

Special Feature

Sharing Mitsubishi Estate Group's Urban Development

The Mitsubishi Estate Group operates globally. Since Mitsubishi Estate New York was established in 1974, we have expanded our real estate development and rental business in the U.S., the UK and Asia, making the most of our track record and wide-ranging network. We are engaged in socially and environmentally conscious urban planning with people in these regions.

United Kingdom

Environmental certification acquired for new property

In London, the Mitsubishi Estate Group has participated, through Mitsubishi Estate London Limited, in the Paternoster Square Redevelopment Project, the redevelopment of a complex in the financial center of the City of London, the Bow Bells House Redevelopment Project, a joint project with Mitsubishi Corporation, and the Central St. Giles Redevelopment Project, which consists of offices, commercial venues and residences in the West End. Currently, we own seven office buildings and continue to make aggressive investments, primarily in office buildings. When developing new properties, we proactively seek BREEAM* certification.

*BREEAM (BRE Environmental Assessment Method): UK's Building Research Establishment's environmental assessment method for buildings.

Project certification **BREEAM®**



Excellent

Central St. Giles, London

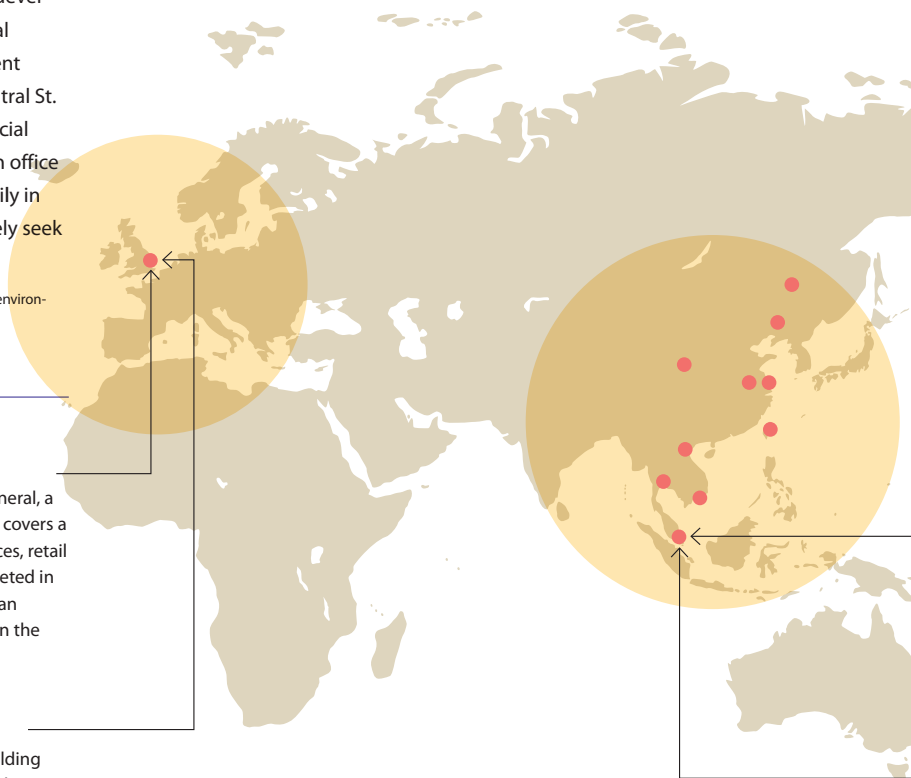
A joint redevelopment project with Legal & General, a major UK life insurance company, this complex covers a total floor area of 66,000m² and comprises offices, retail shops and residences. Construction was completed in April 2010. On application, this project earned an assessment of "Excellent," the highest ranking in the BREEAM certification program.



Excellent

8 Finsbury Circus, London

This project is a redevelopment of an office building originally built in 1987. The building is expected to achieve a BREEAM "Excellent" rating.



Contributing to communities and the broader society

Improving the environment of elementary schools

In Central St. Giles, which Mitsubishi Estate developed jointly with UK insurance company Legal & General, we formed a partnership to improve the school facilities to raise the school rating of St. Joseph's Primary School, the nearby elementary school, as part of our effort to give back to the community. In addition, we offer the lobby of Central St. Giles for the student choir to perform and encourage building tenants to proactively help with the school to provide opportunities for work-study in tenant facilities and hold storytelling events. In addition, we contribute maintenance funds for the neighboring church garden. We truly strive to make broad-ranging contributions to the community.



Asia

Environmentally sound community planning in growing Asia

Mitsubishi Estate Asia was established in 2008. Currently, we operate office and housing development businesses in Singapore, Vietnam and Thailand. We work actively to acquire Green Mark certification* for our development projects.

We also established Mitsubishi Estate (Shanghai) Ltd. in 2013 and are involved in built-for-sale condominium projects in Shanghai, Suzhou and Chengdu and the development of an outlet mall, Shenyang Park Outlet. We strive to develop high-value communities that are environmentally sound.

*Green Mark is an environmental assessment program for buildings run by Singapore's Building and Construction Authority.

with the World

United States

Enhancing the value of real estate through environmental performance

In the U.S., the Mitsubishi Estate Group carries out a wide range of projects, primarily through the Rockefeller Group. In addition to owning and running large-scale office buildings in areas such as Manhattan in New York, Mitsubishi Estate runs approximately 30 development projects in 10 states in the U.S., including offices, distribution facilities and residences. The Group aims to raise the value of real estate with a focus on environmental performance and therefore works to acquire LEED certification* on its new development buildings and existing buildings and to improve existing LEED scores.

*LEED certification is an environmental certification system administered by the U.S. Green Building Council.

Project certification



Silver

Time and Life Building, New York

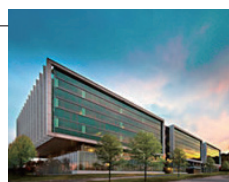
The Time and Life Building was completed in 1959 in Manhattan. The building earned a Silver rating in 2011 as a building with particularly impressive environmental performance.



Platinum

Florham Park, New Jersey

This is a major development consisting of offices, hotels, commercial facilities and residences. The BASF headquarters building in Florham Park earned a Double Platinum LEED rating and was recognized as one of the most sustainable office projects in North America.



Contributing to communities and the broader society

Employee-driven volunteer activities

The U.S.-based Rockefeller Group proactively supports employee volunteer activities in a way befitting a company that has grown together with its local community. Every year, many employees voluntarily participate in social contribution activities. The volunteers help to address a wide range of social issues in the U.S. by participating in programs such as the God's Love We Deliver Program, which provides food to people with HIV and other serious diseases, Toy Joy, a program that gives toys to children living in institutions at Christmas, and the Backpack Program, which provides school supplies for children living in homeless shelters.



Pursuing harmony with the environment

Striving to increase symbiosis with nature using unique cutting-edge technology

Countries in Asia are expanding their economies, but they often find that this development brings with it a range of social problems, such as pollution and forest destruction. The development projects that the Mitsubishi Estate Group is involved in are environmentally sound, ensuring a balance between improved convenience for people and environmental conservation. CapitaGreen, an office building currently under development by Mitsubishi Estate Asia with CapitaLand Group, is a cutting-edge, environmentally friendly building with unique design characteristics. The building has greenery on every floor and 55% of the building exterior is covered with green plants. It features a "cool void" that runs through the building core through which cool air taken in from above is supplied to office floors. This kind of sophisticated, unique technology aims to ensure symbiosis with the natural environment.



Project certification



Platinum

CapitaGreen, Singapore

CapitaGreen is an office building developed jointly by Mitsubishi Estate Asia and CapitaLand. It was designed by Toyo Ito & Associates, Architects.



Gold plus

Sky Habitat, Singapore

Sky Habitat is a built-for-sale condominium complex jointly developed by Mitsubishi Estate Asia and CapitaLand Group.



Locations of Major Mitsubishi Estate Group Projects

Overseas Group companies: 5
Number of buildings owned: 14
Development projects: 41

(as of March 2014)