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March 1, 2024

To whom it may concern:

Company: Mitsui Fudosan Co., Ltd.  
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(President & Chief Executive Officer)  
Securities Code: 8801 (Prime Market, TSE)  
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**Announcement regarding a Stock Split, Subsequent Partial Revision to the Articles of Incorporation,  
and Establishment of a New Shareholder Benefit Plan**

Mitsui Fudosan Co., Ltd. (the “Company”), hereby announces that the Company has resolved to institute a stock split, partially revise its Articles of Incorporation, and establish a new shareholder benefit plan. Details are provided as follows.

**1. Stock Split**

(1) Purpose of the Stock Split

By reducing the monetary value per unit of investment, the Company seeks to create an environment in which investors can more easily make investments. Furthermore, this move seeks to enhance share liquidity and expand the investor base.

(2) Overview of the Stock Split

a. Method of the Stock Split

Each share of common stock held by shareholders listed on the final shareholder registry as of Sunday March 31, 2024 (in effect Friday March 29, 2024, due to holidays for the shareholder registry administrator), will be split at a ratio of three to one.

b. Number of Shares Increased through the Stock Split

Total number of issued and outstanding shares prior to this stock split	936,877,907 shares
Number of shares increased through this stock split	1,873,755,814 shares
Total number of issued and outstanding shares after this stock split	2,810,633,721 shares
Total number of shares authorized to be issued after this stock split	9,870,000,000 shares

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c. Schedule of the Stock Split

Public notice of record date (scheduled)	March 15, 2024 (Friday)
Record date	March 31, 2024 (Sunday) * Effectively March 29, 2024 (Friday)
Effective date	April 1, 2024 (Monday)

(3) Others

a. Changes to the Amount of Capital

The amount of capital will not change at the time of this stock split.

b. Year-end Dividend for the Fiscal Year Ending March 31, 2024

This stock split will become effective on April 1, 2024, and therefore the number of shares prior to this stock split will serve as the basis for the year-end dividend for the fiscal year ending March 31, 2024, with a record date of March 31, 2024.

## 2. Partial Revision to the Articles of Incorporation

(1) Purpose of Revision

Coinciding with this stock split, the Company will partially revise its Articles of Incorporation as of Monday April 1, 2024, through a resolution of the Board of Directors pursuant to Article 184, Paragraph 2 of the Companies Act, as follows.

(2) Details of Revision

(The underlined portions have been revised.)

Existing Articles of Incorporation	Revised Articles of Incorporation
(Total Number of Shares Authorized to be Issued) Article 6: The total number of shares authorized to be issued by the Company shall be <u>three billion two hundred ninety million (3,290,000,000)</u> shares.	(Total number of authorized shares) Article 6: The total number of shares authorized to be issued by the Company shall be <u>nine billion eight hundred seventy million (9,870,000,000)</u> shares.

(3) Schedule of Revision

Date of the Board of Directors' resolution	March 1, 2024 (Friday)
Effective date	April 1, 2024 (Monday)

## 3. Establishment of a New Shareholder Benefit Plan

(1) Purpose of the New Plan

Along with further enhancing the attractiveness of investments in the Company's stock, the Company aims to deepen the understanding of the Company's businesses through the use of its commercial facilities by shareholders, thereby ensuring that as many shareholders as possible hold the Company's shares over the long term.

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## (2) Eligible Shareholders

Shareholders listed on the shareholder registry as of the record date of March 31 each year, and who satisfy the holding period requirements.

Further, the Company will begin offering benefits to shareholders listed on the shareholder registry as of the record date of March 31, 2025.

## (3) Standard Points Offering

The Company will offer a number of Mitsui Shopping Park Points\*<sup>1</sup> corresponding to the number of shares held on the benefit record date.

Number of held shares (after stock split)	Standard points offering
Less than 100 shares	No shareholder benefits offered
100 to 1,200 shares	1,000 points for every 100 shares
More than 1,200 shares	12,000 points

\*<sup>1</sup> Mitsui Shopping Park Points can be accumulated and used at LaLaport, Mitsui Outlet Park, and other eligible commercial facilities, as well as at the &mall Mitsui Shopping Park official online shopping site. For details, please visit the website at <https://mitsui-shopping-park.com/msppoint/>

## (4) Holding Period Requirement

Benefit record date (March 31 of each year)	Held period as of the record date
March 31, 2025	Continuously for at least six months* <sup>2</sup>
After March 31, 2026	Continuously for at least one year* <sup>3</sup>

\*<sup>2</sup> Held continuously for at least six months refers to listing under the same shareholder number for at least two (2) consecutive periods on the shareholder registry as of the record dates of March 31 and September 30 each year dating back from the benefit record date.

\*<sup>3</sup> Held continuously for at least six months refers to listing under the same shareholder number for at least three (3) consecutive periods on the shareholder registry as of the record dates of March 31 and September 30 each year dating back from the benefit record date.

## (5) About the Long-term Shareholder Benefit Plan

In addition to the Standard Points Offering in (3), the Company will offer a number of Additional Points corresponding to the number of shares held as of the benefit record date, as described below, to those shareholders who have held the Company's shares on a long-term basis.

Eligible shareholders	Additional points offering
Shareholders who have satisfied the requirements for receiving Standard points offering for three (3) consecutive times. * <sup>4</sup>	1,000 points for every 100 shares (Maximum of 12,000 points)
Shareholders who have satisfied the requirements for receiving Standard points offering for five (5) consecutive times. * <sup>5</sup>	2,000 points for every 100 shares (Maximum of 24,000 points)

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\*4 Refers to satisfying requirements for Standard points offering listed in (2) to (4) above consecutively for three (3) periods under the same shareholder number after the first benefit record date of March 31, 2025.

\*5 Refers to satisfying requirements for Standard points offering listed in (2) to (4) above consecutively for five (5) periods under the same shareholder number after the first benefit record date of March 31, 2025.

(6) Others

The Company plans to send information regarding the receipt of shareholder benefits at the beginning of July each year (beginning of July 2025 the first year). Further, points granted through the shareholder benefit plan are scheduled to be valid through the fiscal year they were granted. Moreover, excluding existing members, all shareholders must register as new members and register on the Members' Page in order to receive Mitsui Shopping Park Points. The Company will provide further notice on the detailed method for receiving benefits on the website.

(End)