

March 17, 2026

For Immediate Release
To whom it may concern

Mitsui & Co., Ltd.

Sale of Fixed Assets

Mitsui & Co., Ltd. ("Mitsui," head office: Tokyo, President and CEO: Kenichi Hori) today decided to sell certain fixed assets.

The sale of these fixed assets reflects a successful monetization in the real estate development, leasing, and operations business within the Innovation & Corporate Development segment.

1. Overview of the fixed assets

- (1) Property : Mitsui's co-ownership interest in the Osaka Mitsui-Bussan Building and the related land
- (2) Location : Nakanoshima 2-chome, Kita-ku, Osaka (lots 25, 19-1, and 20-2)
- (3) Site area : 3,037.78 m²
- (4) Total floor area : 53,150.49 m²
- (5) Completion date : January 18, 2000

Note: Although the sale price and book value are not publicly disclosed, an appropriate price determined through third-party appraisals and other relevant processes has been applied.

2. Overview of the buyer

- (1) Name : SMFL MIRAI Partners Company, Limited
- (2) Location : 3-2, Marunouchi 1-chome, Chiyoda-ku, Tokyo
- (3) Title and name of representative : President, Akira Ueda
- (4) Description of business : Real estate, environmental energy, other financial services
- (5) Capital : 500 million yen
- (6) Established : October 1, 2018
- (7) Relationship with Mitsui :

There is no capital relationship between Mitsui or its consolidated subsidiaries and the buyer. Mitsui & Co. Realty Management Ltd., a consolidated subsidiary of Mitsui (Mitsui's ownership: 75.01%), has been appointed by the buyer to handle the asset management of the property.

3. Schedule

- (1) Date of decision making : March 17, 2026
- (2) Date of contract signing : March 17, 2026
- (3) Property handover date : March 17, 2026

4. Outlook

As a result of the sale, Mitsui expects to record a gain on the sale of the fixed assets for the fourth quarter of the fiscal year ending March 31, 2026. The profit has been reflected in Mitsui's forecast for the fiscal year ending March 31, 2026 announced on February 3, 2026.

Regarding the portion of the property currently being used as its Osaka office, Mitsui intends to continue using it as a lessee.

For further information, please contact:

Mitsui & Co., Ltd.

Investor Relations Division Tel: +81-3-3285-1111

Notice:

This announcement contains forward-looking statements. These forward-looking statements are based on Mitsui's current assumptions, expectations and beliefs in light of the information currently possessed by it and involve known and unknown risks, uncertainties and other factors. Such risks, uncertainties and other factors may cause Mitsui's actual results, financial position or cash flows to be materially different from any future results, financial position or cash flows expressed or implied by these forward-looking statements. These risks, uncertainties and other factors referred to above include, but are not limited to, those contained in Mitsui's latest Annual Securities Report and Semi-annual Securities Report, and Mitsui undertakes no obligation to publicly update or revise any forward-looking statements. This announcement is published in order to publicly announce specific facts stated above, and does not constitute a solicitation of investments or any similar act inside or outside of Japan, regarding the shares, bonds or other securities issued by us.

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