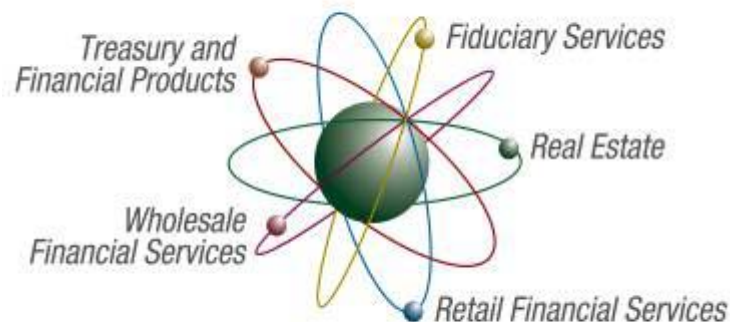




SUMITOMO
TRUST

住友信託銀行

*Sumitomo Trust & Banking
Co., Ltd.*




Information Meeting
on
Financial Results for FY2005
May 31, 2006

Meeting agenda

- ▶ Overview of FY2005 performance
- ▶ Financial results for FY2005
- ▶ Forecast for FY2006 and Midterm target through FY2009
- ▶ Division performance and strategy
- ▶ Next step (Increase capital efficiency)

Overview of FY2005 performance (Management priorities and results)

- ▶ Aiming for “The top quality trust bank” with banking, trust and real estate business

Management priorities	Strategies	Achievement of FY2005
Continuing growth taking advantage of wind-wing situation	<ul style="list-style-type: none"> ▶ Retail business ▶ Real estate business <div style="text-align: center; margin: 10px 0;">  </div> <p style="text-align: center;">Prioritized allocation of resources</p>	<ul style="list-style-type: none"> ▶ Net business profit before credit costs (Consolidated) (Y on Y) +22% <ul style="list-style-type: none"> - Retail financial service +16% - Real estate business +67% ▶ Posted record high net income (Consolidated) for 3 consecutive years
Enhance client & business franchise	<ul style="list-style-type: none"> ▶ Alliance, mergers and acquisitions ▶ New business areas to strengthen trust and real estate business 	<ul style="list-style-type: none"> ▶ Sumishin Matsushita Financial Services (Leasing/credit cards) ▶ First Credit (Real estate secured loan) ▶ New Internet-based bank (Alliance with SBIH & E*TRADE) ▶ Alliance with Yachiyo Bank (Regional bank centered on metropolitan area)
Efficient capital allocation	<ul style="list-style-type: none"> ▶ Expand balance sheet & Increase investment activities ▶ Bolster profit sharing with shareholders & Optimize capital structure 	<ul style="list-style-type: none"> ▶ Strategic investments (stated above) ▶ Risk adjusted assets +23% year on year ▶ Set midterm target level of dividend payout ratio of 30% & Increase dividend for FY2006 (forecast) to 15 yen

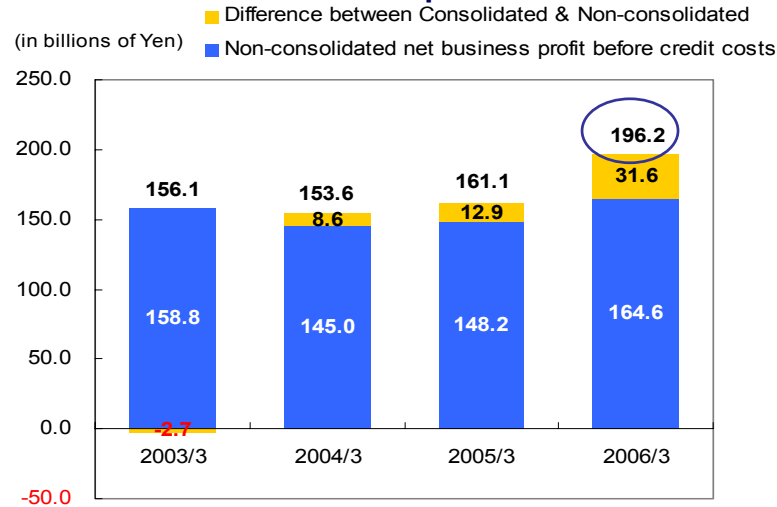


SUMITOMO
TRUST

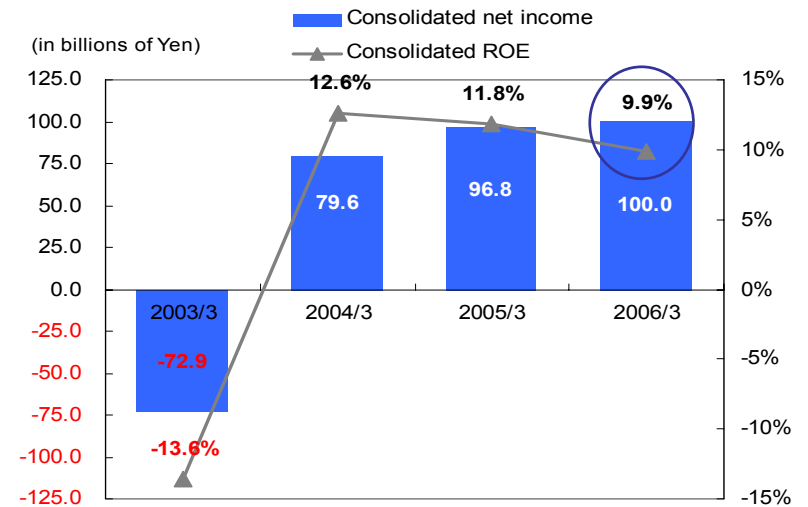
住友信託銀行

Key financial figures

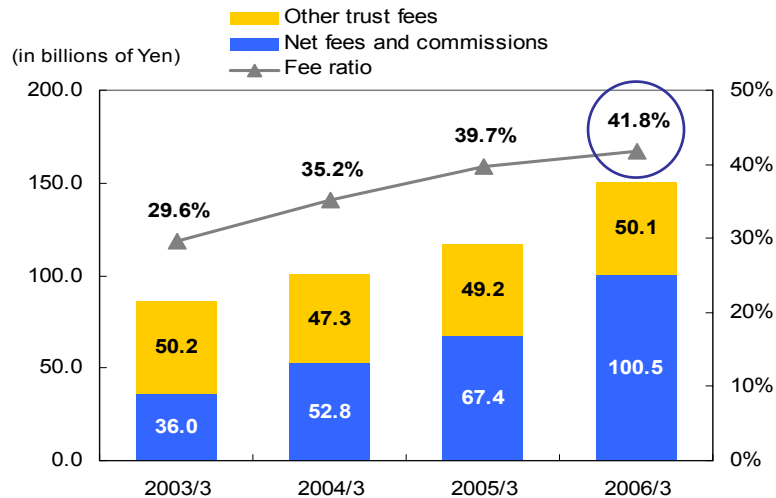
► Consolidated net business profit before credit costs



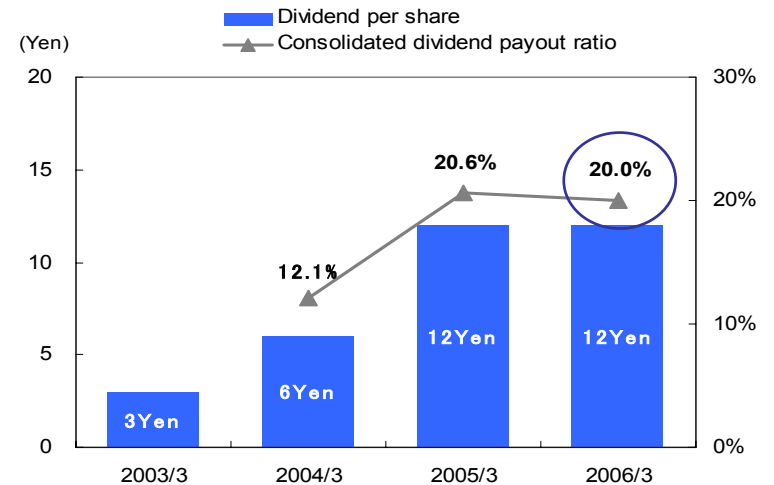
► Consolidated ROE



► Fee revenue ratio (Consolidated)



► Dividend payout ratio (Consolidated)



Financial results for FY2005



SUMITOMO
TRUST

住友信託銀行

FY2005 financial results (2005/4 – 2006/3)

<Consolidated>

(in billions of Yen)

		FY2005	FY2004	Change	%Change
Net business profit before credit costs	1	196.2	161.1	35.1	22%
Net operating income	2	171.9	134.1	37.7	28%
Net income	3	100.0	96.8	3.2	3%
(Income from change of shares related to subsidiaries)	4	(-)	(5.6)	(-5.6)	(-)
Consolidated EPS (fully diluted)	5	59.87yen	58.07yen	1.80yen	3%

<Non-consolidated>

(in billions of Yen)

Net business profit before credit costs	6	164.6	148.2	16.3	11%
General and administrative expenses	7	121.6	114.3	7.2	6%
Credit costs (a)	8	9.7	17.6	-7.8	-
Net gains on stocks	9	6.9	13.6	-6.6	-
Other non-recurring items (*)	10	-13.5	-23.6	10.1	-
Net operating income	11	148.2	120.5	27.7	23%
Extraordinary income	12	0.2	19.4	-19.1	-
Reversal of reserves (b)	13	-	19.1	-19.1	-
Net income	14	88.4	84.7	3.7	5%
Total credit costs (a)-(b)	15	9.7	-1.4	11.2	-
Dividend per share (Yen)	16	(Forecast) 12.00	12.00	-	-

* Main items include reversal of reserve for losses on investment securities (1.2 bn. yen), net losses on stock related derivatives (4.7 bn. yen), and amortizations of net actuarial losses/prior service cost. (5.5 bn. yen)



SUMITOMO
TRUST

住友信託銀行

Breakdown of profit by business group

- ▶ Increased net business profit of all business groups
- ▶ Enhanced profit contribution of subsidiaries/affiliates

(in billions of Yen)	Non-consolidated			Non-consolidated			Consolidated		
	Gross business profit before credit costs			Net business profit before credit costs			Net business profit before credit costs		
	FY2005	FY2004	Change	FY2005	FY2004	Change	FY2005	FY2004	Change
Wholesale financial services	93.8	87.8	6.0	72.1	67.1	5.0	93.1	72.8	20.2
Stock transfer agency services	6.2	5.9	0.3	4.1	3.6	0.5	8.2	6.8	1.3
Retail financial services	73.4	65.7	7.7	17.1	14.4	2.6	19.9	17.2	2.8
Treasury and financial products	48.6	47.3	1.3	39.4	38.2	1.3	39.4	38.2	1.3
Fiduciary services	34.1	33.9	0.2	20.6	18.9	1.6	24.0	21.3	2.7
Pension asset management	27.9	28.8	-0.9	16.0	15.6	0.4	16.7	17.0	-0.3
Securities processing services	6.2	5.1	1.1	4.6	3.4	1.2	7.3	4.3	3.0
Real estate	34.2	23.7	10.5	26.4	16.5	9.9	29.6	17.7	11.9
Others (*)	2.2	4.2	-2.0	-11.0	-6.9	-4.1	-9.9	-6.0	-3.9
Total	286.2	262.5	23.6	164.6	148.2	16.3	196.2	161.1	35.1

* Net of dividend income, cost of capital sourcing and head office expense is included.

Expanded contribution of group companies
18.7 billion yen



SUMITOMO
TRUST

住友信託銀行

Contribution of major group companies to consolidated financial results

- ▶ Consolidation of Sumishin Matsushita Financial Services & First Credit
- ▶ Other group companies also increased their profits

(in billions of Yen)	Business group	Group's ownership	Consolidated net business profit before credit costs *1			Consolidated net income before amortization of goodwill *2		
			FY2005	FY2004	Change	FY2005	FY2004	Change
STB Leasing Co., Ltd.	Wholesale	*30%	1.2	1.1	0.1	0.8	0.5	0.2
Sumishin Matsushita Financial Services Co., Ltd.	Wholesale	66%	8.2	-	8.2	2.9	-	2.9
First Credit Corporation *3	Wholesale	100%	4.4	-	4.4	5.8	-	5.8
BUSINEXT CORPORATION	Wholesale	*40%	2.0	1.1	0.8	0.9	0.2	0.7
Japan TA Solution, Ltd.	Stock transfer agency	80%	4.0	3.1	0.8	2.8	2.1	0.7
Sumishin Guaranty Co., Ltd.	Retail	100%	1.9	1.2	0.6	0.9	0.1	0.7
Sumitomo Trust and Banking Co. (U.S.A.)	Fiduciary	100%	2.2	1.2	0.9	1.3	0.8	0.4
Japan Trustee Services Bank, Ltd.	Fiduciary	*33%	0.8	0.6	0.1	0.5	0.3	0.2
STB Asset Management Co., Ltd.	Fiduciary	100%	1.0	0.8	0.2	0.6	0.4	0.1
Sumishin Realty Co., Ltd.	Real estate	100%	2.3	1.0	1.3	1.2	0.3	0.9

* Affiliates subject to the equity method. The others are consolidated subsidiaries.

*1 Consolidated subsidiaries: Net operating income (adjusted non-recurring items) - intergroup transaction (dividend payment, etc.)

Affiliates: Net operating income (adjusted non-recurring items) X %ownership - intergroup transaction (dividend payment, etc.)

*2 Amortization of goodwill: Sumishin Matsushita Financial Services 2.0 bn. yen, First Credit 3.8 bn. yen, etc.

*3 Consolidated only 2HFY2005 financial results of First Credit.



SUMITOMO
TRUST

住友信託銀行

Fee revenue breakdown

<Consolidated> (in billions of Yen)	FY2002	FY2003	FY2004	FY2005	Change	%change
Other trust fees	49.6	47.3	49.2	50.1	0.9	1.9%
Corporate pension, Public pension	30.6	29.1	28.4	29.1	0.7	2.5%
Securities processing services	8.1	7.4	7.6	9.4	1.8	23.6%
Net fees and commissions	36.0	52.8	67.4	100.5	33.1	49.1%
Domestic business	33.4	50.8	63.4	95.2	31.8	50.2%
Wholesale financial services	12.1	15.7	16.3	23.4	7.1	43.3%
Stock transfer agency services	11.3	15.2	18.6	19.9	1.3	6.7%
Retail financial services	6.4	9.8	15.3	27.3	12.0	78.8%
Fees paid for outsourcing (custody & pension administration)	-13.5	-11.3	-12.4	-13.9	-1.5	12.1%
Real estate	16.8	20.6	25.4	36.6	11.2	43.9%
International business	2.7	2.1	4.1	5.3	1.2	30.5%
Total	85.6	100.1	116.6	150.6	34.0	29.2%
Fees related to "Investment banking business leveraging trust functions"	-	12.0	18.1	22.2	4.0	22.2%

Major fee revenues	Net fees and commissions	Other trust fees
Wholesale financial services	* Fee related to Syndicated loan, Non recourse loan & Project finance, *M&A	*Asset securitization
Stock transfer agency	Corporate loan related fees, Stock transfer agency services	
Retail financial services	Individual annuity, Mutual fund	—
Fiduciary services	Asset management of mutual funds, Global Custody	Corporate pension, Public pension
	Outsourcing fees (paid)	Securities processing services
Real estate	Real estate brokerage & Various consulting	*Real estate securitization



SUMITOMO
TRUST

住友信託銀行

* Fee related to "Investment banking business leveraging trust functions"

Non-performing loans

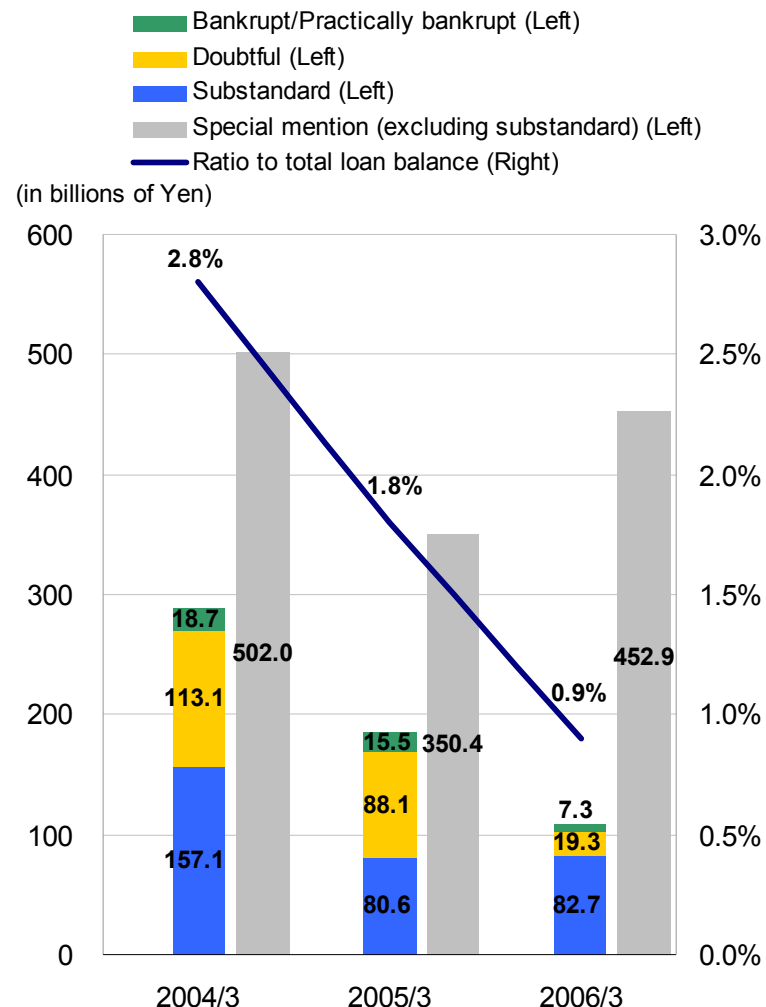
► Breakdown of credit cost (Non-consolidated)

(in billions of Yen)	FY2005	FY2004
Banking a/c	8.9	-7.5
Write-offs, sales	4.2	11.5
Net transfer to reserves*	4.8	-19.1
Net transfer to specific loan loss reserves	-5.5	10.0
Net transfer to general reserves	10.4	-29.1
Trust a/c	0.8	6.1
Total credit costs	9.7	-1.4
Net transfer to reserve for losses on investment securities*	-1.2	14.9
Actual credit costs	8.5	13.4

* Negative figure indicates profit due to write backs.

- Migration to worse categories approx. 23 bn. yen
- Increase of loan balance approx. 7 bn. yen
- Final disposal approx. -10 bn. yen
- Migration to better categories & collection approx. -10 bn. yen

► Balance of NPLs (Banking a/c and principal guaranteed a/c combined: Non-consolidated)



SUMITOMO
TRUST

住友信託銀行

Securities portfolio

► Change in cost and net unrealized gains/losses of securities (for securities market price available) (Consolidated/after devaluation)

(in billions of Yen)	Cost					Net unrealized gains/losses		
	2006/3 (A)	2005/9 (B)	2005/3 (C)	(A) - (B)	(A) - (C)	2006/3 (D)	2005/3 (E)	(D) - (E)
Held-to-maturity debt securities	838.8	806.4	822.6	32.4	16.2	-6.8	4.6	-11.4
Available-for-sale securities	3,951.4	3,908.5	3,115.6	42.9	835.8	411.8	193.0	218.8
Stocks	463.9	435.9	440.2	28.0	23.7	447.4	193.1	254.3
Japanese bonds	1,411.3	1,224.2	957.1	187.1	454.2	-18.6	3.3	-21.9
Foreign bonds and others	2,076.1	2,248.3	1,718.2	-172.2	357.9	-17.0	-3.4	-13.6

► Change in balance of JGB portfolio (Available-for-sale securities) (Non-consolidated)

(in billions of Yen)	Book value (Market value)						Total
	Less than 1 year	Less than 5 years	Less than 10 years	Over 10 years			
					floating-rate		
Mar. 2006 (A)	175.0	141.0	402.5	149.9	119.7	868.5	
Sep. 2005 (B)	110.3	130.7	295.8	160.8	19.8	697.7	
Mar. 2005 (C)	40.5	137.0	408.0	25.2	-	610.9	
(A) - (B)	64.7	10.3	106.7	-10.9	99.8	170.8	
(A) - (C)	134.4	3.9	-5.4	124.7	119.7	257.6	

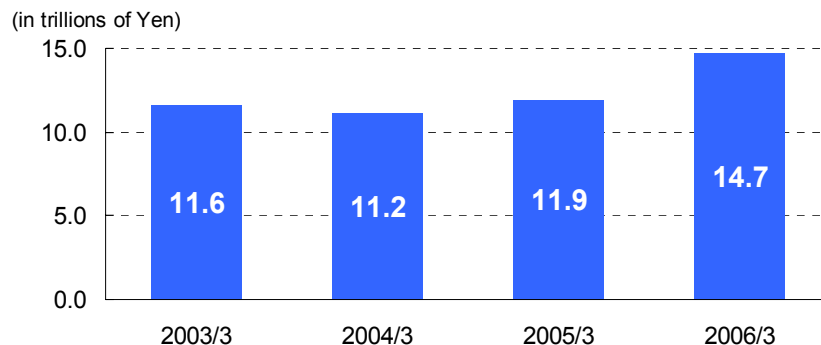


SUMITOMO
TRUST

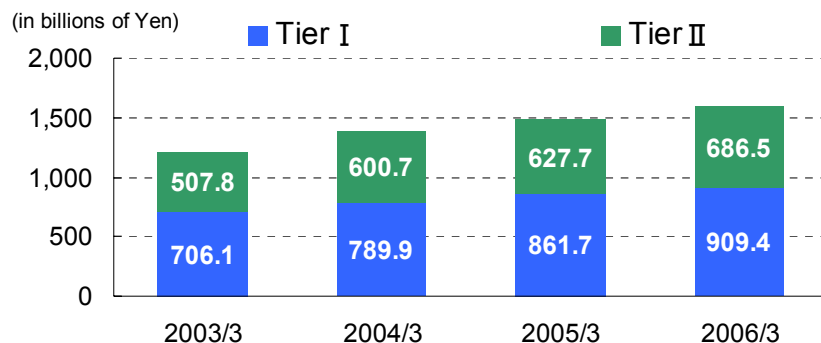
住友信託銀行

Regulatory Capital

▶ Total risk adjusted assets (Consolidated)

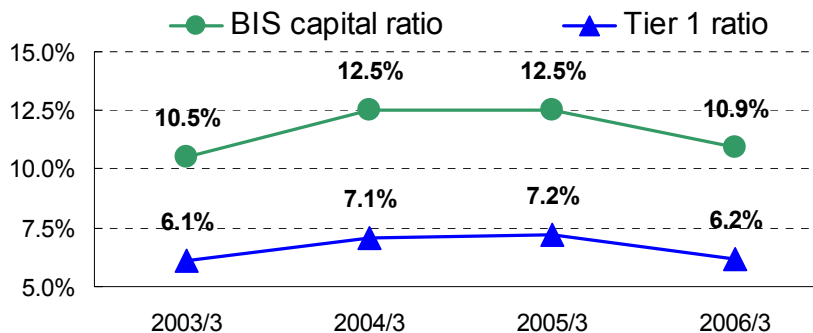


▶ Total capital (Consolidated)



* Deducted (double gearing) items are subtracted from Tier II.

▶ BIS capital ratio (Consolidated)



▶ Breakdown of change in risk adjusted assets

(in trillions of Yen)	Change from Mar. 2005
On-balance-sheet items	2.14
Loans	0.80
Bonds/Foreign Securities	0.39
SMFC (New Subsidiary)	0.52
FC (New Subsidiary)	0.11
Net unrealized gain on stocks	0.25
Off-balance-sheet items	0.27
Market	0.11
Total	2.72

▶ Breakdown of change in Tier I capital

(in billions of Yen)	Change from Mar. 2005
Tier I	47.7
Net income	100.0
Goodwill	-113.2
Issuance of preferred securities	50.0



SUMITOMO TRUST

住友信託銀行

Forecast for FY2006 Midterm financial target



SUMITOMO
TRUST

住友信託銀行

Forecast for FY2006

(in billions of Yen)		FY2005 (Actual)	Forecast for FY2006	
< Consolidated >			Full FY2006	1HFY2006
Net business profit before credit costs	1	196.2	200.0	93.0
Net operating profit	2	171.9	175.0	82.0
Net income	3	100.0	105.0	50.0
< Non-consolidated >				
Net business profit before credit costs	4	164.6	165.0	78.0
Credit costs	5	9.7	20.0	10.0
Other non-recurring items	6	-6.5	5.0	3.0
Net operating income	7	148.2	150.0	71.0
Extraordinary income	8	0.2	-	-
Net income	9	88.4	90.0	43.0
Total credit costs	10	9.7	20.0	10.0
Dividend per common stock (Yen)	11	12.0	15.0	7.5
Consolidated dividend payout ratio	12	20%	24%	-



SUMITOMO
TRUST

住友信託銀行

Mid term target through FY2009 (announced in May 2006)

< Consolidated > (in billions of Yen)		FY2005 (Actual)	FY2006	FY2007	FY2008	FY2009
Net business profit before credit costs	1	196.2	200.0	210.0 ↔ 225.0	225.0 ↔ 250.0	245.0 ↔ 270.0
Net operating profit	2	171.9	175.0	185.0 ↔ 200.0	200.0 ↔ 225.0	220.0 ↔ 245.0
Net income	3	100.0	105.0	110.0 ↔ 119.0	120.0 ↔ 135.0	130.0 ↔ 145.0

<Difference between Consolidated and Non-consolidated>

Net business profit before credit costs	4	31.6	35.0	36.0 ↔ 39.0	37.0 ↔ 42.0	39.0 ↔ 44.0
Net income	5	11.6	15.0	15.0 ↔ 17.0	15.0 ↔ 18.0	17.0 ↔ 20.0

< Non-consolidated >

(in billions of Yen)

Gross business profit before credit costs	6	286.3	292.0	302.5 ↔ 314.5	318.0 ↔ 338.0	337.5 ↔ 357.5
Wholesale financial services	7	93.8	96.0	95.0 ↔ 104.0	101.0 ↔ 111.0	105.5 ↔ 116.5
Retail financial services	8	73.4	79.0	93.0 ↔ 102.5	107.0 ↔ 120.5	117.0 ↔ 133.5
Treasury and financial products	9	48.6	48.0	45.0 ↔ 35.0	42.0 ↔ 31.5	45.0 ↔ 34.0
Fiduciary services	10	34.1	35.0	35.5 ↔ 36.0	38.0 ↔ 39.0	40.0 ↔ 41.5
Real estate	11	34.2	29.0	30.0 ↔ 33.0	30.0 ↔ 33.0	30.0 ↔ 33.0
Expenses	12	121.6	127.0	128.5	130.0	131.5
Net business profit before credit costs	13	164.6	165.0	174.0 ↔ 186.0	188.0 ↔ 208.0	206.0 ↔ 226.0
Credit costs	14	9.7	20.0	20.0	20.0	20.0
Net gains on stocks	15	6.9	5.0	5.0	5.0	5.0
Others	16	-13.5				
Net operating profit	17	148.2	150.0	159.0 ↔ 171.0	173.0 ↔ 193.0	191.0 ↔ 211.0
Net income	18	88.4	90.0	95.0 ↔ 102.0	105.0 ↔ 117.0	113.0 ↔ 125.0

<Interest rate/stock price assumption (Base case scenario)>

	06/3 (Actual)	07/3	08/3	09/3	10/3
1-month Yen LIBOR	0.08%	0.12%	0.51%	0.75%	0.92%
10-year JGB	1.78%	1.77%	1.88%	1.95%	2.01%
Nikkei 225(Yen)	17,059	16,500	16,500	16,500	16,500

<Interest rate/stock price assumption (Upside scenario)>

	07/3	08/3	09/3	10/3
1-month Yen LIBOR	0.66%	1.21%	1.60%	1.88%
10-year JGB	1.97%	2.14%	2.27%	2.38%
Nikkei 225(Yen)	16,500	18,000	19,000	20,000



SUMITOMO
TRUST

住友信託銀行

Division performance and strategy



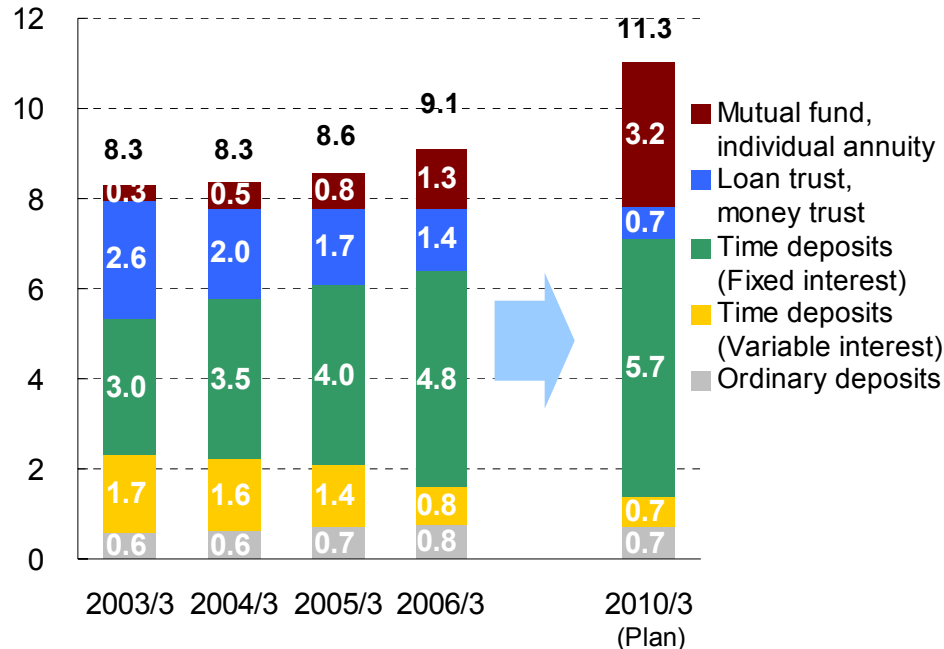
SUMITOMO
TRUST

住友信託銀行

Retail financial services

► Volume of total depositary assets from individuals

(in trillions of Yen)



► Growth strategy of Retail financial services

Balance volume of deposits & sales of mutual fund and annuity

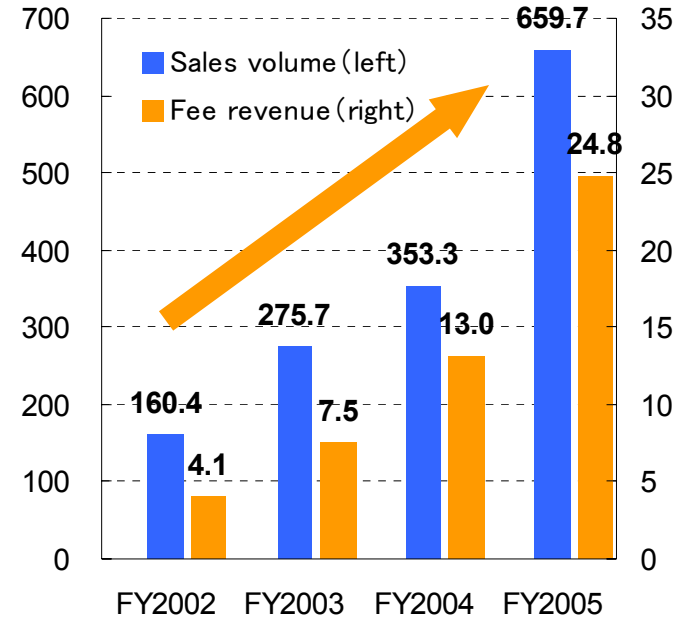
- Keep deposit balance for future deposit margin increase
- Increase consultants & Renew system to expand mutual fund sales
- Enhance variety of insurance products and foreign currency deposits

Increase individual loans

- Offer mortgage loans with competitive interest rates

► Sales volume and fee revenue of mutual fund and individual annuity

(in billions of Yen)



► Transaction volume of loans to individuals

(in billions of Yen)

Fiscal Year	Transaction Volume
FY2003	213.6
FY2004	274.8
FY2005	461.5

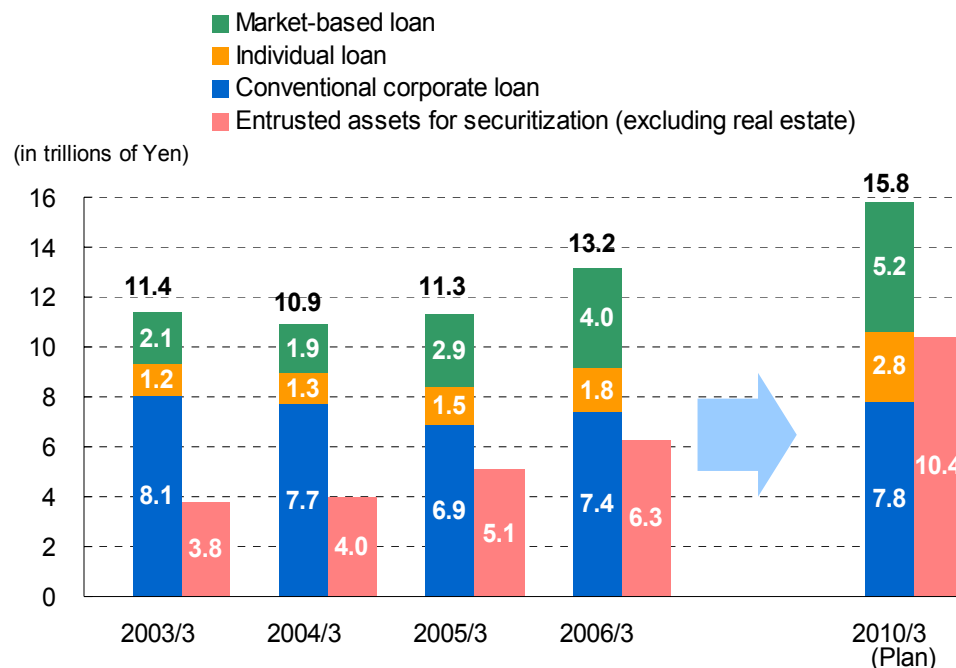


SUMITOMO
TRUST

住友信託銀行

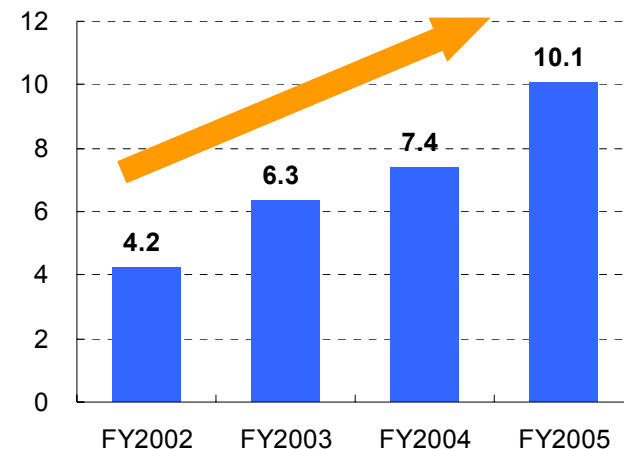
Loan portfolio & Wholesale financial services

► Balance of loan portfolio (Non-consolidated)



► Fee revenue of market-based loan*

(in billions of Yen)



* Syndicated loan, Non recourse loan, Project finance

Note: Market based loan includes bonds with credit risk, such as ABS, CLO and corporate bonds.

► Growth strategy of Wholesale financial services

Focus on market based loan

- Monitor credit market globally (TKY, NY, LDN, SGP) & Allocate funds into products with higher RAROA
- Care for liquidity of loan portfolio for future sale

Plan asset backed securitization

- For better leverage, securitize part of loan asset
- Approx. 1 trillion yen as of Mar. 2010 (Plan)
- The above chart shows balance before securitization

Amount of market-based loans (in billions of Yen)	2004/3	2005/3	2006/3
Non recourse loan, Project finance	510.2	766.1	896.5
Syndicated loan, Loan purchase in secondary mkt, ABS	760.4	1,188.1	1,953.2
Overseas branches (CLO, ABS, High yield loan)	629.5	896.1	1,177.4
Total	1,900.1	2,850.3	4,027.1

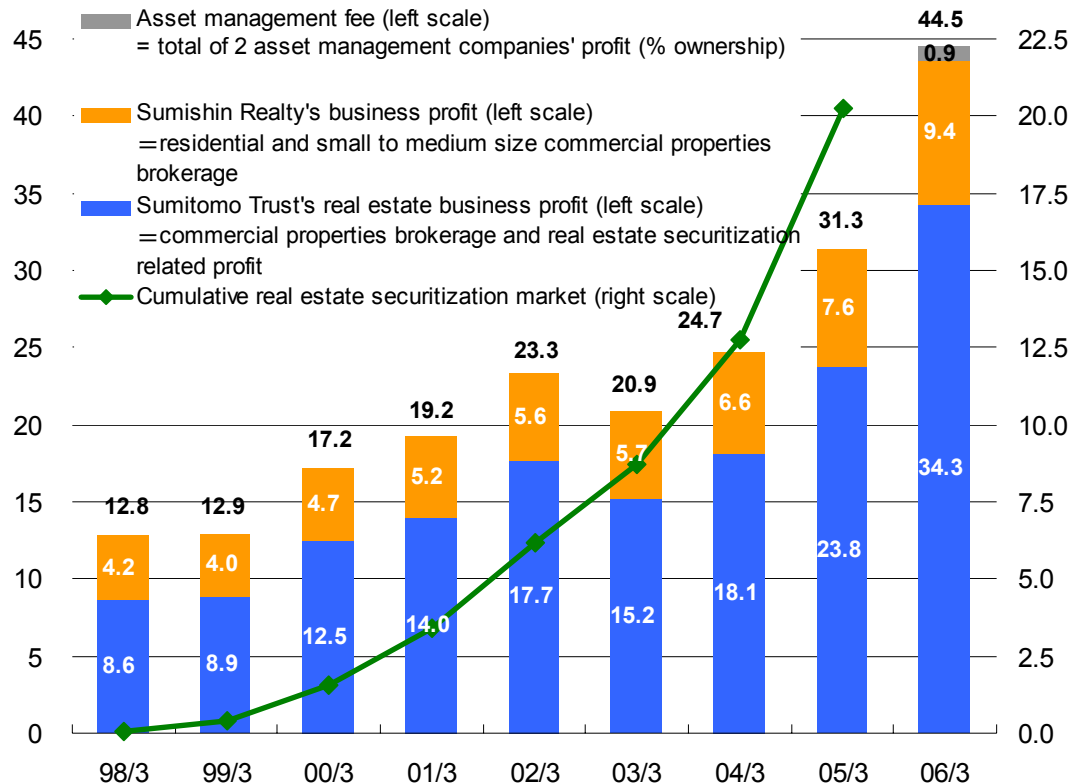


SUMITOMO TRUST 住友信託銀行

Growth of Real estate business

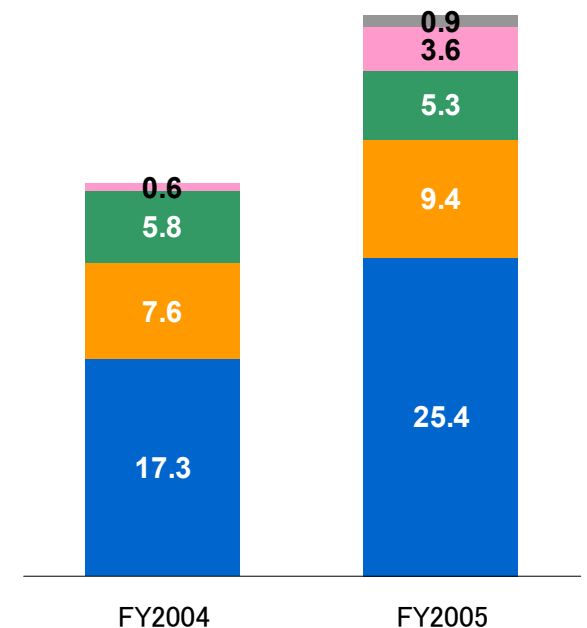
► Expansion of real estate securitization boosted profit growth

(in billions of Yen)



► Breakdown of gross profit

- Asset management fee
- Realized gain on real estate investment
- Real estate securitization related fee
- Brokerage fee for residential properties
- Brokerage fee for commercial properties



* Source: Ministry of Land, Infrastructure and Transport

* Revenues from real estate non-recourse loans are not included.

► Growth strategy of Real estate business

Increase brokerage opportunities

- Business alliances with banks and other industries
- Differentiate by construction consulting expertise

Enhance asset management business

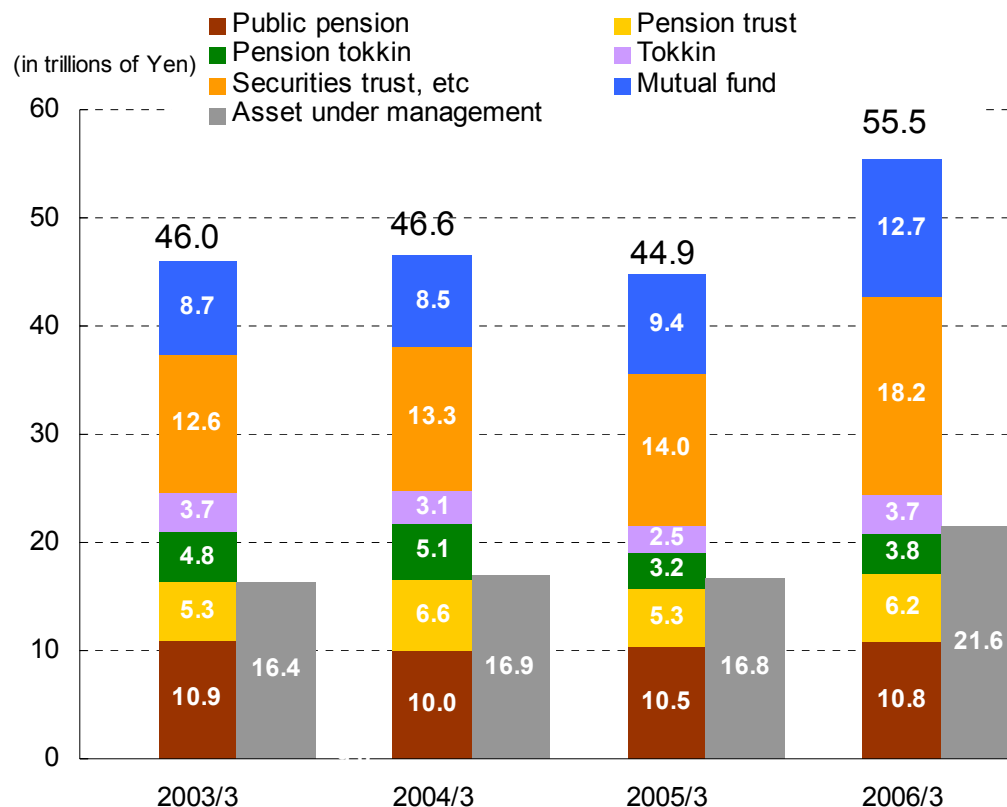
- STB Real Estate Investment Management (Private funds)
- Top REIT Asset Management (J-REIT listed in Mar. 2006)



SUMITOMO TRUST 住友信託銀行

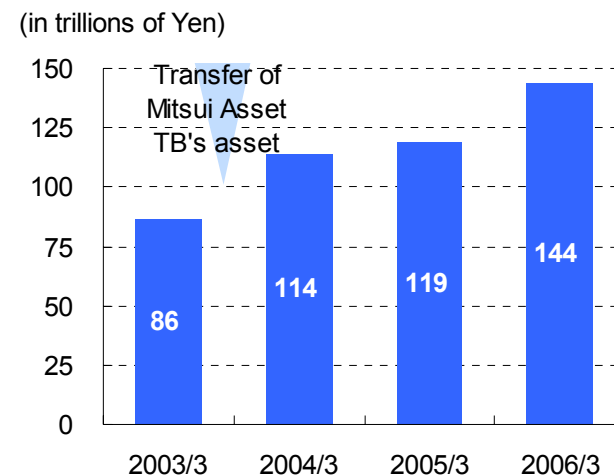
Fiduciary services

▶ Volume of entrusted assets



- ▶ Cost basis: mutual fund, tokkin and public pension
- ▶ Mark-to-market basis: securities trust, pension tokkin and pension trust
- ▶ Mark-to-market basis: The balance of asset under management is total of pension trust, public pension, investment trust managed by STB Asset Management, etc.

▶ Volume of entrusted assets with Japan Trustee Services Bank



▶ Breakdown of change in volume of pension trust

(in trillions of yen)	FY2004 Change	FY2005 Change
Volume of entrusted assets	-1.32	0.93
Reallocation among managers	0.23	0.31
"Daiko henjyo"	-1.30	-0.29
Increase in market value of assets	0.15	0.80
Change in contract to investment advisory agreement	-0.51	-



SUMITOMO TRUST

住友信託銀行

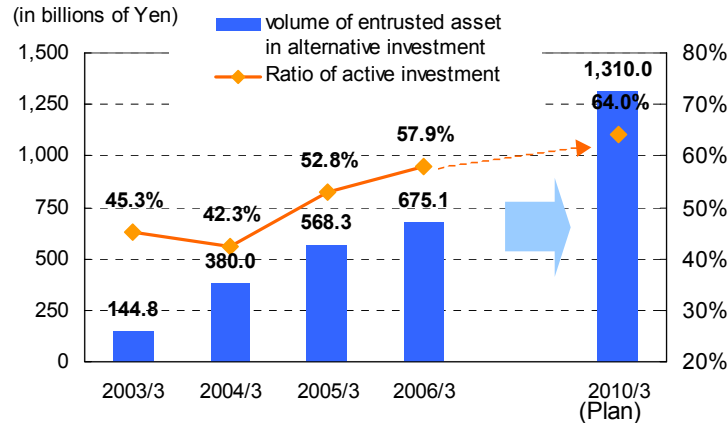
Growth strategy of Fiduciary services

► Pension and asset management

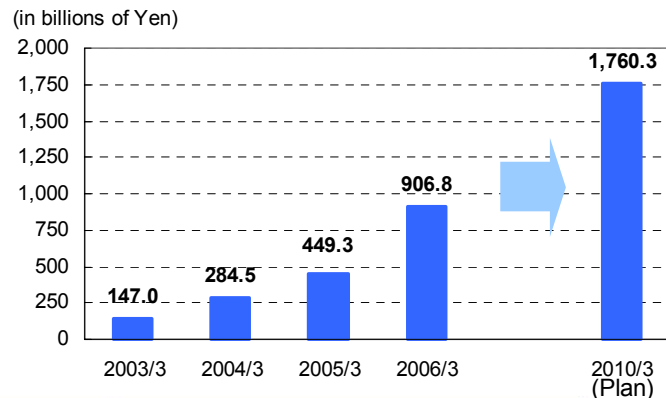
- Boost profitability by changing product mix
- Focus on asset management business of mutual fund

► Ratio of active investment (Corporate Pension)

► Volume of entrusted asset in alternative investment



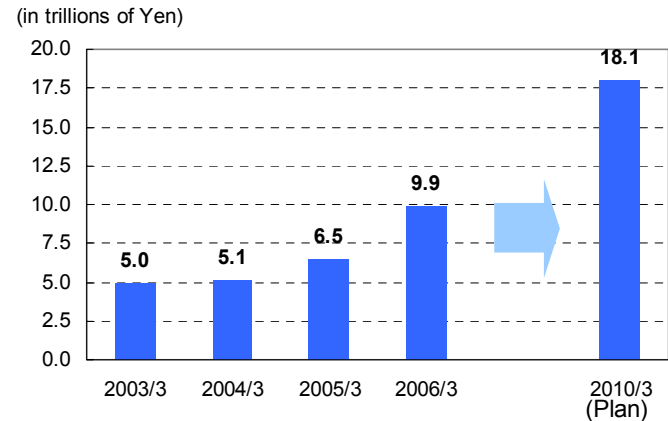
► Volume of investment trust managed by STB Asset Management



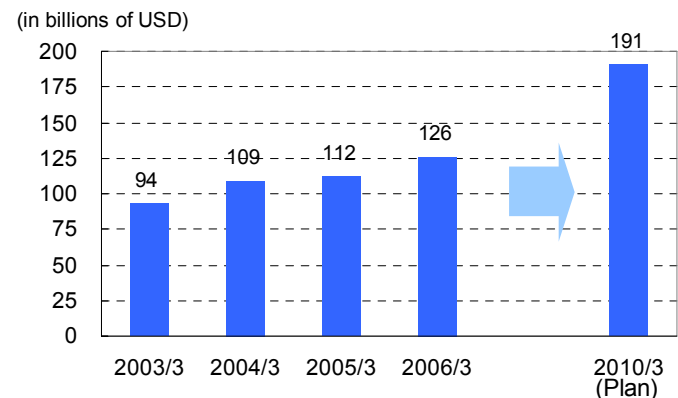
► Securities processing services

- Focus on growing areas such as investment trust, global custody and securities lending business

► Volume of equity investment trust



► Volume of Global Custody (Sumitomo Trust USA)



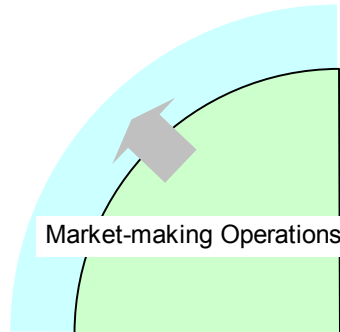
SUMITOMO TRUST

住友信託銀行

Treasury and financial products

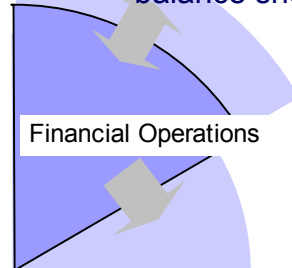
► Business areas

Market-making operations for interest and forex products

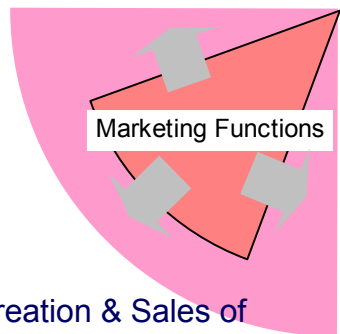


Market-making Operations

Financial operations managing potential market risks involved in the overall balance sheet

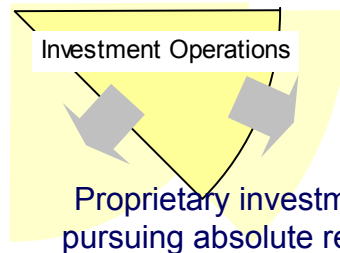


Financial Operations



Marketing Functions

Creation & Sales of financial products



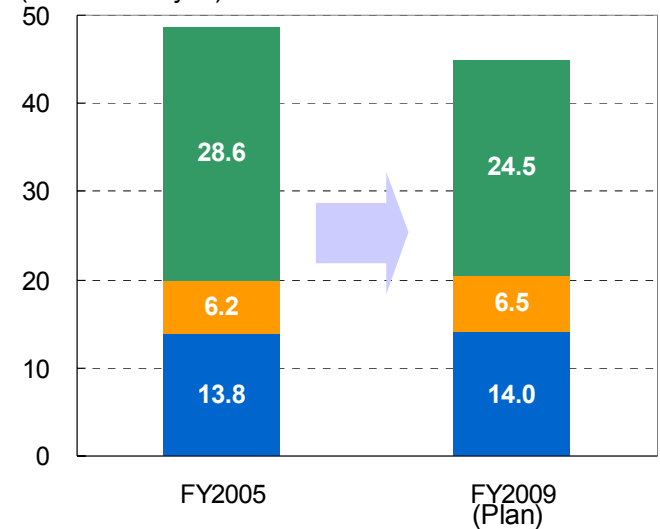
Investment Operations

Proprietary investment pursuing absolute return

► Breakdown of gross profit

- Financial operations & Proprietary investment
- Marketing of financial products
- Market-making operations

(in billions of yen)



► Growth strategy of Treasury and financial products

Strengthen investment, market-making & marketing functions

- Utilize market risk control capability to enhance business

(1) Proprietary investment

Expansion of investment areas and methods for diversification effect

(2) Market-making operations

More business opportunities due to balance sheet expansion

(3) Marketing functions

Enhance foreign currency deposits & consulting on market risk management



SUMITOMO TRUST

住友信託銀行

Sumishin Matsushita Financial Services

► Financial highlights of FY2005

(in billions of yen)	FY2005		FY2004
		Change	
Total sales volume	308.0	28.0	279.9
Net business profit	8.0	1.5	6.5
G&A expenses	18.6	-0.3	18.9
Net operating income	8.4	1.6	6.8
Net income before tax	8.2	1.2	6.9
Net income	4.8	0.7	4.1

(in billions of yen)	FY2005		FY2004
		Change	
Total assets	522.7	26.6	496.1
Leasing assets	293.3	26.1	267.2
Trade account receivables	133.0	-5.1	138.1
Loans	62.4	0.2	62.2
Shareholder's equity	67.5	4.8	62.7

► Review of performance of FY2005

- Increased total sales volume by adding new products while that of traditional leasing and installment finance has decreased
- Increased net income due to lower credit costs (unifying standard for reserves, recovery of economy, etc) and general administrative expenses (personnel expense, etc.)

► Growth strategy

Change to "finance company with full line services"

- Increase operating asset & Diversify product line

Major developments of FY2005

- Upgrade infrastructure to expand its business
 - (1) New rate structure for leasing on the risk-return basis
 - (2) Credit rating and self-assessment system
- Launch new products
 - (1) Operating lease
 - (2) Factoring
 - (3) Mortgage loan

Plan after FY2006

- (1) Expand leasing business
 - Enhancement of operating lease business
- (2) Restructure credit cards business
 - Issuance of new credit cards
- (3) New finance products for individuals and SME
 - Loan products for various purposes



First Credit

► Financial highlights of FY2005

(in billions of yen)	FY2005		FY2004
		Change	
Net business profit	6.6	1.5	5.0
Profit from loan business	10.1	2.4	7.6
G&A expense	3.8	0.1	3.6
Net operating income	6.6	1.4	5.2
Net income before tax	5.6	-0.3	5.9
Net income	8.6	2.7	5.9
Credit cost*	1.1	1.9	-0.8

* Net transfer to reserves. Negative figure indicates profit due to write backs.

(in billions of yen)	FY2005		FY2004
		Change	
Total assets	122.9	2.5	120.4
Loan	115.3	9.0	106.2
Reserves	-5.4	0.5	-6.0
Shareholder's equity	27.3	8.6	18.6

► Review of performance of FY2005

- Due to better business environment of real estate market and Sumitomo Trust's franchise effect, loan transactions increased compared to previous year
- Increased net transfer to reserves due to introduction of self-assessment standard
- Increased net income due to posting of net deferred tax assets

► Growth strategy

Maintain unique business model & Expand franchise

- Loans purely based on valuation of real estate collaterals (Evaluate real estate by business acumen and provide loans putting emphasis on quick response)
- Enhance branches and personnel & Utilize Sumitomo Trust group franchise

Major developments of FY2005

- Upgrade infrastructure to expand its business
- (1) Self-assessment system
 - (2) Restructure of branch network in Tokyo metropolitan area

Plan after FY2006

- Further tie-up with Sumitomo Trust group
- (1) Relocate local branches to the neighborhood of either Sumitomo Trust's branch or Sumishin Realty's branch
 - (2) Enhance business alliances with regional banks and other local financial institutions through Sumitomo Trust's franchise



SUMITOMO
TRUST

住友信託銀行

Next step



SUMITOMO
TRUST

住友信託銀行

Achieve sustainable growth as an independent financial institution with optimal business mix

“The top quality trust bank” with banking, trust and real estate business

- ◆ Quality of profit
= Sustainable growth of bottom line/ High fee revenue ratio/
+ Improved deposit margin profit
- ◆ Quality of asset
= Low NPL ratio/High RAROA/Highly diversified investment
- ◆ Quality of capital
= No dependence on DTA/No public fund, no potential dilution
- ◆ Quality of customer franchise
= High customer satisfaction/Depth of customer relations

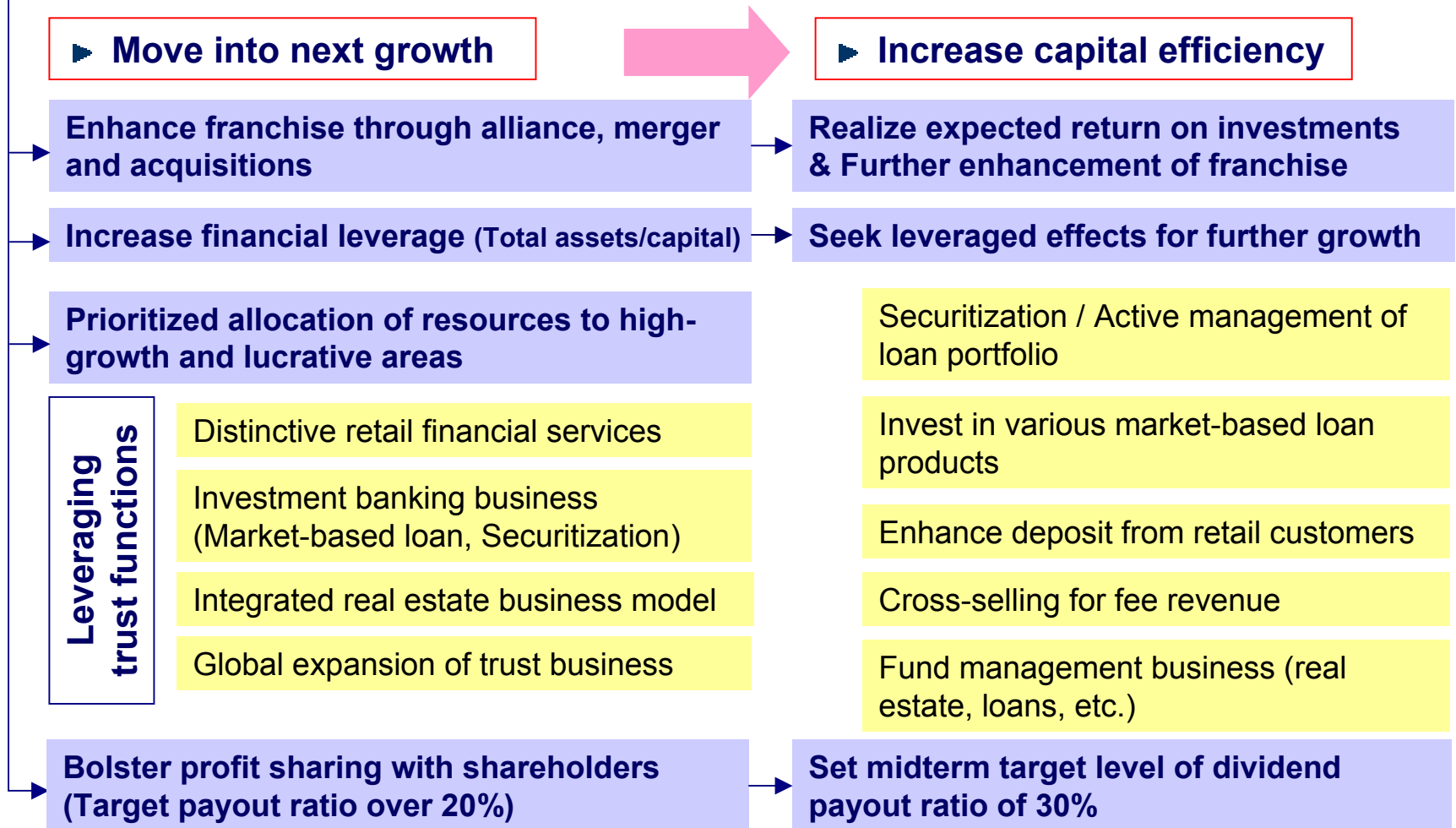
Midterm financial targets

Consolidated ROE 10% & Fee revenue ratio 50%over



Aiming for higher ROE

Highest quality of financial fundamentals



SUMITOMO TRUST

住友信託銀行

This presentation material contains information that constitutes forward-looking statements. Such forward-looking statements are not guarantees of future performance and involve risks and uncertainties, and actual results may differ from those in the forward-looking statements as a result of various factors including changes in managerial circumstances.