

Cutting-edge urban development

Innovative urban development tailored to the era of globalism

Objectives

- We will provide offices, housing and commercial facilities suited to a new work style utilizing information and communications technology.
- We will develop a forum for interaction and support venture companies and the creation of new intellectual property.
- We will strengthen the appeal of Tokyo's Marunouchi area and enhance its competitive strengths compared to cities in Asia in cooperation with national and city governments.

Key performance indicators

- KPI 6** Number of offices of foreign financial companies in Otemachi, Marunouchi and Yurakucho area
- KPI 7** Number of companies participating in EGG JAPAN (Entrepreneur Group for Growing JAPAN)
- KPI 8** Number of buildings connected to optical fiber in Otemachi, Marunouchi and Yurakucho area

The globalization of Mar

Bringing Marunouchi to the world and the world to Marunouchi—Creating future markets by providing business support

At Mitsubishi Estate, we believe that the key to international competitiveness in urban development is the value-generation capacity we can build into an area. That's why we work in so many different ways to ensure that the Marunouchi area's appeal can compete with any other top global city.



Urban development to foster sustainable development—EGG JAPAN (Entrepreneur Group for Growing Japan)

We are carrying out a wide range of initiatives to make Marunouchi an urban community with the world's most vibrant interaction, while ensuring that the new value created here contributes to Japan's sustainable development. One of the most illustrative of our initiatives is EGG JAPAN (Entrepreneur Group for Growing Japan), a business development platform which supports overseas companies looking to enter Japan as well as small- and medium-sized venture companies in Japan that are seeking to expand their business overseas.

EGG JAPAN, which is housed in the Shin-Marunouchi Building, is made up of the Business Development Office, which provides tenants with business development support tailored to their needs, and the Tokyo 21c Club, a members-only business club. The Business Development Office provides multifaceted support for business development ranging from new business start-up to expansion, all based on the tenant company's needs. In addition to advice on market development, the Office proactively gives tenants the necessary support with business creation and growth, including raising capital, corporate matching to find business partners and prospective customers and referrals to experts. The Tokyo 21c Club has about 560 diverse members, such as venture company managers, experts and investors—people who are involved in creating new businesses and who have wide-reaching networks that go beyond the bounds of the companies and groups they are affiliated with. EGG JAPAN is unique in that it naturally links the Business Development Office and Tokyo 21c Club to generate a global dynamism, and then leverages this to create new value that will contribute to sustainable development.



Marunouchi



THE PREMIER FLOOR

Providing space for expansion to growing companies— The Premier Floor Marunouchi

Mitsubishi Estate opened The Premier Floor Marunouchi in October 2014 to accelerate and build on measures to attract companies with potential for global growth. The top floor of the Marunouchi Building (the 34th floor) has been divided into small units, and we provide a luxurious reception area, conference rooms and a lounge, resulting in a small-scale office with high added value. This meets the needs of global companies and venture companies for world-class office space in upscale buildings. Four companies from EGG JAPAN have also moved into offices in this facility to increase their floor space. The Premier Floor Marunouchi thus plays a role in providing global companies seeing strong growth with the space they need for further expansion in Marunouchi.

In addition, the Foreign Company Support Center (tentative name) will be set up in the third phase of the Otemachi Chain Redevelopment Project, which is planned for completion in fiscal 2016. This is part of our efforts to give Marunouchi a solid position as an attractive business center sought out by global companies in order to create a top-ranked urban community that contributes to society.



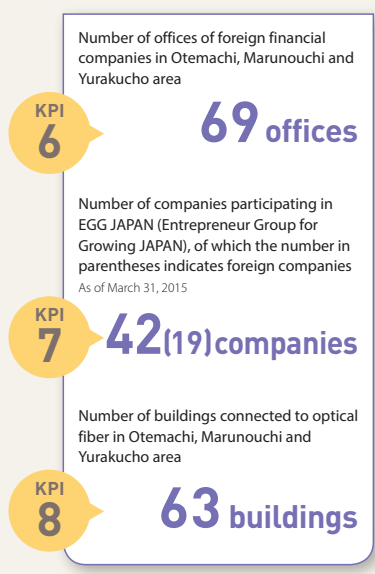
Tenant's comment



Takahiro Kouke
Country Manager, Opower Japan K.K.

An office where new companies in Japan spur one another on toward greater growth

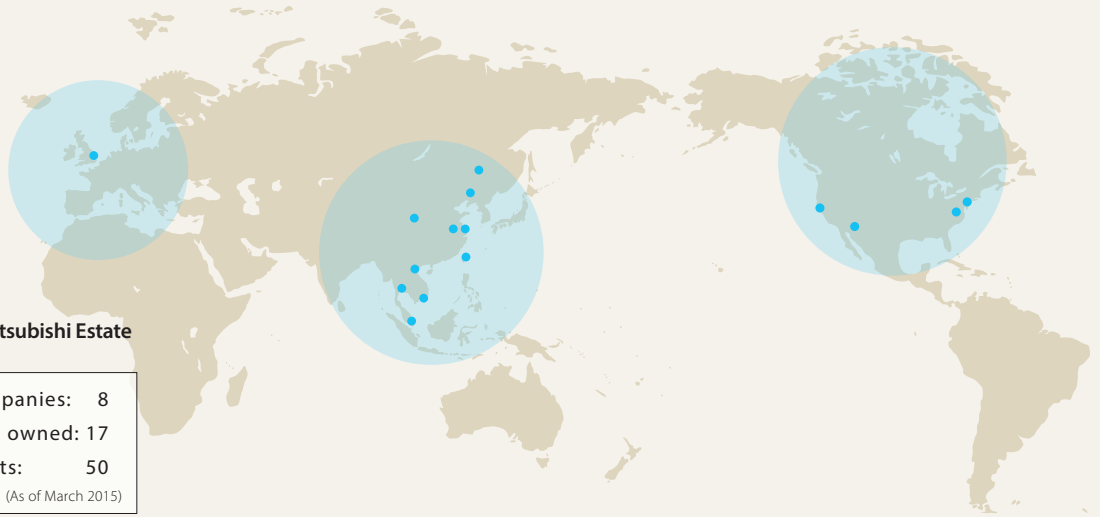
Our service builds a win-win relationship between energy suppliers and users, and thus the environment, by developing platforms that make energy consumption "visible." We came to Japan in 2013. As a company targeting electricity and gas companies in Japan as customers, the Shin-Marunouchi Building was the best base for us as it is directly across from Tokyo Station. EGG JAPAN not only has a great location, but also provides great opportunities to deepen ties among tenant companies through various study sessions and seminars. Given all the challenges involved in growing a business, being a tenant of EGG JAPAN means that we constantly engaging in positive ways with other companies while also taking up the challenge of new businesses with a social impact. This positive environment helps keep our motivation high.





Sharing Mitsubishi Estate Group's urban development with the world

The Mitsubishi Estate Group operates globally. Since Mitsubishi Estate New York was established in 1972, 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.



● Locations of Major Mitsubishi Estate Group Projects

Overseas Group companies:	8
Number of buildings owned:	17
Development projects:	50
<small>(As of March 2015)</small>	

Europe

Acquiring environmental certification when developing new properties

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 in London, UK, and one in Paris, France, and we continue to make aggressive investments. When developing new properties, we proactively seek BREEAM* certification.

* UK's Building Research Establishment's environmental assessment method for buildings

Projects earning certification



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.



8 Finsbury Circus, London

This project is a redevelopment of an office building located in the city of London. It is expected to achieve a BREEAM "Excellent" rating and is slated for completion in spring 2016.

Working with the community

Christmas presents

Mitsubishi Estate London has operated from its base in the UK for 30 years. This year, it planned a different sort of Christmas party to give back to the community. Every year the company has mailed out printed Christmas cards to its clients, but this year it went to an ecard video message, which helped to cut costs significantly. The money saved was then used to make donations to a charity. These donations were used to buy toys as Christmas presents and bring smiles to children suffering from illnesses.

eCard message
<http://www.corporate-ecards.com/14/mitsubishi/>



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, Thailand and Malaysia. 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.

* An environmental assessment program for buildings run by Singapore's Building and Construction Authority

Projects earning 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, CapitaLand Group and Shimizu Corporation.

Working with the community

Promoting cultural interaction between Japan and Singapore via the Japan Creative Centre

Mitsubishi Jisho Sekkei launched an initiative as part of its support for the Japan Creative Centre (JCC) in Singapore, which disseminates Japanese culture in Singapore, focusing on the architectural culture aspects. Working together with educational organizations and the Singapore Institute of Architects, the company launched a program to promote architectural and cultural interaction between Japan and Singapore, under which students studying architecture in Japan and Singapore visited each other's countries in 2014, studied Singapore's shophouses and Kyoto's *machiya* (traditional wooden houses), and examined the ways in which the lifestyles, culture and climate that form the backdrop affect residential design. This was a valuable opportunity to consider the importance of architecture rooted in one's own culture and customs. We hope that these activities go beyond cultural exchange and promote interaction between architects in Japan and Singapore to deepen understanding of their respective forms of residential architecture.



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.

* An environmental certification system administered by the U.S. Green Building Council



Projects earning certification



Silver

1221 Avenue of the Americas, New York

This building was completed in 1972 in Manhattan. Although it was LEED certified in 2009, it was awarded a Silver LEED rating in 2014 for improvements made to use water more efficiently.



Platinum

Florham Park, New Jersey

This is a major development consisting of offices, hotels, commercial facilities and homes. 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.

Investment management expanded with acquisition of TA Realty as subsidiary

Mitsubishi Estate acquired an equity stake in TA Realty, a major real estate fund management company in the U.S., in January 2015 through the Rockefeller Group International. TA Realty was established in 1982 and manages a wide range of real estate funds, including offices, distribution facilities, residences and commercial facilities, in 35 cities in the U.S. By making TA Realty a subsidiary, Mitsubishi Estate has strategically strengthened its investment management business.



Mirasol Walk, Palm Beach, Florida (commercial complex)



I-210 Logistics Center II, Rialto, California (distribution facility)



Westhaven at Vinings, Atlanta, Georgia (residences)



115 Sansome, San Francisco, California (offices)