

May 10, 2013

Sojitz Corporation

## **Sojitz Transfers Assets of a Subsidiary (Mallage Shobu)**

Sojitz transferred the assets of Mallage Shobu (a large-scale shopping center) held by Shobu Project TMK (“Shobu Project”), a subsidiary of Sojitz, to Mangosteen TMK, a special purpose company funded by Croesus Retail Trust, which is listed on the Singapore Exchange. Details are found below.

### 1. Reason for transfer

Sojitz developed and owned the Mallage series as part of its shopping center business and conducted the shopping center operations including facilities owned by other companies through a subsidiary, Sojitz New Urban Development Corporation.

The Company raised the value of Mallage Shobu by enhancing the shopping center operation functions (property management functions) of Sojitz New Urban Development through means such as holding promotional events, recruiting tenants with product appeal, and providing management guidance to tenants to increase their drawing power.

The Company aims to increase its asset efficiency in order to raise its corporate value and achieve further progress of its Medium-term Management Plan 2014 entitled “Change for Challenge.” As a part of these efforts, the Company decided that it would be appropriate to supplement its new business assets by raising funds and increasing its investment capacity through the sale of the assets whose value has been enhanced.

It was decided that Sojitz New Urban Development will continue its Mallage Shobu shopping center operations as property manager after the asset transfer, which will continue contributing to the growth of the center’s earnings power. In addition, Sojitz Corporation will further improve its shopping center operation functions while achieving higher customer satisfaction and will work to achieve growth in the

shopping center segment as a function-based business by using the experience and knowledge that have been acquired by the Sojitz Group.

2. Overview of transferred assets

- (1) Facility name: Mallage Shobu
- (2) Location: 6005 – 1 Shobu, Shobu-cho, Kuki, Saitama
- (3) Land area: 115,760.50 sq. meters
- (4) Building area: Total floor space: 104,603 sq. meters  
Rentable area 66,760 sq. meters
- (5) Date of completion: November 25, 2008
- (6) Number of tenants: Approximately 250 stores
- (7) Sale price: 20,584 million yen

3. Asset buyer:

- (1) Trade name: Mangosteen TMK  
(an asset holding company of Croesus Retail Trust)
- (2) Location: 3 –22 –10-201 Toranomom, Minato-ku, Tokyo
- (3) Representative: Kazuhiro Matsuzawa
- (4) Description of business: Acquisition, management, and disposal of specified assets based on asset liquidation plans in accordance with the Act on Securitization of Assets

4. Schedule

Asset transfer completed on: May 10, 2013

5. Effect on the financial forecasts of Sojitz Corporation

No change has been made to the Company's financial forecasts for the fiscal year ending March 31, 2014, announced on May 8, 2013.