

Analyst Meeting Reference Data



June 1, 2005

Mitsui Trust Financial Group

This material complements the following materials, “Analyst Meeting Presentation Material” and “Financial Data Highlights for FY3/05”.
Please use this material as a reference to the above two.

. *Reference Data on Implementation*

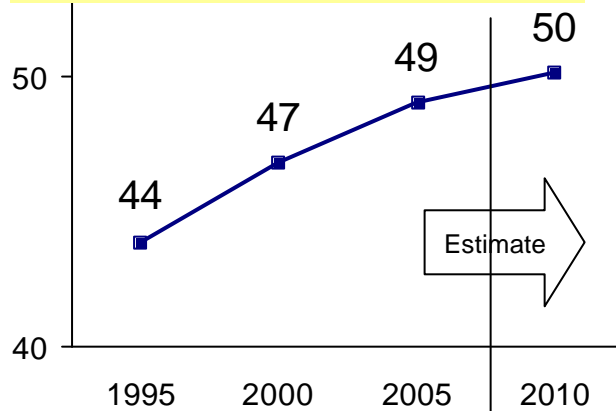
- *Housing Loan Market*
- *Loan Portfolio*
- *Investment Trust & Annuity Insurance Sales: Our Strength*
- *Real Estate Business: Reference Data*

Housing Loan Market

Estimated # of Householders in Japan

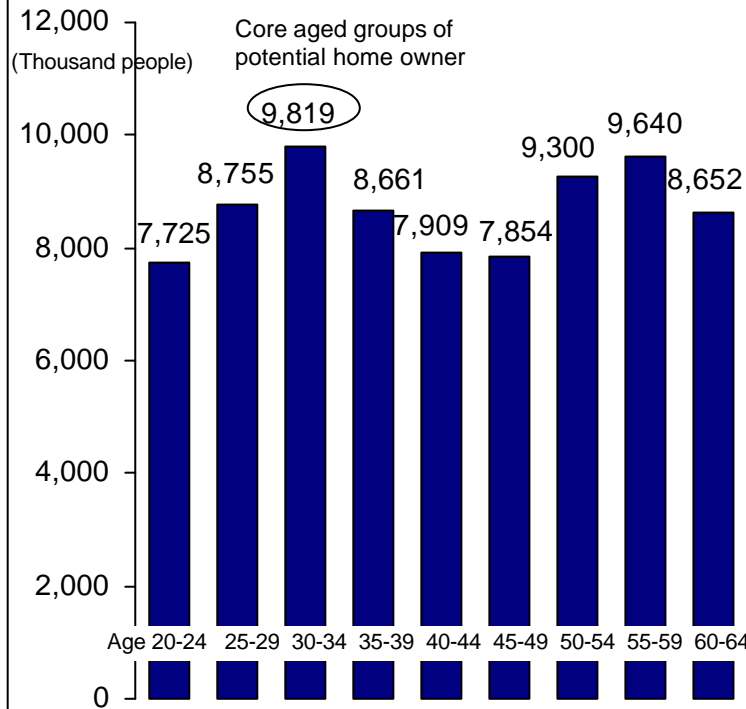
(Number of householders, Millions)

While total population start decreasing from 2006, number of householders is estimated to increase.



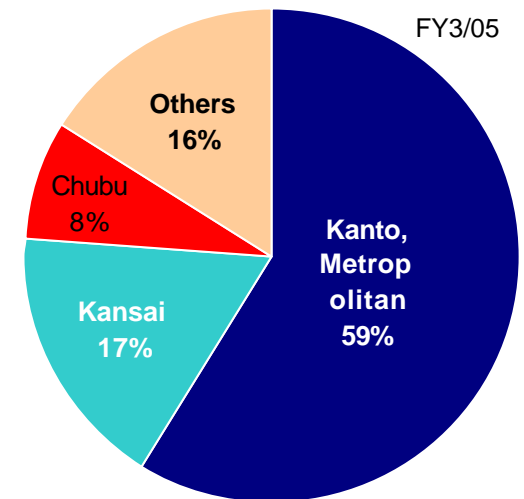
Source: National Institute of Population and Social Security Research

Population by Age



Source: Ministry of Public Management, Home Affairs, Posts and Telecommunications

Housing Loans by Area

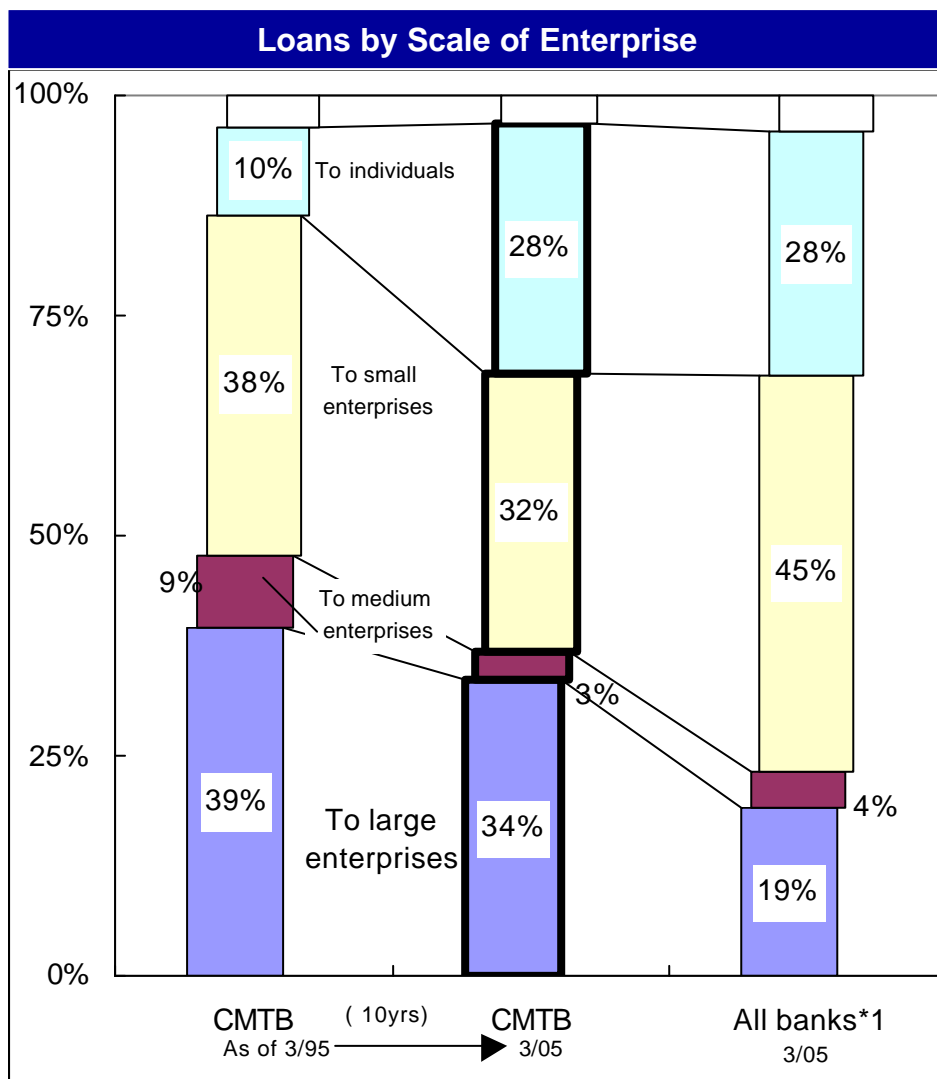


33 branches out of 67 located in Kanto area, where population growth rate (0.35%)*¹ greatly exceeds the national population growth rate (0.05%)*¹

*¹ Source: Census

Considering the growth estimated for the number of householder and the volume of core aged groups of potential home owner, housing loan demands seem to grow steadily for some time.

Loan Portfolio



Loans by Industry

Ratio of risk-monitored loans by industry 3/05		Composition of performing loans (All loans less risk monitored loans) 3/05		
Major banks	Risk	Weight(Other major banks)	Weight(Chuo Mitsui)	Comparison
14.0%	High	2.6%	1.2%	(1.5)%
6.1%		12.1%	18.1%	6.0%
5.0%		12.1%	6.5%	(5.6)%
4.8%		11.1%	6.1%	(4.9)%
Total[]		37.9%	31.9%	(5.9)%
2.4%	↓	12.0%	9.1%	(2.9)%
1.3%		30.8%	32.5%	1.6%
1.1%		8.3%	10.5%	2.2%
0.9%		11.1%	16.0%	5.0%
Total[]		62.1%	68.1%	5.9%

Loans by domestic banks. Partially our estimate

*1 Aggregate of agriculture, mining, forestry, fishing, electricity, gas, transport, communication and local government

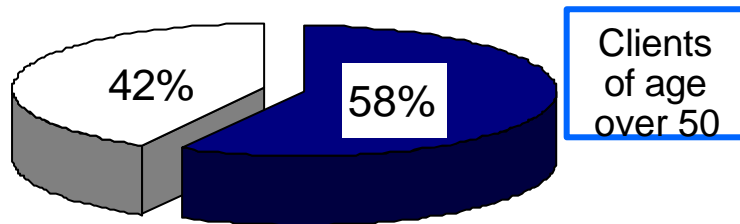
Real estate non-recourse loans included

*1 Source: Bank of Japan

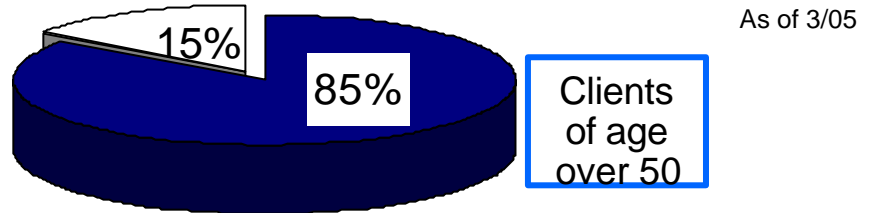
Investment Trust & Annuity Insurance Sales: Our Strength -1

Our franchise value: High composition of elder, wealthy individual clients with high interest in investment trusts ("I/T") and annuity insurance ("A/I")

Composition of Our Clients by Age

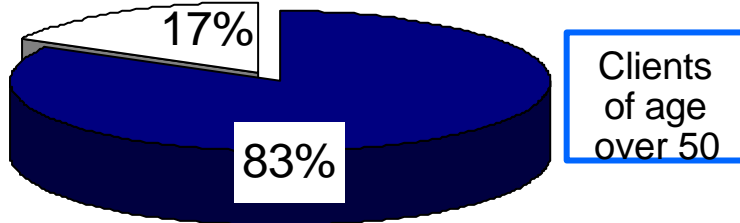


In number of all clients

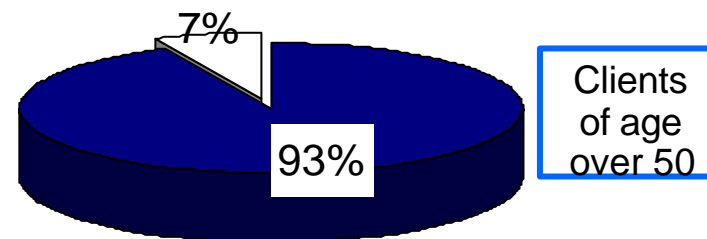


In number of clients with AuM^{*1} of over ¥10 million

*1 Asset under Management



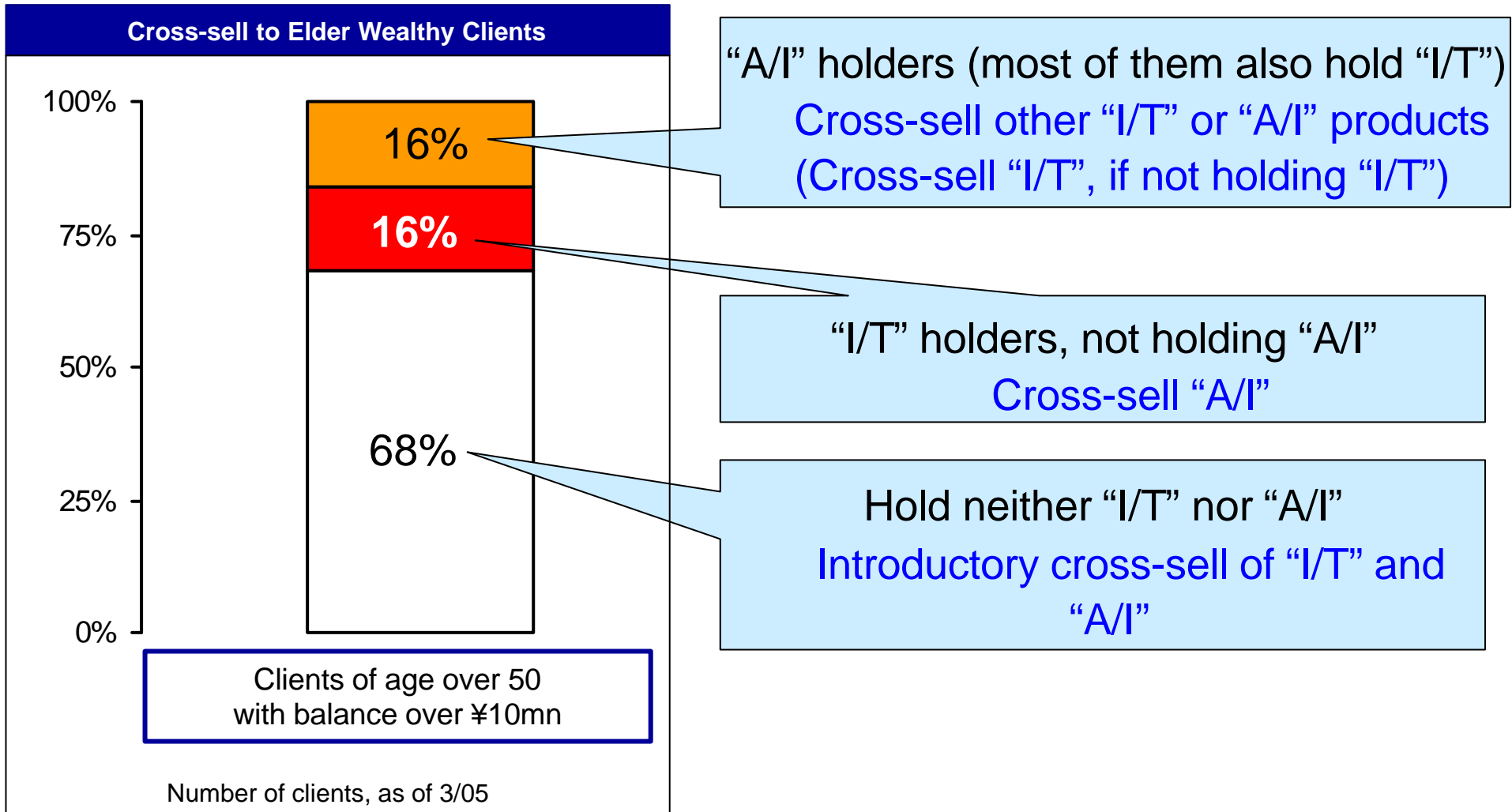
In number of clients of "I/T" and/or "A/I"



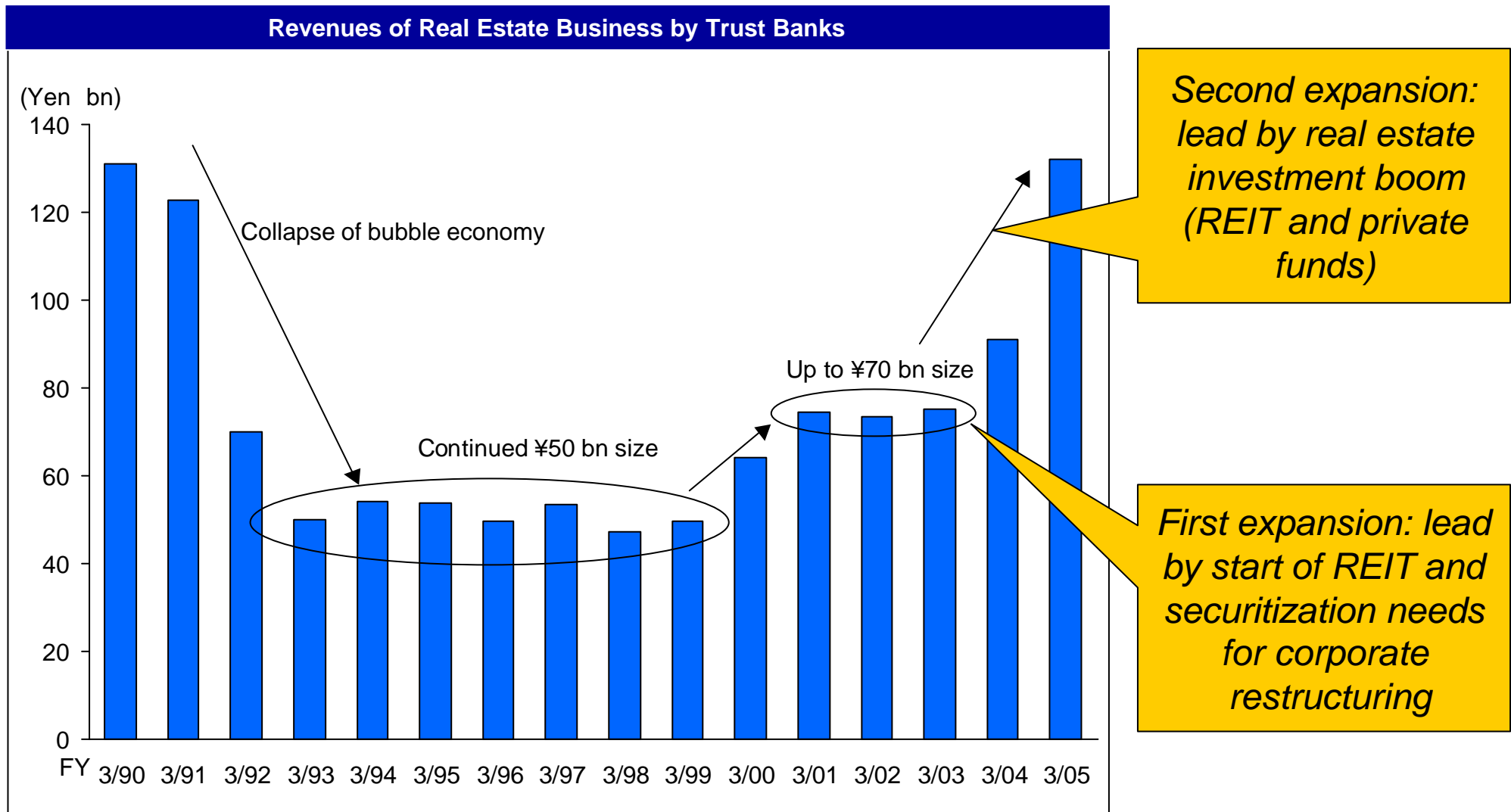
In number of clients of "A/I"

Investment Trust & Annuity Insurance Sales: Our Strength -2

Enhance cross-sell of investment trusts "I/T" and annuity insurance "A/I"



Real Estate Business: Reference Data



. Reference Data on FY3/05 Results

- *Gross Operating Profit, Operating Expenses, Pre-provision Profit*
- *Recurring Profit, Net Income*
- *Assets, Procured Funds, Securities Held*
- *3 A/C Total: End Balance & Average Balance*
- *Reserve & Collateral*
- *General Reserve*
- *Outlook for FY3/06*

Gross Operating Profit, Operating Expenses, Pre-provision Profit

Gross Operating Profit, Operating Expenses, Pre-provision Profit								
		a			b			(Yen bn)
CMTB *1 + MATB *2		FY3/04			FY3/05			c:b-a
Combined totals			CMTB	MATB		CMTB	MATB	Change
1	Gross operating profit *3	309.3	276.5	32.7	298.1	265.2	32.8	(11.1)
	Trust fees before trust a/c credit costs	106.0	67.8	38.2	100.4	59.4	41.0	(5.5)
	Loan Trusts & JODMTs *4, Before trust a/c credit costs	61.0	60.9	0.0	52.1	52.1	-	(8.9)
	Others	45.0	6.8	38.1	48.3	7.3	41.0	3.3
	Net interest income	105.7	105.8	(0.0)	112.2	112.2	(0.0)	6.5
	Domestic	90.0	90.1	(0.0)	88.3	88.3	(0.0)	(1.7)
	International	15.7	15.7	-	23.9	23.9	-	8.2
	Fees and commissions	41.6	46.9	(5.3)	60.1	68.3	(8.1)	18.5
	Net trading profit	10.9	10.9	-	7.0	7.0	-	(3.8)
	Others	44.9	44.9	-	18.1	18.1	-	(26.7)
	Net bond related profit	34.7	34.7	-	(9.4)	(9.4)	-	(44.2)
2	Operating expenses [Minus]	128.0	106.9	21.0	107.0	92.4	14.5	(21.0)
3(1-2)	Pre-provision profit	181.2	169.6	11.6	191.1	172.8	18.2	9.8
	Excl. Net bond related profit	146.5	134.8	11.6	200.6	182.3	18.2	54.0

*1 Chuo Mitsui Trust & Banking *2 Mitsui Asset Trust & Banking *3 Before trust a/c credit costs *4 Jointly operated designated money trusts

Recurring Profit, Net Income

Pre-provision Profit, Recurring Profit, Net Income

	a			b			c:b-a Change
	FY3/04			FY3/05			
CMTB + MATB		CMTB	MATB		CMTB	MATB	
Non-consolidated							
Pre-provision profit	181.2	169.6	11.6	191.1	172.8	18.2	9.8
Excl. Net bond related profit	146.5	134.8	11.6	200.6	182.3	18.2	54.0
Credit costs "1" [Minus]	67.1	67.1	-	43.9	43.9	-	
Banking account	45.3	45.3	-	48.8	48.8	-	
Trust account	21.8	21.8	-	11.3	11.3	-	
Transfer to the general reserve			-	(16.2)	(16.2)	-	
Net stock related profit	39.7	39.7	-	15.8	15.8	-	(23.8)
Recurring profit	126.8	120.1	6.6	149.9	133.0	16.9	23.1
Net extraordinary profit	25.3	25.4	(0.1)	(7.1)	(7.5)	0.3	(32.5)
Transfer from reserves for loan losses "2"	8.8	8.8	0.0			0.0	
Income before income taxes	152.1	145.6	6.5	142.7	125.5	17.2	(9.3)
Current income taxes, other [Minus]	1.9	0.3	1.5	3.4	0.4	2.9	1.5
Deferred income taxes, other [Minus]	66.9	66.6	0.3	47.1	43.0	4.1	(19.7)
Net Income	83.3	78.6	4.6	92.1	82.0	10.1	8.8
Credit costs "1"- "2"	58.3	58.3	(0.0)	43.9	43.9	(0.0)	(14.4)

Breakdown of Net Extraordinary Profit

	(Yen bn)	
	FY3/04	FY3/05
Extraordinary gains	44.0	2.9
Refunds of external standards taxation on banks	8.8	-
Profit occurred from "Daiko Henjo"	17.9	-
Gains on disposals of premises and equipment	5.4	0.3
Transfer from reserves for loan losses	8.8	0.0
Gains on collection of written-off claims	2.8	1.3
Extraordinary losses	18.6	10.1
Losses on disposals of premises and equipment	6.2	1.6
Pension benefit obligation costs	11.3	7.1

Breakdown of Credit Costs

	a		b		c:b-a Chg.
	FY3/04	FY3/05	FY3/04	FY3/05	
1 Banking a/c	65.8	48.8	Banking a/c credit costs	(17.0)	
Write-offs	27.3	20.5		(6.7)	
Debt forgiveness	1.5	3.5		1.9	
Transfer to the specific reserve	19.8	23.6		3.7	
Transfer to reserve for specific overseas loan losses	0.6	(0.7)		(1.4)	
Others	16.4	1.9		(14.4)	
Total: 45.3					
Banking a/c credit costs					
2 Trust a/c	21.8	11.3	Trust a/c credit costs	(10.5)	
Write-offs	13.8	10.6		(3.1)	
Debt forgiveness	0.2	-		(0.2)	
Others	7.7	0.6		(7.1)	
Total: 8.8, Extra ordinary gain, transfer from reserve for possible loan losses					
Transfer to the general reserve	(29.3)	(16.2)	Transfer to the general reserve	13.1	
1+2+3 Credit costs total	58.3	43.9		(14.4)	

Assets, Procured Funds, Securities Held

Average Balance, Yield, Income/Expenses (CMTB, Non-consolidated)

(Yen bn)

	a			b			c:b-a		
	FY3/04			FY3/05			Change		
	Average balance	Yield	Income / Expenses	Average balance	Yield	Income / Expenses	Average balance	Yield	Income / Expenses
CMTB, Banking a/c total									
1 Assets	11,034.4	1.42%	157.4	11,482.1	1.38%	158.6	447.7	(0.04)%	1.1
2 Loans and bills discounted	7,167.1	1.61%	115.9	7,238.0	1.42%	102.8	70.9	(0.19)%	(13.0)
Securities	3,630.5	1.11%	40.3	3,956.5	1.32%	52.5	326.0	0.21%	12.1
3 Liabilities	11,434.6	0.45%	51.6	11,689.3	0.39%	46.3	254.6	(0.05)%	(5.2)
4 Deposits	8,661.7	0.29%	25.7	8,837.7	0.22%	19.8	175.9	(0.07)%	(5.8)
1-3 Change, Yield margin	(400.2)	0.97%	105.8	(207.1)	0.98%	112.2	193.0	0.00%	6.4
2-4 Change, Yield margin	(1,494.6)	1.32%	90.1	(1,599.7)	1.19%	82.9	(105.0)	(0.12)%	(7.2)

	a			b			c:b-a		
	FY3/04			FY3/05			Change		
	Average balance	Yield	Income / Expenses	Average balance	Yield	Income / Expenses	Average balance	Yield	Income / Expenses
Of which domestic funds									
1 Assets	10,789.4	1.26%	136.2	11,088.4	1.13%	126.1	298.9	(0.12)%	(10.0)
2 Loans and bills discounted	6,766.8	1.61%	109.1	6,912.0	1.40%	97.1	145.2	(0.20)%	(12.0)
Securities	3,164.0	0.73%	23.1	2,997.6	0.74%	22.4	(166.4)	0.01%	(0.6)
3 Liabilities	11,193.6	0.41%	46.1	11,296.1	0.33%	37.8	102.4	(0.07)%	(8.3)
4 Deposits	8,623.7	0.29%	25.2	8,804.0	0.22%	19.3	180.2	(0.07)%	(5.8)
1-3 Change, Yield margin	(404.2)	0.85%	90.1	(207.7)	0.80%	88.3	196.4	(0.04)%	(1.7)
2-4 Change, Yield margin	(1,856.9)	1.31%	83.8	(1,891.9)	1.18%	77.7	(35.0)	(0.13)%	(6.1)

	a			b			c:b-a		
	FY3/04			FY3/05			Change		
	Average balance	Yield	Income / Expenses	Average balance	Yield	Income / Expenses	Average balance	Yield	Income / Expenses
Of which international funds									
1 Assets	939.4	2.50%	23.5	1,328.5	2.61%	34.7	389.0	0.11%	11.2
2 Loans and bills discounted	400.2	1.69%	6.7	325.9	1.75%	5.7	(74.2)	0.06%	(1.0)
Securities	466.5	3.69%	17.2	958.9	3.13%	30.0	492.4	(0.56)%	12.8
3 Liabilities	935.4	0.83%	7.8	1,327.9	0.81%	10.8	392.5	(0.02)%	3.0
4 Deposits	37.9	1.18%	0.4	33.7	1.43%	0.4	(4.2)	0.25%	0.0
1-3 Change, Yield margin	3.9	1.67%	15.7	0.5	1.80%	23.9	(3.4)	0.13%	8.2
2-4 Change, Yield margin	362.2	0.50%	6.3	292.2	0.31%	5.2	(70.0)	(0.18)%	(1.0)

Status of Available-for-Sale Securities

(MTH, Consolidated)

As of 3/04 (Yen bn)

Available-for-sale securities	Acquisition cost	Book [Market] value	Net	Gain	Loss
Stocks	535.4	635.4	100.0	129.2	29.1
Bonds	2,118.0	2,039.6	(78.3)	1.3	79.7
Other	629.0	629.2	0.2	3.0	2.8
Total	3,282.4	3,304.4	21.9	133.7	111.7

As of 3/05

Available-for-sale securities	Acquisition cost	Book [Market] value	Net	Gain	Loss
Stocks	469.5	607.9	138.3	159.4	21.0
Bonds	2,073.7	2,030.4	(43.2)	2.5	45.8
Other	1,084.5	1,075.7	(8.8)	6.0	14.9
Total	3,627.8	3,714.1	86.3	168.1	81.8

3 A/C Total: End Balance & Average Balance

End-FY Balance in 3 a/c (CMTB, Non-consolidated)

1. Deposits in Banking a/c and Principals in Trust a/c (Yen bn)							
As of	3/00	3/01	3/02	3/03	3/04	3/05	
Deposits in banking a/c	7,384.2	7,357.5	7,561.4	8,461.8	8,922.5	8,797.1	
JODMTs ^{*1}	1,687.2	1,298.7	1,153.2	1,587.3	1,570.2	1,477.8	
Loan Trusts	6,727.6	5,740.5	4,118.7	2,655.9	1,995.1	1,620.0	
Total	15,799.1	14,396.9	12,833.4	12,705.1	12,488.0	11,895.0	

2. Loans

As of	3/00	3/01	3/02	3/03	3/04	3/05	
Loans in banking a/c	7,786.0	7,767.8	7,509.7	7,165.6	7,289.5	7,228.8	
JODMTs ^{*1}	738.1	604.6	460.7	837.8	564.2	553.0	
Loan Trusts	3,084.5	2,500.4	2,025.5	1,631.5	1,246.9	909.4	
Total	11,608.8	10,872.9	9,995.9	9,634.9	9,100.8	8,691.3	

*1 Jointly Operated Designated Money Trusts

Average Balance in 3 a/c (CMTB, Non-consolidated)

1. Deposits in Banking a/c and Principals in Trust a/c (Yen bn)					
	FY3/01	FY3/02	FY3/03	FY3/04	FY3/05
Deposits in banking a/c	7,336.7	7,591.7	8,022.0	8,661.7	8,837.7
JODMTs ^{*1}	1,488.9	1,330.7	1,631.8	1,589.1	1,510.7
Loan Trusts	6,450.2	4,922.6	3,198.6	2,274.1	1,810.2
Total	15,275.8	13,845.1	12,852.5	12,525.1	12,158.7

2. Loans

	FY3/01	FY3/02	FY3/03	FY3/04	FY3/05
Loans in banking a/c	7,586.9	7,468.3	7,335.3	7,167.1	7,238.0
JODMTs ^{*1}	683.7	557.1	440.4	543.8	457.6
Loan Trusts	2,966.2	2,288.3	1,848.8	1,463.2	1,078.5
Total	11,236.8	10,313.8	9,624.6	9,174.2	8,774.2

*1 Jointly Operated Designated Money Trusts

Trust a/c: Trust a/c with principal guarantee agreement
 Figures are after housing loans securitization.

Reserve & Collateral

Disclosure of NPLs Based on the Financial Revitalization Law (CMTB, Non-consolidated)

As of		a 3/04					b 3/05					c:b-a Change				
		Claims	Amount covered	Reserve	Collateral and Guarantee	Coverage Ratio (%)	Claims	Amount covered	Reserve	Collateral and Guarantee	Coverage Ratio (%)	Claims	Amount covered	Reserve	Collateral and Guarantee	Coverage Ratio (%)
Banking a/c		63.7	63.7	2.4	61.3	100.0	30.6	30.6	2.2	28.3	100.0	(33.1)	(33.1)	(0.1)	(32.9)	0.0
Trust a/c		11.4	11.4		11.4	99.4	9.2	9.2		9.2	100.0	(2.2)	(2.1)		(2.1)	0.5
1 Claims under Bankruptcy and Virtual Bankruptcy		75.2	75.2	2.4	72.7	100.0	39.9	39.9	2.2	37.6	100.0	(35.3)	(35.2)	(0.1)	(35.1)	0.0
Banking a/c		180.4	171.0	47.8	123.1	94.8	114.4	103.7	28.3	75.3	90.6	(65.9)	(67.3)	(19.4)	(47.8)	(4.2)
Trust a/c		27.4	26.1		26.1	95.1	10.8	9.1		9.1	84.5	(16.5)	(16.9)		(16.9)	(10.5)
2 Claims under High Risk		207.8	197.1	47.8	149.2	94.8	125.3	112.9	28.3	84.5	90.0	(82.5)	(84.2)	(19.4)	(64.7)	(4.7)
Banking a/c		160.5	83.7	20.9	62.8	52.1	72.9	29.7	10.2	19.5	40.7	(87.5)	(54.0)	(10.6)	(43.3)	(11.4)
Trust a/c		24.3	15.0	*1	15.0	61.6	21.9	6.5	*1	6.5	29.8	(2.4)	(8.4)	*1	(8.4)	(31.7)
3 Claims under Close Observation		184.9	98.8	20.9	77.9	53.4	94.9	36.3	10.2	26.0	38.2	(89.9)	(62.5)	(10.6)	(51.8)	(15.1)
Banking a/c		404.6	318.6	71.2	247.3	78.7	218.0	164.0	40.8	123.2	75.2	(186.6)	(154.5)	(30.3)	(124.1)	(3.4)
Trust a/c		63.3	52.5	*1	52.5	83.0	42.0	25.0	*1	25.0	59.4	(21.2)	(27.5)	*1	(27.5)	(23.5)
1+2+3		468.0	371.1	71.2	299.9	79.3	260.1	189.1	40.8	148.2	72.6	(207.8)	(182.0)	(30.3)	(151.7)	(6.6)

After implementing partial direct write-off; 230.5 (as of 3/04), 186.1 (as of 3/05)

NPLs Ratio (CMTB, Non-consolidated)

As of	(Yen bn)		c:b-a Chg.
	a 3/04	b 3/05	
Non-performing claims	468.0	260.1	(207.8)
Normal claims	8,938.2	8,769.8	(168.4)
Total	9,406.3	9,030.0	(376.2)
Ratio	4.9%	2.8%	(2.0)%

*1 Before taking account of special reserve funds and reserves for possible loan losses

Sum of Special Reserve Funds & Reserves for Possible Loan Losses

CMTB, Non-consolidated (Yen bn)		
a	b	c:b-a
As of 3/04	3/05	Chg.
10.9	8.9	(2.0)

General Reserve

General Reserve (CMTB, Non-consolidated, Banking a/c, Loans)

(Yen bn)

As of	a			b			c: b-a		
	3/04			3/05			Change		
	Claims	General Reserve	Ratio	Claims	General Reserve	Ratio	Claims	General Reserve	Ratio
Normal	6,687.9	4.7	0.07%	7,351.4	3.8	0.05%	663.5	(0.9)	(0.02)%
Special Mention	623.3	35.9	5.77%	405.3	20.6	5.10%	(218.0)	(15.3)	(0.67)%
Other	457.4	14.4	3.16%	323.5	9.4	2.92%	(133.8)	(4.9)	(0.24)%
Close Observation	165.9	21.5	12.97%	81.8	11.2	13.70%	(84.1)	(10.3)	0.73%
Unsecured claims	98.8	21.5	21.78%	53.6	11.2	20.88%	(45.1)	(10.3)	(0.90)%
Sub-total	7,311.3	40.7	0.56%	7,756.8	24.4	0.32%	445.4	(16.2)	(0.24)%
Other	8.2	0.0	0.56%	11.6	0.0	0.28%	3.4	(0.0)	(0.28)%
Total	7,319.5	40.7	0.56%	7,768.4	24.5	0.32%	448.8	(16.2)	(0.24)%

Balance by Credit Rating (CMTB, Non-consolidated, Banking a/c, Loans)

Normal									
As of	a			b			c:b-a		
	3/04			3/05			Change		
	Claims	Reserve	Ratio	Claims	Reserve	Ratio	Claims	Reserve	Ratio
Individuals	1,727.1	0.1	0.01%	2,174.9	0.2	0.01%	447.7	0.0	(0.00)%
Corporations	4,953.6	4.5	0.09%	5,168.4	3.5	0.07%	214.7	(0.9)	(0.02)%
Total	6,680.8	4.7	0.07%	7,343.3	3.8	0.05%	662.5	(0.9)	(0.02)%

Close Observation									
As of	a			b			c:b-a		
	3/04			3/05			Change		
	Claims	Reserve	Ratio	Claims	Reserve	Ratio	Claims	Reserve	Ratio
Adoption of									
Actual loss ratio	91.8	11.7	12.8%	67.2	7.4	11.0%	(24.5)	(4.3)	(1.8)%
Discounted cash flow	74.0	9.7	13.1%	14.5	3.7	26.0%	(59.5)	(5.9)	12.8%
Total	165.9	21.5	13.0%	81.7	11.1	13.7%	(84.1)	(10.3)	0.7%

"Other" Special Mention									
As of	a			b			c:b-a		
	3/04			3/05			Change		
	Claims	Reserve	Ratio	Claims	Reserve	Ratio	Claims	Reserve	Ratio
Individuals	11.3	0.0	0.5%	10.3	0.0	0.5%	(1.0)	(0.0)	0.0%
Corporations-D1	270.2	6.1	2.3%	206.1	4.3	2.1%	(64.0)	(1.8)	(0.2)%
Corporations-D2	122.9	3.9	3.2%	60.0	1.6	2.7%	(62.8)	(2.3)	(0.5)%
Corporations-D3	52.3	4.2	8.1%	46.7	3.4	7.3%	(5.6)	(0.8)	(0.8)%
Total	456.9	14.4	3.2%	323.2	9.4	2.9%	(133.6)	(4.9)	(0.2)%

Close Observation Of which uncovered									
As of	a			b			c:b-a		
	3/04			3/05			Change		
	Unsecured	Reserve	Ratio	Uncover	Reserve	Ratio	Unsecured	Reserve	Ratio
Of which uncovered									
Actual loss ratio	58.7	11.7	20.0%	42.2	7.4	17.6%	(16.5)	(4.3)	(2.4)%
Discounted cash flow	39.9	9.7	24.3%	11.4	3.7	32.9%	(28.5)	(5.9)	8.6%
Total	98.7	21.5	21.7%	53.6	11.2	20.9%	(45.1)	(10.3)	(0.9)%

D: Internal credit rating. Among D category, D1 is the highest and D3 is the lowest.

Outlook for FY3/06

Subsidiary Banks Total: Outlook for FY3/06							
	a			b			(Yen bn)
CMTB+MATB	Outlook			c:b-a			
Combined totals	FY3/05	CMTB	MATB	FY3/06	CMTB	MATB	Change
Pre-provision profit	191.1	172.8	18.2	190.0	168.0	22.0	(1.1)
Recurring profit	149.9	133.0	16.9	130.0	110.0	20.0	(19.9)
Net income	92.1	82.0	10.1	120.0	108.0	12.0	27.9
Credit costs	43.9	43.9	(0.0)	35.0	35.0	-	(8.9)

Mitsui Trust: Outlook for FY3/06			
	a	b	(Yen bn)
Mitsui Trust	Outlook		c:b-a
Non-consolidated	FY3/05	FY3/06	Change
Ordinary income	49.0	25.0	(24.0)
Recurring profit	37.9	20.0	(17.9)
Net income	37.9	20.0	(17.9)
Mitsui Trust	Outlook		
Consolidated	FY3/05	FY3/06	Change
Ordinary income	510.9	460.0	(50.9)
Recurring profit	157.4	140.0	(17.4)
Net income	94.0	120.0	26.0



This material contains certain forward-looking statements. These statements are not guarantees of future performance, and involve risks and uncertainties. Actual results may differ from these forward-looking statements contained in the present material, due to various factors, including, but not limited, to changes in overall economic conditions.