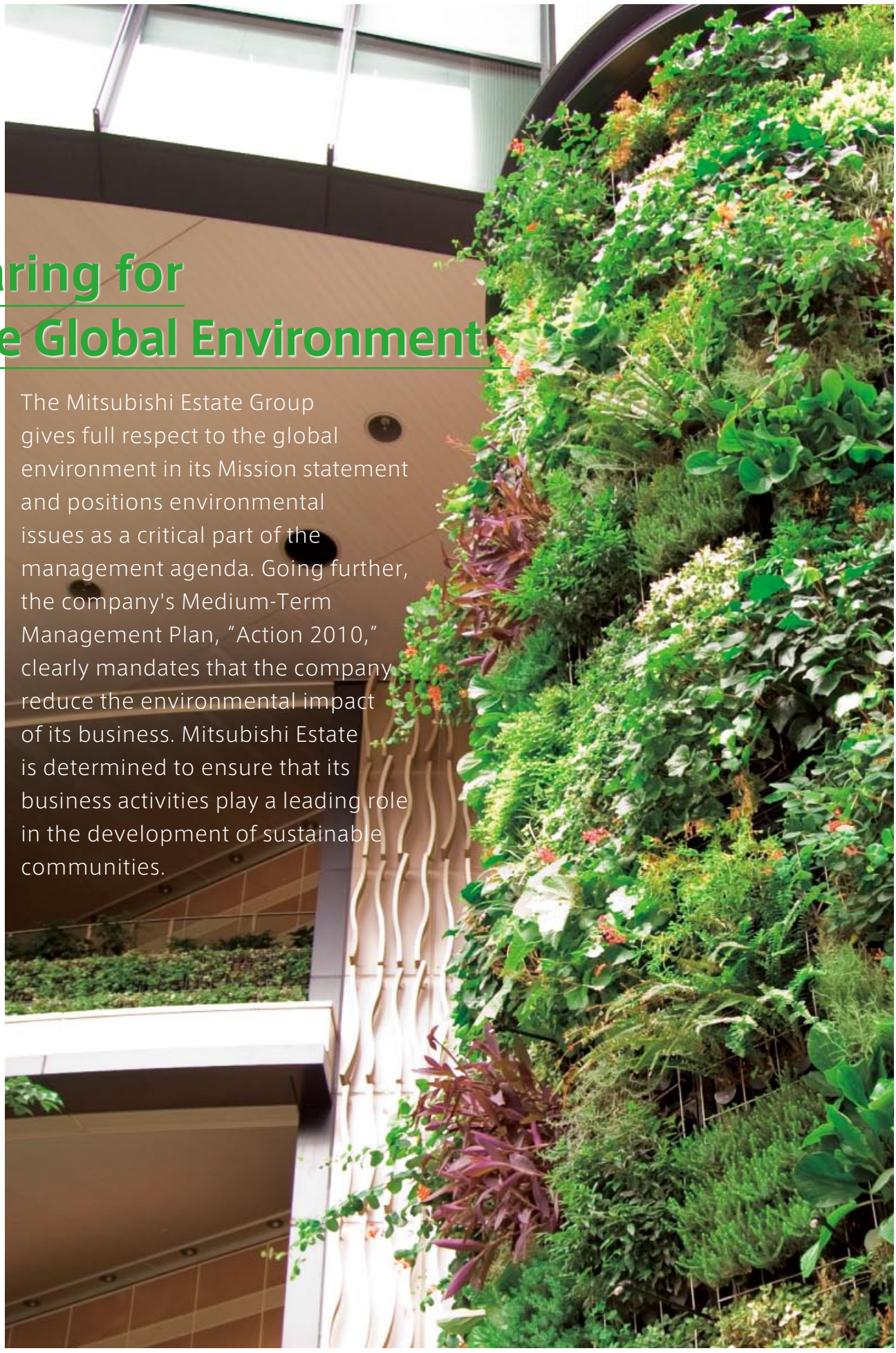


Caring for the Global Environment

The Mitsubishi Estate Group gives full respect to the global environment in its Mission statement and positions environmental issues as a critical part of the management agenda. Going further, the company's Medium-Term Management Plan, "Action 2010," clearly mandates that the company reduce the environmental impact of its business. Mitsubishi Estate is determined to ensure that its business activities play a leading role in the development of sustainable communities.

Environmental Management

Basic Environmental Policy

The Mitsubishi Estate Group has established the Mitsubishi Estate Group Basic Environmental Policy, based on its fundamental mission. This policy mandates environmental conservation activities in terms of a building's entire life cycle, from planning to management through dismantling, and commits the Group to reducing the environmental impact of its business activities in all areas.

Mitsubishi Estate Group Basic Environmental Policy

The Mitsubishi Estate Group strives to consider the environment and reduce environmental impact as it works to create a truly meaningful society through its unique style of urban development.

1. Observe environmental laws and regulations

We observe environmental laws and regulations and endeavor to protect the environment.

2. Promote resource and energy conservation

We actively promote the efficient use of resources and energy and use renewable energy.

3. Contribute to building a society committed to recycling

We strive to reduce waste, reuse and recycle at all stages of urban development, including planning, development, design, construction, management and dismantlement, in order to contribute to building a society committed to recycling.

4. Develop an environmental management system

We develop an environmental management system to ensure continuous improvements to our environmental activities.

5. Provide environmental education and awareness programs

We provide environmental education and awareness programs to improve employees' awareness of environmental conservation issues and ensure highly effective environmental activities.

6. Disclose environmental information

We disclose the Mitsubishi Estate Group Basic Environmental Policy as well as other environment-related information.

Established on May 1, 2004
Revised on January 1, 2006

Operational Framework for Environmental Management

The Mitsubishi Estate Group has tasked the Environmental Subcommittee with conducting deliberations prior to meetings of the CSR Committee. This subcommittee met in April and July in 2008, and in January 2009, to discuss the status of various organizations' environmental initiatives and environmental objectives. In addition, an environment director is appointed to take responsibility for the promotion of environmental management for the Group, and environmental management officers are appointed for each of Mitsubishi Estate's business areas and Group companies.

Environmental Education and Awareness Programs

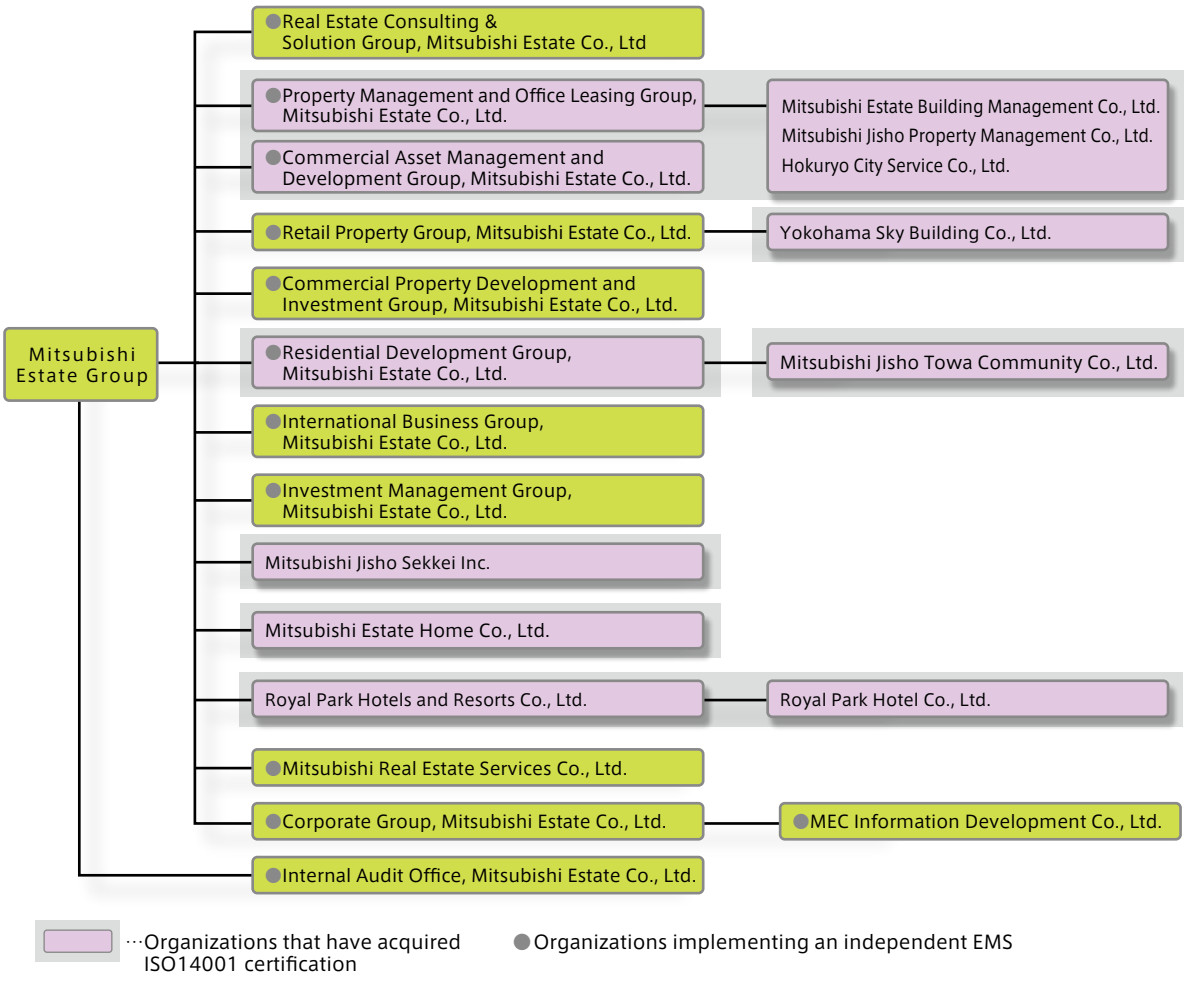
As part of its environmental education and awareness programs, the Mitsubishi Estate Group held an environmental lecture program on June 9, 2009, inviting Seiichi Ueyama, a consultant from AEON Co., Ltd., to give a talk entitled “AEON's Declaration on Preventing Global Warming and Its CSR Initiatives.” Timed with Japan's national Environment Month, the lecture attracted many participants, helping raise environmental awareness among employees.

Environmental lecture program

Development and Administration of the Environmental Management System

The Mitsubishi Estate Group has acquired ISO14001 certification for organizations with relatively significant environmental impact, and has also developed and is administering an independent Environmental Management System (EMS) corresponding to ISO14001 at organizations with relatively small environmental impact. As of April 2009, a total of seven organizations have earned the ISO14001 certification. The independent EMS, which is primarily intended for office facilities, is used at Mitsubishi Estate Co., Ltd. (office activities), Mitsubishi Real Estate Services Co., Ltd., and MEC Information Development Co., Ltd.

■Development and administration of Mitsubishi Estate Group's Environmental Management System (as of April 2009)



Working to Build a Low-Carbon Society

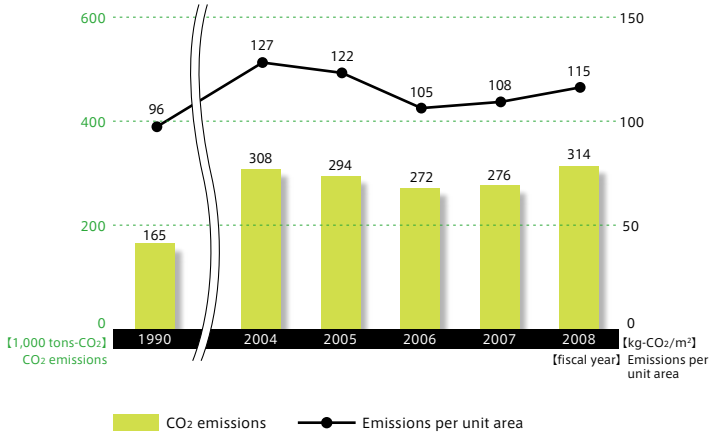
Initiatives in the Building Business

Building Management Programs to Reduce CO_2 Emissions

In fiscal 2008, the energy consumption of Mitsubishi Estate's 30 ISO14001-certified buildings stood at approximately 6,747,214 GJ, and CO_2 emissions totaled about 314,233 tons-CO_2. Compared to fiscal 2007 results, the buildings' energy use increased by 331,781 GJ, and CO_2 emissions increased by 38,005 tons-CO_2.

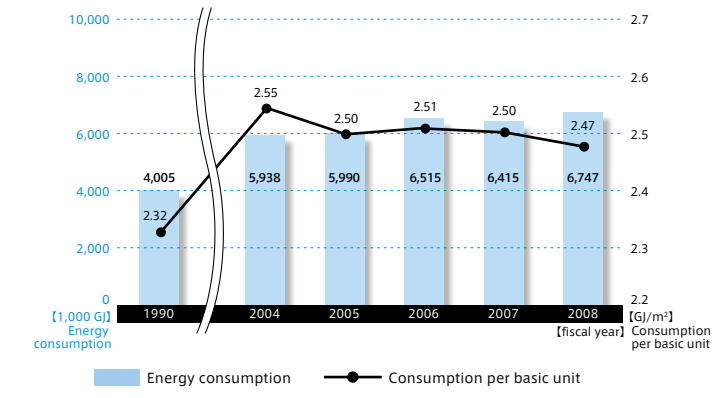
In fiscal 2008, the company had the same number of ISO-certified buildings as in fiscal 2007 because the demolition of the Togin Building was offset by the addition of the Shin-Maru Building, but the total floor space increased approximately 6.3% . Air conditioners were set an average of 1.2 °C warmer in the summer in the approximately 800,000 m^2 of floor space in the 28 buildings, reducing CO_2 emissions by about 380 tons-CO_2. In the winter, the company promoted efficient operation of heating units, reducing energy use per unit of floor space from 2.50 GJ/m^2 in fiscal 2007 to 2.47 GJ/m^2. However, the CO_2 emission coefficients determined for electrical power companies were raised, which led to a 7kg-CO_2/m^2 increase in per unit area CO_2 emissions to 115kg-CO_2/m^2.

■CO_2 emissions and per unit area CO_2 emissions from Mitsubishi Estate's ISO-certified buildings



*1. CO_2 emissions are calculated using the emissions coefficients determined for individual electrical power suppliers, reflecting actual status.
*2. The number of ISO-certified buildings change each fiscal year due to renovations and sales/purchases.

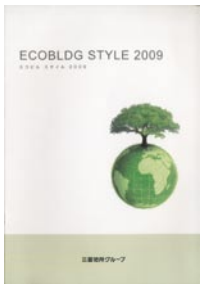
■Energy consumption and per unit area energy consumption in Mitsubishi Estate's ISO-certified buildings



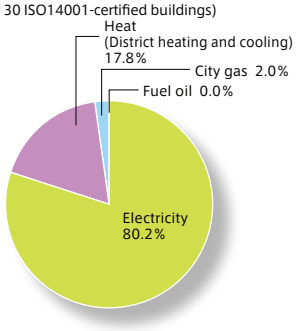
Global Warming Mitigation Measures Committees Bring Together Tenants

By type, electricity accounted for about 80% of the energy used in Mitsubishi Estate's 30 ISO14001-certified buildings, whereas by application, tenant use accounted for the majority of energy use. Given this, Mitsubishi Estate established a Global Warming Mitigation Measures Committee in November 2008 at each of its buildings in the Tokyo metropolitan area, including Yokohama, in an effort to work with tenants to reduce energy use.

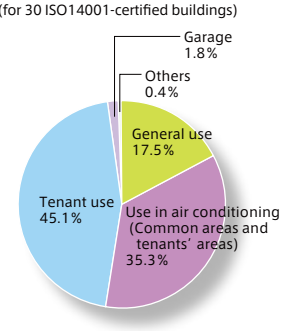
Each committee meets twice a year, once in the spring and again in the fall. The committees distribute a pamphlet on energy conservation entitled *ECOBLDG STYLE*, provide an overview of revisions to the Tokyo Metropolitan Environmental Conservation Regulations and the Energy Conservation Law, explain energy conservation programs carried out in buildings and specific reduction targets, and introduce energy conservation initiatives practiced by tenants. At the spring meetings prior to the Environmental Action Month (June-September), the committees addressed the topic of more careful garbage sorting, in addition to energy conservation efforts.



■ Fiscal 2008 energy use by type
(for 30 ISO14001-certified buildings)



■ Fiscal 2008 energy use by application
(for 30 ISO14001-certified buildings)



Initiatives in the Building Business

ECO Prize Contest to Solicit Tenant Participation

In order to reduce overall CO_2 emissions in a building, it is essential to work together with tenants to reduce energy use. Mitsubishi Estate's Sapporo branch saw the Hokkaido Toyako Summit as an opportunity to hold an ECO Contest. The tenants of the Hokkaido Building and the Shin-Hokkaido Building were invited to participate in this energy conservation contest. Tenants accounting for 80-90% of the floor space of both buildings participated in this contest, which was held over three months beginning on June 20, 2008.

The tenants were notified of their achievements in reducing CO_2 emissions and the rate of reduction per square meter of floor space every month, and the top five performing tenants in each building were recognized after the three-month period had ended. The Hokkaido Building reduced CO_2 emissions by 5.33% per square meter of floor space, while the Shin-Hokkaido Building reduced CO_2 emissions by 2.71% . Overall, the Hokkaido Building reduced CO_2 emissions by 25 tons-CO_2 and the Shin-Hokkaido Building reduced CO_2 emissions by 18 tons-CO_2. This contest was held in fiscal 2009, as well.

Taking responsibility for future generations

Ken Saito
General Manager, Hokkaido Branch,
Mitsubishi Cable Industries, Ltd.
(Tenant of the Hokkaido Building)

We won first place in the Hokkaido Building's ECO Contest by reducing CO_2 emissions by 37% compared to fiscal 2007. We worked really hard to reduce unnecessary electricity, and our employees got into the habit of turning off the lights. Learning of our achievements in reducing energy was a great encouragement. We are continuing with this effort, hoping to achieve even better results in fiscal 2009 by reducing the wattage of fluorescent lighting and undertaking other programs.

Use of Natural Energy

To encourage the use of natural energy, Mitsubishi Estate has procured 1 million kWh of wind-power electricity per year from Japan Natural Energy Co., Ltd., since fiscal 2002. The company has also sponsored the Yokohama Wind Energy Project since April 2007.

Windmill at wind power station in Tashirotai, Akita Prefecture

Initiatives in the Residential Business

Eco-Friendly Proposals for Condominium Management Associations

Mitsubishi Jisho Towa Community Co., Ltd., which provides total management for condominiums, recommends energy-conserving measures with its Energy Conservation Plans. These plans are primarily for management associations of condominiums that were built more than three years ago. In fiscal 2008, the company made 50 proposals. The proposals offer detailed tips on conserving energy without lowering quality of life, such as changing the settings on timers for lights, which account for most electricity use, and optimizing contract demand volume.

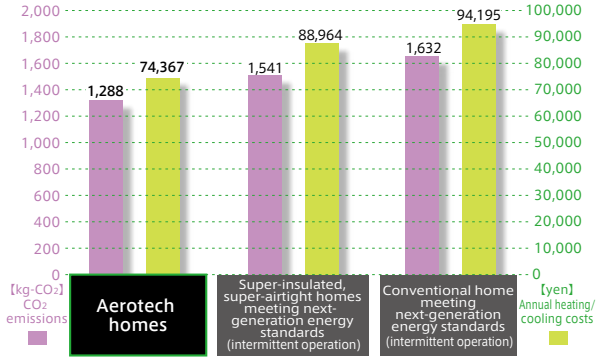
Initiatives in the Custom-Built Housing Business

Aerotech for Comfortable, Energy-Efficient Homes

Mitsubishi Estate Home, which runs the Custom-Built Housing Business, has been offering the Aerotech central heating/cooling and ventilation system in super-insulated, super-airtight homes for the past 15 years. This helps residents conserve energy in their homes.

Most houses have separate air ventilation and heating/air conditioning units in each room, but with Aerotech a single unit is installed to give residents 24-hour control over ventilation, cooling and heating for the entire house. By maintaining the same temperature throughout the house, the living environment is comfortable and energy is not wasted with sudden changes in temperature. In addition to its own super-insulated, super-airtight design, Mitsubishi Estate Home collaborated with electrical equipment manufacturers to introduce energy-efficient outdoor equipment that uses heat pumps for efficient utilization of heat energy from outside the house. This has resulted in homes that provide exceptional energy savings. Compared to conventional homes with the same conditions, these energy-efficient homes reduce heating and cooling costs by about 15–20% .

■Comparison of CO_2 emissions and annual heating/cooling costs



Area: Tokyo
Total floor area: 149.05 m²
Heat source: Electricity
Method of heating/cooling: Heat pump air conditioner
Scope of heating/cooling and central ventilation: Whole building
Time and period of heating/cooling: 24 hours a day, 365 days a year
Temperature setting: 27℃ (summer), 20℃ (winter)

* Calculation based on the SMASH for Windows program for estimating heat load developed by the Institute for Building Environment and Energy Conservation.
* Costs are obtained using the rate of 24.13 yen/kWh.
* The CO_2 equivalent emissions are calculated by applying the value of 0.418 kg-CO_2/kWh (before adjustment for carbon credit), which was the fiscal 2008 result obtained by the Tokyo Electric Power Company.

Aiming for zero energy homes

Toru Takahashi
Director, Aerotech Research Institute, Mitsubishi Estate Home Co., Ltd.

We build super-insulated, super-airtight homes which come standard with exterior wall ventilation and super-insulated multi-layer glass and exceed next-generation energy conservation standards. Combining this with a central-air system results in both comfort and energy conservation. The model house that opened in fall 2009 is a “zero-energy” home, based on calculations, thanks to the sophisticated use of solar power and high-efficiency equipment along with architectural methods such as sunlight shields, the use of daylight, and ventilation. We are also proud that Aerotech offers premium functionality, for instance, allowing each room to have its own temperature settings. We will continue to build eco-friendly, comfortable homes with the cooperation of electronic equipment manufacturers and on-site specialists.

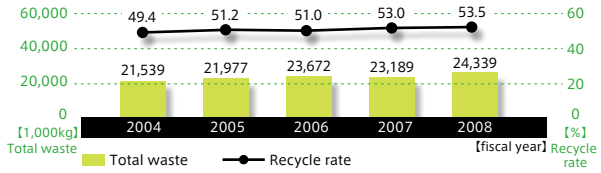
Developing a Recycling-Oriented Society

Initiatives in the Building Business

Recycling Waste Generated by Buildings

Mitsubishi Estate strives to improve the waste recycling rate in the buildings it manages and operates. Efforts include raising tenants' awareness of the need to sort waste thoroughly, as well as recycling kitchen waste from some buildings as livestock food and fertilizer.

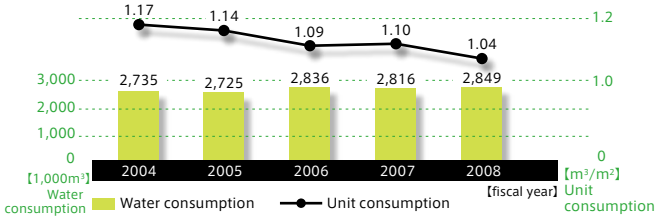
■Total waste and recycle rates for Mitsubishi Estate's ISO-certified buildings



Efficient Use of Water Resources in Buildings

Mitsubishi Estate is working to streamline water use at its buildings. In addition to controlling the volume of water used, the company re-uses wastewater. For example, cooling tower blow water and kitchen wastewater can be purified and reused as toilet flush water. Water consumption totaled 2,848,945 m^3 in Mitsubishi Estate's ISO14001-certified buildings, up 1.2% compared to fiscal 2007, but water consumption per floor area decreased 0.06 m^3/m^2, to 1.04 m^3/m^2.

■ Water consumption and per unit area water consumption in Mitsubishi Estate's ISO-certified buildings (graph figures)



■ Total waste by type and primary recycling end-points at Mitsubishi Estate's ISO-certified buildings

Type	FY	Amount (kg)	Change from previous year	Primary recycled end-products
Paper suitable for reuse	2007	9,848,748	213,031	Recycled paper
	2008	10,061,778		
Bottles and cans	2007	1,132,364	332,906	Glass, metal
	2008	1,465,271		
Fluorescent lights	2007	25,684	−872	Glass, aluminum
	2008	24,812		
Polystyrene foam	2007	49,450	−10,804	Processed plastic products
	2008	38,646		
PET bottles	2007	432,200	44,979	Processed plastic products
	2008	477,179		
Recyclable kitchen waste	2007	793,854	166,057	Organic fertilizers and animal feed
	2008	959,911		
Non-recyclable kitchen waste, scraps*1	2007	10,370,387	287,443	
	2008	10,657,830		
Industrial waste*2	2007	536,002	117,262	
	2008	653,263		
Total	2007	23,188,687	1,150,002	
	2008	24,338,689		

*1. Non-recyclable kitchen waste and scraps includes paper and lunch boxes that are not suitable for reuse and are ultimately incinerated.

*2. Industrial waste includes plastic products, metal scraps, ceramics and vinyl materials that are ultimately buried in landfill.

Preservation of Biodiversity

Sunshine Aquarium Coral Restoration Project

The Sunshine International Aquarium run by Sunshine City Corporation, a Mitsubishi Estate Group company, has reproduced the coral reefs often found in shallow waters in its Sunshine Coral Reef exhibit, which opened in April 2006. The company also promotes the Coral Restoration Project, which raises coral from Onna in Okinawa, lets it grow, and then returns it to Okinawa's ocean. In 2008, coral that was multiplied in the aquarium was planted on the ocean bed near Onna, Okinawa. The company will continue its involvement with coral restoration programs.

Operation of Nature Info Plaza Marunouchi Saezurikan

This information center, located on the first floor of the Shin-Yurakucho Building, is operated by Mitsubishi Estate as part of its commitment to social contribution. The center provides information and conducts educational activities on nature conservation and environmental protection in affiliation with environmental NPOs and NGOs. The visitors range from workers at nearby offices to tourists, and the facility provides them with a place to learn and think about the environment while enjoying the natural surroundings.

Creating communities that live in harmony with creatures large and small

Akiko Muramatsu
Chief Instructor, Center for Ecological Education

Following the August 2008 special exhibition, in fiscal 2009 I was appointed to oversee a set of surveys and exhibits entitled "Looking for Nature in Marunouchi: A Habitat for Living Creatures," for a full year. Marunouchi's location near the Imperial Palace and Hibiya Park means that we can create a community in which people live side by side with all sorts of other living creatures. My hope is that visitors would become curious about the nature all around them and think about what they can do themselves to conserve nature's abundance.

Reducing Environmental Impact

Eco-friendly Proposals by Architectural Design and Engineering Business

Mitsubishi Jisho Sekkei Inc., which is responsible for design and project supervision, proactively addresses environmental issues in the belief that the environmental impact generated by a building during its lifecycle can be reduced effectively at the design stage. The firm's ISO14001 environmental management system even clearly commits it to make environmental technology proposals to clients.

Breeze Tower, commissioned by Sankei Building Co., Ltd., and completed in July 2008, is one example of a project for which Mitsubishi Jisho Sekkei proposed environmental technology. In March 2009, the City of Osaka recognized this building as the "CASBEE* Osaka of the Year 2008," citing it as a comfortable, environment-friendly building that contributes to efforts to build a sustainable society and conserve the environment.

＊ Comprehensive Assessment System for Built Environment Efficiency

Breeze Tower
(Kita Ward, Osaka)

We received full-spec environmental technology proposals

Kyosuke Ito
Executive Managing Officer,
Construction Department General Manager,
Sankei Building Co., Ltd.

Our company is committed to living in harmony with the environment. We adopted 13 of the energy-conservation options in Breeze Tower from among the many that Mitsubishi Jisho Sekkei proposed. Upon studying the outcome after construction was complete, we found that results exceeded plans.

Working to Earn LEED Certification in the U.S.

The Rockefeller Group, a Mitsubishi Estate subsidiary with headquarters in the U.S., began seeking LEED* certification for all buildings being developed by the Group in 2008, and is currently working to earn certification for its McGraw-Hill Building in New York. The Group is also working to improve its Energy Star rating (an energy conservation program) for the Time-Life Building, another New York property.

＊ Leadership in Energy & Environmental Design (LEED) is the U.S. Green Building Council's system for evaluating environmentally sustainable construction.