

Editorial Policy

The Mitsubishi Estate Group began publishing its *Environmental Report* in fiscal 2000. Since fiscal 2005, the Group has published the *CSR Report*, expanding the coverage of the report to include corporate social responsibility.

In fiscal 2014, in order to identify the key CSR themes that the Mitsubishi Estate Group should address over the medium to long term, the Group solicited opinions from various stakeholders and held thorough internal discussions, ultimately establishing five key CSR themes and key performance indicators. In fiscal 2015, the Group communicated with stakeholders in order to extend these efforts and provide more concrete value to society. This report also provides an overview of this communication process.

We hope that all stakeholders will read this report and share their opinions and impressions with us without hesitation.

Period

This report covers fiscal 2015 (April 1, 2015 to March 31, 2016), but also includes information pertaining to other fiscal years.

Reference guidelines

- *G4 Sustainability Reporting Guidelines*, Global Reporting Initiative (GRI) (core option)
- *Environmental Reporting Guidelines* (2012 edition), Ministry of the Environment, Japan

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Information on CSR: <http://www.mec.co.jp/e/csr/index.html>
Investor relations: <http://www.mec.co.jp/e/investor/index.html>
Corporate information: <http://www.mec.co.jp/e/about/index.html>

Scope

The organizations covered in this report are Mitsubishi Estate and the 50 Group companies listed below.

Business Segment	Company Name
Building Business	Mitsubishi Jisho Property Management Co., Ltd.
	Hokuryo City Service Co., Ltd.
	Marunouchi Heat Supply Co., Ltd.
	Sunshine City Corporation
	Sunshine City Building Management Co., Ltd.
	Sunshine Enterprise Corporation
	Sunshine Theatre Co., Ltd.
	Yuden Building Kanri Co., Ltd.
	Tokyo Garage Co., Ltd.
	Marunouchi Direct Access Limited
	Tokyo Kotsu Kaikan Co., Ltd.
Kotsu Kaikan Building Service Co., Ltd.	
Ikebukuro District Heating and Cooling Co., Ltd.	
Retail and Logistics Property Business	Mitsubishi Jisho Retail Property Management Co., Ltd.
	IMS Co., Ltd.
	Mitsubishi Estate-Simon Co., Ltd.
	Yokohama Sky Building Co., Ltd.
Yokohama Swimming Center Co., Ltd.	
Residential Business	Mitsubishi Jisho Residence Co., Ltd.
	Towa Nasu Resort Co.
	MEC eco LIFE Co., Ltd.
	Mitsubishi Estate Home Co., Ltd.
	Higashininhon Kaihatsu Co., Ltd.
	Izumi Park Town Service Co., Ltd.
	MEC Urban Resort Tohoku Co., Ltd.
	Ryoel Life Service Co., Ltd.
	Mitsubishi Estate Housing Components Co., Ltd.
	Mitsubishi Jisho Community Holdings Co., Ltd.
	Mitsubishi Jisho Community Co., Ltd.
Hokkaido Benny Estate Co., Ltd.	
Mitsubishi Jisho House Net Co., Ltd.	
International Business	Mitsubishi Estate New York Inc.
	Mitsubishi Estate London Limited
	Mitsubishi Estate Asia Pte. Limited
	Mitsubishi Estate (Shanghai) Ltd.
Investment Management	Mitsubishi Jisho Investment Advisors, Inc.
Japan Real Estate Asset Management Co., Ltd.	
Architectural Design and Engineering	Mitsubishi Estate Sekkei Inc.
	Mitsubishi Jisho Sekkei Architectural & Engineering Design (Shanghai) Co., Ltd.
	MEC Design International Corporation
	Mitsubishi Jisho Sekkei Asia Pte. Ltd.
Hotel Business	Royal Park Hotels and Resorts Co., Ltd.
	Yokohama Royal Park Hotel Co., Ltd.
	Tohoku Royal Park Hotel Co., Ltd.
	Royal Park Hotel Management Co., Ltd.
Royal Park Hotel Co., Ltd.	
Real Estate Services	Mitsubishi Real Estate Services Co., Ltd.
Corporate Group	MEC Business System Solutions Co., Ltd.
	Kiyo Tochi Kaihatsu Co., Ltd.
	MEC Human Resources, Inc.

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Innovative community development tailored to the era of globalism

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Pursue cutting-edge environmental initiatives to realize a sustainable society through our business activities

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