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Key CSR Theme Urban Development Together with Society

Safe and secure community development through both physical and social infrastructure advancement together with the local community

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Innovative community development tailored to the era of globalism

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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, held thorough internal discussions, and ultimately decided upon five key CSR themes. Next, an implementation framework was established and key performance indicators (KPIs) were defined under each of the five themes. In fiscal 2016, anticipating the new medium-term management plan to start in fiscal 2017, Mitsubishi Estate reviewed and made revisions to the KPIs. The goal was to make the CSR initiatives more effective. The Group continues to solicit stakeholder opinions by maintaining frequent communication with stakeholders. This report outlines the progress of the Mitsubishi Estate Group's efforts to deliver exceptional value to society.

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

■ Period

This report covers fiscal 2016 (April 1, 2016 to March 31, 2017), 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
- ISO 26000

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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 52 Group companies listed below.

Business Segment	Company Name
Building Business	Mitsubishi Jisho Property Management Co., Ltd.
	Sanno District Heating & Cooling Inc.
	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.
Residential Business	Yokohama Swimming Center Co., Ltd.
	Mitsubishi Jisho Residence Co., Ltd.
	MEC eco LIFE Co., Ltd.
	Mitsubishi Estate Home Co., Ltd.
	Higashinohon Kaihatsu Co., Ltd.
	Izumi Park Town Service Co., Ltd.
	MEC Urban Resort Tohoku Co., Ltd.
	Ryoei 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.
	Mitsubishi Estate New York Inc.
International Business	Mitsubishi Estate London Limited
	Mitsubishi Estate Asia Pte. Limited
Investment Management	Mitsubishi Estate (Shanghai) Ltd.
	Mitsubishi Jisho Investment Advisors, Inc.
Architectural Design and Engineering	Japan Real Estate Asset Management Co., Ltd.
	Mitsubishi Jisho Sekkei Inc.
Hotel Business	Mitsubishi Jisho Sekkei Architectural & Engineering Design (Shanghai) Co., Ltd.
	MEC Design International Corporation
Real Estate Services	Mitsubishi Jisho Sekkei Asia Pte. Ltd.
	Royal Park Hotels and Resorts Co., Ltd.
Corporate Group	Yokohama Royal Park Hotel Co., Ltd.
	Tohoku Royal Park Hotel Co., Ltd.
	Royal Park Hotel Management Co., Ltd.
	Royal Park Hotel Co., Ltd.
	Mitsubishi Real Estate Services Co., Ltd.
	MEC Business System Solutions Co., Ltd.
	Keiyo Tochi Kaihatsu Co., Ltd.
	Tokyo Ryutsu Center Inc.
	TRC Service Co., Ltd.
	MEC Human Resources, Inc.