilization through high-level consultations.
- C** Enrich the entire network through such actions as distinctive branch development.

● Products and Services to Meet Clients' Needs

One of the Industry's Highest Fund Balances

Chuo Mitsui maintains a varied selection of savings products, from typical trust products to deposit products, each tailored to the asset formation needs of clients. With this range of products, the Bank has secured one of the leading fund balances among dedicated trust banks. The Bank also retains the top balance of asset formation trusts in the domestic trust-banking industry.

Best Quality, a members-only service, accords advantageous interest rates—higher on deposits and lower on loans—as well as reduced fees for safe-deposit boxes and custody of wills. Features such as these have been particularly well received by clients.

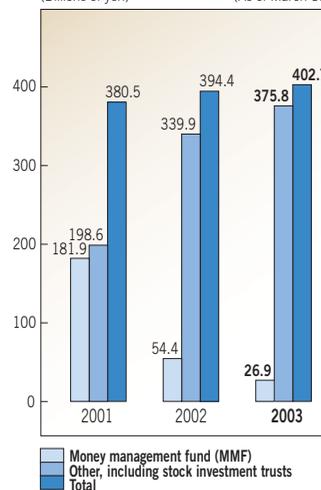
Among the Top Domestic Banks on Investment Trust Sales

Chuo Mitsui has opened several channels to clients, from the regular branch network to Investment Trust Centers, Internet banking and telephone banking, enabling clients to benefit from the Bank's diverse assortment of funds matched to market needs and from its accurate advice on investment trusts.

Convenient access and useful consultations have helped Chuo Mitsui uphold a leadership position among domestic banks, with a balance of ¥402.7 billion in investment trust sales as of March 31, 2003.

Balance of Investment Trust Sales*

(Billions of yen) (As of March 31)

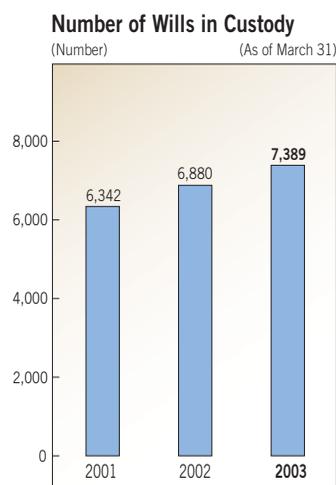
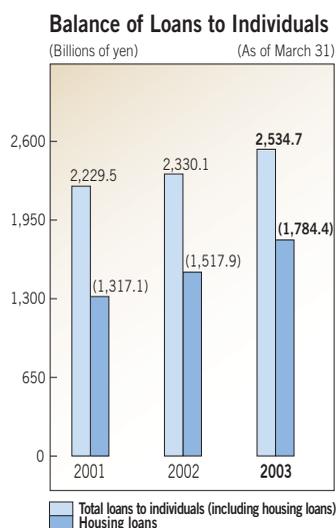


*On a market price basis

No. 1 among Trust Banks in Loans to Individuals

To assist prospective homeowners in their purchases, Chuo Mitsui offers an extensive range of loan products, including financing for newly built homes and homes that owners buy upon selling their old dwellings, as well as refinancing schemes. The Bank and subsidiary Chuo Mitsui Realty Co., Ltd., also provide a wealth of information about properties on the market.

With a balance of ¥2,534.7 billion in loans to individuals, as of March 31, 2003, Chuo Mitsui ranks No. 1 among trust banks in this loan category.



● High-Level Consultations Expedite Asset Utilization *Maximizing Real Estate*

Optimum use of real estate requires broad-based knowledge, from land appraisals to project planning and funding schemes. As a financial expert, Chuo Mitsui presents an ample assortment of specialized consulting services, including suggestions for maximizing real estate, help with property sales and replacement, and a notable fund procurement instrument that uses building and apartment loans to obtain the funds needed to fully capitalize on a property's potential.

● Testamentary Trusts, Testamentary Processing

The drafting of a will is the most reliable way for a person to stipulate how hard-earned assets are to be distributed upon death. A will ensures assets are transferred smoothly to the specified beneficiaries or sets aside a certain portion of the assets to a particularly deserving individual or charity.

Chuo Mitsui's perspective on testamentary-related business is comprehensive, covering all angles, including taxation and legal considerations. The Bank extends pertinent advice on the preparation of wills to expedite the transfer of wealth, keeps wills in custody and assumes the role of executor to guarantee accurate distribution of assets according to the stated wishes of the deceased. These services epitomize the role of a trust bank.

We also accept requests for testamentary processing, on behalf of heirs, when a will does not exist. These inheritance-related procedures include examining the components of an estate and transferring title to the respective heirs.

● Enhanced Network with Distinctive Branches

As of August 2003, Chuo Mitsui maintained 72 branches and seven sub-branches, as well as three Investment Trust Centers, which specialize in investment trusts, 15 Consulplaza in-store mini-branches, and the Client Support Center, which responds to clients who request assistance by telephone or mail.

We also offer a service using the Internet and telephone banking. Through the Internet, clients can buy or sell units in investment trusts and obtain practical advice on asset investment concerns. Through the telephone, clients have the equivalent of one-stop shopping and can access a range of products and services, such as investment trusts, other trusts and deposits, remittances and balance inquiries, as well as consultations, with a single call.

In addition, clients can use their Chuo Mitsui client cards to make deposits and withdrawals on ordinary deposit accounts, for example, at automated teller machines (ATMs) and cash dispensers (CDs) installed at post offices throughout the country. Generally, such transactions are free of charge, but a fixed fee applies to withdrawals executed outside of regular business hours.

Financial Services

External Environment, Clients' Needs

- 1 Increasingly diversified, high-level techniques are becoming available to clients for procuring funds.
- 2 Clients are working to improve corporate value.
- 3 Clients are seeking to enrich employee welfare benefits and make programs more efficient.
- 4 Demand for ways to manage surplus funds is increasing.

Business Actions, Services

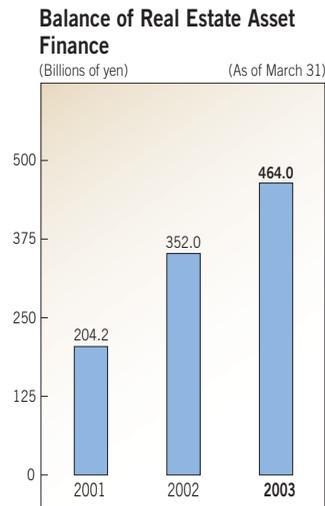
- A Make a broad range of financing available through such opportunities as real estate asset finance.
- B Extend support services that buoy corporate value.
- C Provide employee welfare support services.
- D Offer an extensive selection of fund management products geared to prevailing fund management needs.

Real Estate Asset Finance Typifies Diversity of Fund Supply

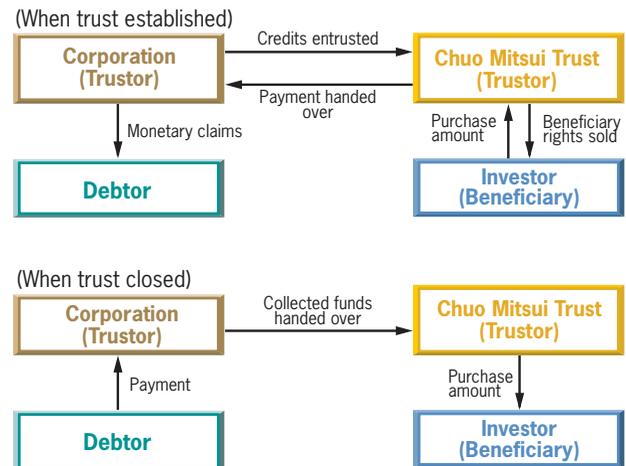
Asset finance has attracted attention as a fund-raising method that targets the value of assets and respective profitability. Of note, real estate asset finance—such as non-recourse loans and the securitization of real estate, which employs real estate-managed trusts and special purpose companies—extends beyond the securitization of existing properties to a wide range of applications, including the acquisition of buildings, warehouses and other structures, development of condominiums and shopping facilities, and participation in real estate investment projects.

Chuo Mitsui draws on a wealth of experience and know-how accumulated over many years in the areas of funding and real estate operations to complement its existing lending business and thereby provide corporate clients with financial products tailored to diverse fund procurement requirements. Resourceful efforts have been rewarded with steadily higher results. Indeed, with a real estate asset finance balance of ¥464.0 billion, as of March 31, 2003, we enjoy a place among the top Japanese financial institutions.

We also propose financing schemes, such as trust-style asset securitization of credit receivables, bill credits and other client-held money claims.



Framework for Securitizing Monetary Claims Using a Trust as a Vehicle



● Support Services to Raise Corporate Value

Venture Business Investment

Working with subsidiary Chuo Mitsui Capital Co., Ltd., we invest in venture businesses that have posted excellent results in growth fields, and we support such companies' efforts to achieve IPOs. We also arrange investment financing for management buyouts, which support the move toward operational independence and business establishment.

Advisory Function Underpins Business Support Services

Chuo Mitsui exercises its advisory function to address issues pertaining to the sale of divisions or business succession. For example, we undertake cash flow analysis to determine the value of operating divisions and subsidiaries, and we act as an intermediary on business development activities, such as mergers and acquisitions.

We also support our clients' business expansion efforts by utilizing internal and external networks to create new marketing channels and to introduce clients' technologies to potential users.

● Employee Welfare Support Services

We offer a varied menu of welfare support services for full-time employees at client companies. The lineup

features asset formation schemes and affiliated loans, including a homeowner financing system, as well as financial consulting services designed especially for employees at each client company.

To facilitate access to these services, we launched the Chuo Mitsui Online Consultation Office, which links clients' in-house personal computer (PC) networks to the Bank's own system. The office answers questions about the content of our financial products and extends advice where applicable.

● Extensive Selection of Fund Management Products

Chuo Mitsui handles numerous deposit products, from demand deposits to time deposits, including foreign currency denominated products.

The Bank's line of trust products includes fund trusts, specified money trusts (*tokkin*), money trusts other than *tokkin*, and individually operated designated money trusts for securities investments. It also features trust beneficiary rights derived through asset securitization and for which higher returns can be assumed, commensurate with the higher risk involved.

In the area of investment trusts, we also maintain one of the most extensive assortments of products in Japan. The varied content reflects the diverse investment needs of clients.



Stock Transfer Agency Services

External Environment, Clients' Needs

- 1** Clients are faced with increasingly complicated stock-related processing, owing to revised legislation.
- 2** Demand for individual investor services is growing throughout Japan.
- 3** Resourceful support is increasingly required for a successful IPO.
- 4** Aggressive expansion in IR activities requires greater support.

Business Actions, Services

- A** Designate staff to develop legal services and advanced systems.
- B** Utilize telephone and online access to enrich services for shareholders.
- C** Apply consultation expertise to create a total support system for IPOs.
- D** Provide IR support services, including surveys and promotion of proxy voting for foreign shareholders.

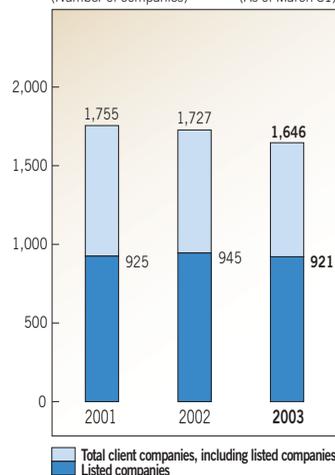
Leading Stock Transfer Agent

The stock transfer agency services of Chuo Mitsui go beyond processing transfers of title and maintaining shareholder lists on behalf of stock-issuing clients. Observing legal and taxation rules, we swiftly and accurately execute a multifaceted array of services, from annual tasks, such as recording changes in shareholders' addresses and other personal details, mailing out voting and convocation notices to general shareholders' meetings, and calculating and distributing dividends, to stock-related activities, such as recapitalization, stock splits and transfer of shares.

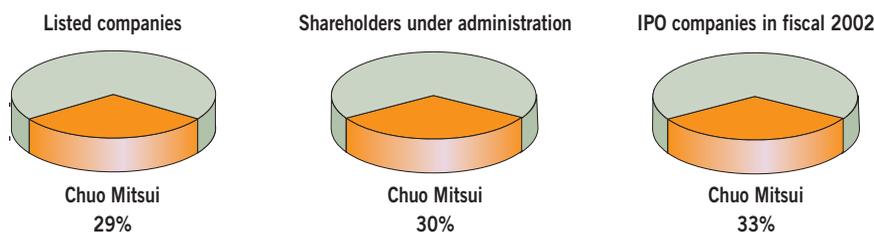
As of March 31, 2003, Chuo Mitsui retained a top-class position in the industry as stock transfer agent for 921 companies listed on stock exchanges in Japan and more than 12 million shareholders under administration. As the leader in this field, we always strive to provide services that go the extra mile.

Stock Transfer Agency Services

(Domestic companies)
(Number of companies) (As of March 31)



Chuo Mitsui's Share Among Trust Banks (As of March 31, 2003)



● Expertise in Legal Services, System Development

Stock transfer agency services are governed by strict legal rules, and frequent revisions of the Commercial Code and the Securities and Exchange Law exemplify the importance of swiftly responding to new developments.

To deal with legislative and structural amendments, Chuo Mitsui offers timely explanations for various stock-related concerns through such means as lectures and specialized publications, including *Shoken Daiko News* (“Stock Transfer Agency News”) and *Shoken Daiko Kenkyu* (“Stock Transfer Agency Studies”).

The Bank also enjoys a solid reputation in the industry for practical legal services, backed by a staff of experienced professionals and substantiated by the best results of any stock transfer agent.

In addition, we consistently introduce advanced systems into our operations to facilitate fast and accurate processing of high-volume stock-related procedures.

In fiscal 2001, we devised a large-scale system for electronic general shareholders’ meetings. We utilize this system to send convocation notices regarding such meetings by e-mail to e-mail addresses on record for shareholders of listed companies that have opted to run their respective meetings online. The system also enables shareholders to exercise their voting rights online, anytime during the day or night, up until the day before the meeting.

In fiscal 2002, we dramatically improved services for issuing companies and their shareholders in several ways, including a total upgrade of the sign-in system that makes sign-in procedures on the day of the meeting even smoother than before.

● Enhanced Shareholder Services

Chuo Mitsui strives to provide services that are convenient for shareholders to access. In addition to opening more reception counters at branch and service outlets nationwide, we operate a toll-free, 24-hour automated voice mail system that handles requests for various forms, and we give descriptions of stock-related services on our web site.

● Consultations Highlight Total Support for IPOs

Solid support from Chuo Mitsui for businesses seeking to list on a stock exchange hinges on pertinent advice from staff specializing in IPOs. Our achievements in fiscal 2002, including assistance to 39 companies that completed IPOs, firmly cemented our top position in the industry.

● Strengthening Clients’ IR Activities

With foreign representation on the shareholder lists of domestic companies increasing, demand for services to expedite related procedures for this shareholder group is up. Chuo Mitsui endeavors to meet diversifying needs by responding quickly and carefully to the fast-paced changes that characterize the stock market, such as by conducting foreign shareholder surveys and promoting proxy voting.

In April 2003, we established the IR Support Office as a section within the Stock Transfer Agency Business Department, to provide a broad range of IR support services for all companies, even those for which we are not a stock transfer agent.



Real Estate Operations

External Environment, Clients' Needs

- 1** Clients are reviewing the use of real estate in management and financial strategies.
- 2** The J-REIT market is expanding, and the formation of private funds is brisk.
- 3** Property-related products have piqued the interest of investors, especially institutional investors.

Business Actions, Services

- A** Draw on the expertise of in-house real estate professionals to realize more comprehensive consultation capabilities.
- B** Establish the Real Estate Investment Promotion Department.
- C** Register as a general real estate investment advisory.

● A Forte Field

As a representative asset administration service of trust banks, real estate operations encompass a vast range of activities, including investment in real estate; appraisals and evaluations; provision of trusts using securitization of property holdings; advice on effectively utilizing real estate; and brokerage of properties for sale, rental and purchase. Chuo Mitsui complements these operations with support for individuals' real estate needs, such as a first-time or subsequent purchase of a home, through affiliate Chuo Mitsui Realty.

● Specialization Reinforces Consultation Capabilities

As a financial institution with real estate expertise, Chuo Mitsui has reinforced its consultation capabilities with skills accumulated through years of experience in this field, know-how gained in recent real estate securitization efforts, and other specialized qualifications to deliver the advice companies require to deal with new corporate accounting standards and other changes in the business environment. In addition, to actively contribute solutions to clients' diverse financial concerns, the Bank covers all the bases with an extensive network of in-house specialists, including real estate appraisers and first-rate architects, that is further complemented by external links to analysts, lawyers, certified public accountants, certified tax accountants and other outside professionals.

● Real Estate Securitization, J-REIT and Private Funds

Chuo Mitsui is actively responding to the brisk establishment of private funds, which has been prompted by increased demand for asset reduction and recombination through the securitization of real estate as well as a wider market for J-REIT* and the diversifying needs of investors.

The Bank's trust function has proven invaluable in the formation of real estate securitization schemes. In fiscal 2002 alone, the volume of real estate-managed trusts came to 66 contracts, worth ¥304.4 billion, and raised the aggregate number of contracts under management to 144, for a total value of ¥1,008.6 billion.

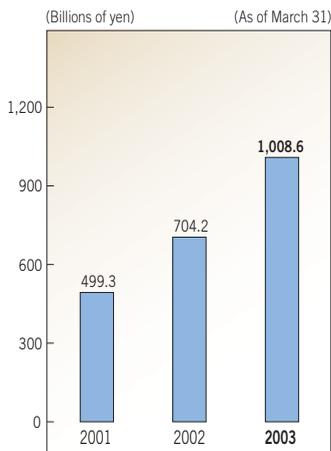
Concerted efforts to promote non-recourse loans in real estate securitization plans have positioned Chuo Mitsui as a major player in this field.

In April 2003, we set up the Real Estate Investment Promotion Department to utilize a wider J-REIT market to push real estate brokerage services, namely the provision of buildings to a real estate investment company, as well as private fund development and arrangement services.

*J-REIT

Complementing its custody of assets for Office Building Fund of Japan, Inc., an investment company affiliated with Mitsui Fudosan Co., Ltd., Chuo Mitsui joined Ken Corporation Ltd. and other companies in the establishment of Premiere Reit Advisors Co., Ltd., a real estate investment trust that listed its investment units on the Tokyo Stock Exchange in September 2002.

Balance of Securitized Real Estate



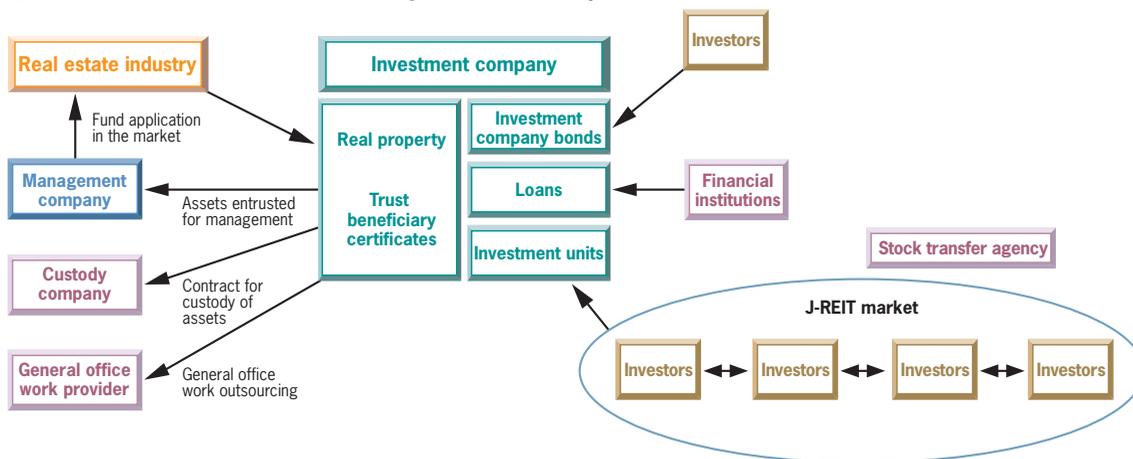
Keen Interest in Property-Related Products

Against a backdrop of persistently low interest rates and a prolonged slump in stock prices, investors—both institutional and individual—are increasingly keen to acquire revenue-generating properties, namely real estate that generates cash flow. This demand has precipitated expansion of the J-REIT market and brisk formation of private funds.

Through the Real Estate Investment Promotion Department, Chuo Mitsui encourages investors to use real estate brokerage services. That is, the Bank provides the revenue-generating real estate in which investors can invest.

In addition, to better respond to heightened interest in revenue-generating real estate from pension funds and other institutional investors, we have implemented several measures, including the registration of our Real Estate Investment Advisory Department as a general real estate investment advisory in October 2002.

J-REIT Structure—A Scheme Utilizing Investment Companies



Real Estate Securitization Scheme Using Trust Function

