

Editorial Policy

The Mitsubishi Estate Group began publishing its Environmental Report in December 2000. Since fiscal 2005, the company has issued the CSR Report, which builds on the former Environmental Report by covering not only environmental issues, but also corporate social responsibility (CSR). The report you are reading right now is the company's first English language CSR Report.

This year's report has been formatted for improved readability. It includes a "Highlight" section on Mitsubishi Estate's innovative approach to urban development, featuring the Shin-Marunouchi Building in Tokyo's Marunouchi district, which opened to the public on April 27, 2007.

* In this report, "Mitsubishi Estate" refers to "Mitsubishi Estate Co., Ltd.," and "Mitsubishi Estate Group" refers to Mitsubishi Estate and its group companies located in Japan.

● Organizations covered in this report

The organizations covered in this report are Mitsubishi Estate and the following 40 Group companies located in Japan.

Building Business

Mitsubishi Estate Building Management Co., Ltd.
Mitsubishi Jisho Property Management Co., Ltd.
MEC Building Facilities Co., Ltd.
Hokuryo City Service Co., Ltd.
Hibiya City Co., Ltd.
Grand Parking Center Co., Ltd.
Yuden Building Kanri Co., Ltd.
Mitsubishi Jisho Retail Property Management Co., Ltd.*¹
Hokuriku City Management Co., Ltd.*²
MJ Building Service Co., Ltd.
Marunouchi Heat Supply Co., Ltd.
Yokohama Sky Building Co., Ltd.
Yokohama Swimming Center Co., Ltd.*³
Yoko Building Service Co., Ltd.*³
IMS Co., Ltd.
Marunouchi Direct Access Limited
Tokyo Garage Co., Ltd.

Residential Business

Ryoei Life Service Co., Ltd.
Mitsubishi Jisho Towa Community Co., Ltd.
MT Community Staff Co., Ltd.
Izumi Park Town Service Co., Ltd.
MEC Urban Resort Tohoku Co., Ltd.
Higashinihon Kaihatsu Co., Ltd.
Liv Sports Co., Ltd.

Urban Development & Investment Management

Mitsubishi Jisho Investment Advisors, Inc.

Architectural Design & Engineering

Mitsubishi Jisho Sekkei Inc.
MEC Design International Corporation

Custom-Built Housing

Mitsubishi Estate Home Co., Ltd.
Mitsubishi Estate Housing Components Co., Ltd.

Hotel Business

Royal Park Hotels and Resorts Co., Ltd.
Royal Park Hotel Co., Ltd.
Yokohama Royal Park Hotel Co., Ltd.
Royal Park Inn Nagoya Co., Ltd.
Tohoku Royal Park Hotel Co., Ltd.
Royal Park Shiodome Tower Co., Ltd.

Real Estate Service

Mitsubishi Real Estate Services Co., Ltd.

Others

Shiki Resorts Co., Ltd.
MEC Information Development Co., Ltd.
MEC Human Resources, Inc.
Keiyo Tochi Kaihatsu Co., Ltd.

● Period covered in report

This report covers fiscal 2006 (April 1, 2006 to March 31, 2007), but also includes information pertaining to other fiscal years.

● Reference guidelines

- *GRI Sustainability Reporting Guidelines 2002*, Global Reporting Initiative (GRI)
- *Environmental Reporting Guidelines* (2007 edition), Ministry of the Environment, Japan

● Next issue

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● Editing Department

CSR Department
Mitsubishi Estate Co., Ltd.
Otemachi Building, 6-1, Otemachi 1-chome,
Chiyoda-ku, Tokyo 100-8133 Japan
Tel: +81-3-3287-5780 Fax: +81-3-3211-5290
Email: csr_suishin@mec.co.jp

*1 This company's name was changed from AQUACITY PROPERTIES, LTD., on July 1, 2007.

*2 This company merged with Mitsubishi Jisho Property Management Co., Ltd., on April 1, 2007, and was liquidated in the process.


*3 Not included in scope of consolidation.

Environmental performance data primarily covers the following organizations, which are among those companies covered in this report that have acquired the ISO14001 certification.

Building Business Division, Mitsubishi Estate Co., Ltd.
Yokohama Sky Building Co., Ltd.
Residential Business Division, Mitsubishi Estate Co., Ltd.
Mitsubishi Jisho Towa Community Co., Ltd.
Mitsubishi Jisho Sekkei Inc.
Mitsubishi Estate Home Co., Ltd.
Royal Park Hotels and Resorts Co., Ltd.
Royal Park Hotel Co., Ltd.



The works of art shown on the front and back covers were among those which received awards for excellence in fiscal 2006 at the fifth annual art contest held by Mitsubishi Estate for children with disabilities.

 **Mitsubishi Estate Company, Limited**

Otemachi Building, 6-1, Otemachi 1-chome,
Chiyoda-ku, Tokyo 100-8133, Japan
http://www.mec.co.jp/index_e.html