

For Over a Century Mitsubishi Estate Has Risen to Every Challenge in the Tokyo and Marunouchi Areas

Marunouchi is an international business center that lies between Tokyo Station and the Tokyo Imperial Palace. The area's approximately 120 hectares accommodate around 100 buildings, and Mitsubishi Estate owns and manages about 35 of these buildings. With approximately 4,000 companies located in an area employing some 230,000 office workers, Marunouchi is home to nearly 10% of the companies listed on the First Section of the Tokyo Stock Exchange.

1890

1890s to 1950s

1960s to 1980s

1990s to the Present

1

The Humble Beginnings of the Marunouchi Development

Starting from Scratch

(Acquired "Mitsubishigahara" (the Mitsubishi Fields) in 1890)



Tracing its history back over a century, the Marunouchi business district began with the Mitsubishi zaibatsu's purchase in 1890 from the Meiji Government of approximately 353,000m² of land that was formerly an Edo Period daimyoyashiki (feudal lord's residence).

At that time, Yanosuke Iwasaki, then leader of Mitsubishi, took the bold decision to undertake a massive investment, envisioning a modern office center in what was then a grassy plain.

2

Building Japan's First Office Center

First Phase Development



The curtain opened on the Marunouchi development with the completion of construction of Japan's first modern office building, Mitsubishi Ichigokan, in 1894. The series of three-story red brick buildings built in rapid succession thereafter gave rise to the nickname the "London Block."

When Tokyo Station opened in 1914, the trend shifted to the construction of large-scale steel-frame, concrete buildings using methods common to the United States. Because of its functional street layout, the area became informally known as the "New York Block."

3

An Abundance of Large Capacity Office Buildings Reflecting a Period of Rapid Economic Growth

Second Phase Development



Heralding a period of rapid economic growth, demand for office buildings in Marunouchi rose dramatically. In response to this demand, every effort was made toward ensuring the supply of large capacity office buildings could meet the need.

In the case of small city blocks, each site was realigned in areas equivalent to the Marunouchi Building. The total floor area was then increased to around five times the traditional size. At the same time, the width of Naka Dori Avenue was extended from 13 meters to 21 meters.

1990s to the Present

4

Transforming Marunouchi into a Vital and Globally-Leading Hub of Interaction

Third Phase Development



In the third phase of development (the First Stage of the Marunouchi Redevelopment Project), steps were taken to maintain a high-quality finish and consistently low-rise overall office building skyline of 31 meters. This design was complemented by the reconstruction of nine high-rise buildings towering some 150 to 200 meters, transforming the Marunouchi area into a 24-hour international business center.

Currently in the Second Stage of development, particular emphasis is being placed on transcending the world of business and creating a vital and globally leading hub of interaction that encompasses galleries, the arts and culture.

- 1.Upgrade and Expand the Business Center Services

- Strive to become a base of innovation that draws on its cumulative strengths and the exchange of knowledge
 - Fulfill the role of a gateway that links companies in Japan with those from around the world
 - Provide the high-quality and efficient services necessary to ensure a convenient and comfortable workplace environment for a diverse range of human resources
 - Disseminate the highest levels of knowledge and expertise from Marunouchi as a whole
- 2.Promote Increased Globalization

- Attract a broad collection of foreign companies
 - Provide all the prerequisite functions as a financial base in Asia
 - Address needs unique to a multilingual area and promote a varied and diverse community
 - Upgrade and expand support services, including medical, residential, and accommodation services for foreign nationals
 - Strengthen efforts to promote the Marunouchi area overseas

- 3.Upgrade and Expand City Infrastructure to Meet the Diverse Needs of a Busy and Vibrant City

- Upgrade and expand retail facilities, promote exhibitions at the Mitsubishi Ichigokan Museum, hold a wide variety of events throughout the year, and support urban tourism
 - Ensure the highest levels of disaster prevention, introduce the most advanced environmental technologies, and bolster energy efficiency initiatives

Financial Education & Exchange Center (tentative name)

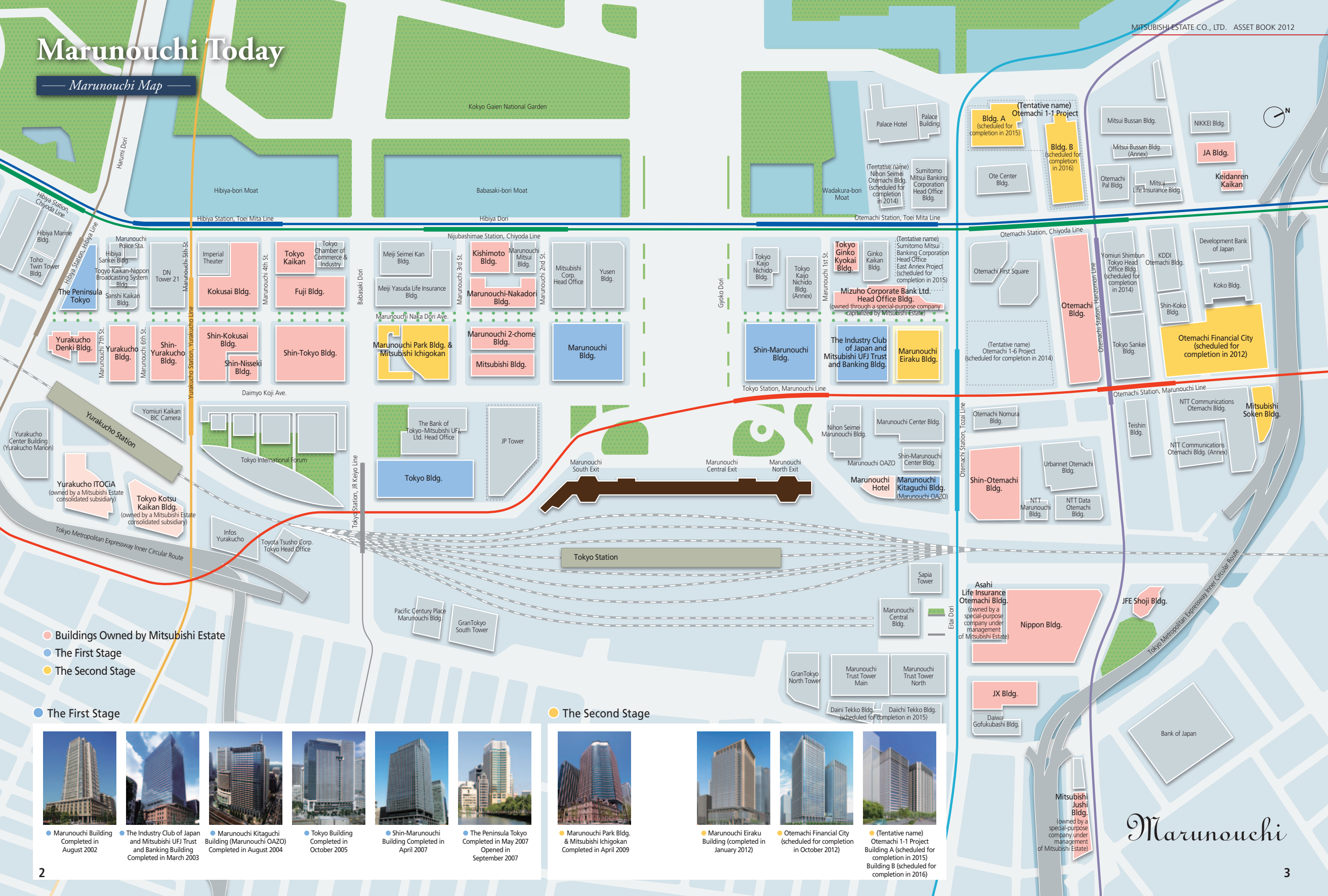
Designed to serve as an education base to provide human resources with the highest levels of financial know-how and skills, the Center will develop and offer practical education programs as part of efforts to create a forum for mutual participant exchange, learning, and growth. (Plans to locate within Otemachi Financial City)

Primary Care Clinic for International Patients (St. Luke's MediLocus)

A branch clinic of Saint Luke's International Hospital that is capable of providing medical services in English, this facility will deliver high-quality primary care and preventive medical services to individuals Japan from all around the world who are working in the area. (Planned location within Otemachi Financial City)

Marunouchi Today

Marunouchi Map



Buildings Owned by Mitsubishi Estate

The First Stage

The Second Stage

The First Stage

The Second Stage



Marunouchi Building
Completed in August 2002



The Industry Club of Japan and Mitsubishi UFJ Trust and Banking Building
Completed in March 2003



Marunouchi Kitaguchi Building (Marunouchi OAZO)
Completed in August 2004



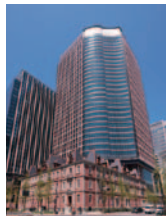
Tokyo Building
Completed in October 2005



Shin-Marunouchi Building
Completed in April 2007



The Peninsula Tokyo
Completed in May 2007
Opened in September 2007



Marunouchi Park Bldg. & Mitsubishi Ichigokan
Completed in April 2009



Marunouchi Eiraku Building
(completed in January 2012)



Otemachi Financial City
(scheduled for completion in October 2012)



(Tentative name) Otemachi 1-1 Project Building A (scheduled for completion in 2015) Building B (scheduled for completion in 2016)

Mitsubishi Jushi Bldg.
(owned by a special-purpose company under management of Mitsubishi Estate)

Marunouchi



A large-scale office building befitting the Otemachi international financial center

The Otemachi 1-1 Project (tentative name)

Building A (The Resona Maruha Building Redevelopment)	
Address	1-2, Otemachi 1-chome, Chiyoda Ward, Tokyo
Completion	Fiscal 2015 (Planned)
Number of Floors	22 floors above ground, 5 floors below ground with 2 story-high roof structure
Main Uses	Office, retail, underground parking, other
Total Floor Area	Approx. 108,000m²
Site Area	Approx. 6,900m²
Height	Approx. 100m

Building B (The Bank of Tokyo Mitsubishi UFJ Otemachi Building Redevelopment)	
Address	1-1, Otemachi 1-chome, Chiyoda Ward, Tokyo
Completion	Fiscal 2016 (Planned)
Number of Floors	29 floors above ground, 5 floors below ground with 2-story-high roof structure
Main Uses	Office, retail, service apartments, community central heating and air-conditioning facilities, underground parking, other
Total Floor Area	Approx. 147,000m²
Site Area	Approx. 9,300m²
Height	Approx. 140m

An Historic and Cultured Ambiance Befitting the Gateway to Tokyo

JP TOWER

Address	7-2, Marunouchi 2-chome, Chiyoda Ward, Tokyo
Completion	May 2012
Number of Floors	38 floors above ground, 4 floors below ground with 3 story-high roof structure
Total Floor Area	Approx. 212,000m²
Site Area	Approx. 11,600m²
Height	Approx. 200m
Parking	260 vehicles
Access	Connected to Tokyo Station services by the JR and Tokyo Metro Marunouchi lines 2 minutes walk from Nijubashimae Station services by the Tokyo Metro Chiyoda Line

[Subleased Building]



An elegant and sophisticated international business base

Otemachi Financial City (North Tower, South Tower)

Address	8-3, Otemachi 1-chome, Chiyoda Ward, Tokyo
Completion	October 2012 (Planned)
Number of Floors	North Tower: 31 floors above ground 4 floors below ground South Tower: 35 floors above ground 4 floors below ground
Total Floor Area	North Tower: Approx. 110,000m² South Tower: Approx. 132,500m²
Site Area	Approx. 14,100m² (Overall)
Height	North Tower: Approx. 154m South Tower: Approx. 177m
Parking	Approx. 300 vehicles
Access	Direct access to Tokyo Metro Otemachi Station



Advanced Multi-Purpose Office Building Boasting Reinforced Environmental and Disaster Prevention Functions

Marunouchi Eiraku Building

Address	4-1, Marunouchi 1-chome, Chiyoda Ward, Tokyo
Completion	January 2012
Number of Floors	27 floors above ground 4 floors below ground with 3 story-high roof structure
Total Floor Area	Approx. 139,800m²
Site Area	Approx. 8,034m²
Height	Approx. 150m
Parking	136 vehicles
Access	Direct access to Tokyo Metro Otemachi Station and JR Tokyo Station



Large-Scale Landmark Project in Shinjuku

Shinjuku Eastside Square

Address	27-30, Shinjuku 6-chome, Shinjuku Ward, Tokyo
Completion	April 2012
Number of Floors	20 floors above ground 2 floors below ground with 2 story-high roof structure
Total Floor Area	Approx. 170,220m ²
Site Area	Approx. 25,809m ²
Parking	334 vehicles
Access	Directly connected to Higashi-Shinjuku Station on the Toei Oedo Line and the Tokyo Metro Fukutoshin Line 6 minutes walk from the E1 exit of Shinjuku 3-chome station serviced by the Tokyo Metro Marunouchi Line, Fukutoshin Line and Toei Shinjuku Lines

[Japan] Leasing Properties (properties where construction has been completed as of March 2012)

Principal Buildings Held

Building Name	Total Floor Area (m²)		Site Area (m²)		Number of Floors	Completion
Tokyo: Marunouchi						
Otemachi Bldg.	111,272	(101,631)	10,496		9 floors above ground 3 floors below ground	1958
Shin-Otemachi Bldg.	88,785		8,530		10 floors above ground 3 floors below ground	1958
Fuji Bldg.	81,876	(61,295)	7,269	(6,109)	10 floors above ground 4 floors below ground	1962
Nippon Bldg.	173,016	(130,314)	15,484	(9,864)	14 floors above ground 4 floors below ground	1962
Marunouchi-Nakadori Bldg.	46,102		4,529		10 floors above ground 4 floors below ground	1963
Shin-Tokyo Bldg.	106,004		9,126		9 floors above ground 4 floors below ground	1963
Marunouchi 2-chome Bldg.	45,985		3,708		10 floors above ground 4 floors below ground	1964
Shin-Kokusai Bldg.	77,484	(67,027)	7,091		9 floors above ground 4 floors below ground	1965
Yurakucho Bldg.	42,159		3,551		11 floors above ground 5 floors below ground	1966
Kokusai Bldg.	76,918	(73,640)	5,623		9 floors above ground 6 floors below ground	1966
Shin-Yurakucho Bldg.	83,688	(75,241)	7,233		14 floors above ground 4 floors below ground	1967
JX Bldg.	63,066		3,353		20 floors above ground 5 floors below ground	1970
JFE Shoji Bldg.	14,276		1,528		13 floors above ground 3 floors below ground	1972
Mitsubishi Bldg.	60,434		5,739		15 floors above ground 4 floors below ground	1973
Yurakucho Denki Bldg.	71,142	(39,219)	5,750	(2,706)	20 floors above ground 4 floors below ground	1975
Kishimoto Bldg.	33,972	(12,582)	3,175	(1,154)	11 floors above ground 2 floors below ground	1980
Shin-Nisseki Bldg.	26,565	(7,495)	2,457	(737)	11 floors above ground 2 floors below ground	1981
Hibiya Kokusai Bldg.	128, 403		10,112		31 floors above ground 5 floors below ground	1981
Tokyo Ginko Kyokai Bldg.	32,574	(11,215)	4,311	(976)	20 floors above ground 4 floors below ground	1993
Marunouchi Bldg.	159,838		10,029		37 floors above ground 4 floors below ground	2002
Mitsubishi UFJ Trust and Banking Bldg.	109,808	(76,544)	8,100	(3,240)	30 floors above ground 4 floors below ground	2003
Marunouchi Kitaguchi Bldg.	65,564		15,861		29 floors above ground 4 floors below ground	2004
Tokyo Bldg.	149,339	(115,059)	8,090	(8,068)	33 floors above ground 4 floors below ground	2005
Shin-Marunouchi Bldg.	195,401		10,021		38 floors above ground 4 floors below ground	2007
The Peninsula	58,571		4,343		24 floors above ground 4 floors below ground	2007
JA Bldg.	79,734	(15,534)	13,399	(1,165)	37 floors above ground 3 floors below ground	2009
Keidanren Kaikan	54,709	(7,121)	13,399	(544)	23 floors above ground 4 floors below ground	2009
Marunouchi Park Bldg.	195,593		11,931		34 floors above ground 4 floors below ground	2009
Marunouchi Eiraku Bldg.	139,600	(84,980)	8,034	(4,325)	27 floors above ground 4 floors below ground	2012

Note: Figures in parentheses represent the Company's share of respective total areas for sectional and common ownership buildings.

Gateway Project to Asia and the Rest of the World

Grand Front Osaka

Address	Within Ofuka-cho, Kita Ward, Osaka City
Completion	Block A: March 2013 (Planned) Block B: February 2013 (Planned) Owners' Tower: April 2013 (Planned)
Number of Floors	Block A: 38 floors above ground, 3 floors below ground with 1 story-high roof structure Block B South Tower: 38 floors above ground, 3 floors below ground with 2 story-high roof structure Block B North Tower: 33 floors above ground, 3 floors below ground with 2 story-high roof structure Owners' Tower: 48 floors above ground, 1 floors below ground with 2 story-high roof structure
Total Floor Area	Block A: Approx. 187,800m ² Block B: Approx. 295,100m ² Owners' Tower: Approx. 73,800m ²
Site Area	Block A: Approx. 10,571m ² Block B: Approx. 22,680m ² Owners' Tower: Approx. 4,666m ²
Height	Block A: Approx. 180m Block B South Tower: Approx. 175m Block B North Tower: Approx. 154m Owners' Tower: Approx. 174m
Parking	Block A: Approx. 400 vehicles Block B: Approx. 600 vehicles Owners' Tower: Approx. 270 vehicles
Closest Railway Station	JR Osaka Station, Midosuji Subway Line Umeda Station/Nakatsu Station, Hankyu Railway Umeda Station/Nakatsu Station, Hanshin Railway Umeda Station, Tanimachi Subway Line Higashi-umeda Station, Yotsubashi Subway Line Nishi-umeda Station, JR Tozai Line Kitashinchi Station



Major Buildings Owned

Building Name	Total Floor Area (m²)		Site Area (m²)		Number of Floors	Completion
Tokyo: Akasaka						
Kokusai Shin-Akasaka Bldg.	81,160	(60,546)	11,772	(4,992)	24 floors above ground 3 floors below ground	1980
Sanno Park Tower	219,216	(26,349)	14,981	(1,814)	44 floors above ground 4 floors below ground	2000
Tokyo: Aoyama						
Shin-Aoyama Bldg.	101,550	(98,806)	10,249	(9,804)	23 floors above ground 4 floors below ground	1978
Tokyo: Mita						
Mita International Bldg.	111,658	(110,151)	20,750		26 floors above ground 3 floors below ground	1975
Yokohama						
Yokohama Landmark Tower	392,884		38,061		70 floors above ground 4 floors below ground	1993
Sapporo						
Hokkaido Bldg.	25,951		2,539	(1,801)	9 floors above ground 2 floors below ground	1962
Sendai						
Sendai Park Bldg.	19,718	(6,407)	2,696	(804)	12 floors above ground 2 floors below ground	1996
Nagoya						
Dai Nagoya Bldg.	75,955		5,839	(3,673)	12 floors above ground 4 floors below ground	1965
Osaka						
OAP Tower	144,405	(72,202)	36,476	(18,874)	39 floors above ground 3 floors below ground	1996
Hiroshima						
Hiroshima Park Bldg.	14,436		1,596	(815)	12 floors above ground 1 floor below ground	1989
Fukuoka						
Tenjin MM Bldg.	44,863	(4,486)	4,639	(458)	14 floors above ground 4 floors below ground	1989

Note: Figures in parentheses represent the Company's share of respective total areas for sectional and common ownership buildings.

Major Subleased Buildings

Building Name	Total Floor Area (m²)	Site Area (m²)	Number of Floors	Completion
Tokyo: Marunouchi				
Asahi Life Insurance Otemachi Bldg.	49,296	3,654	29 floors above ground 4 floors below ground	1971
Mizuho Corporate Bank Ltd. Head Office Bldg.	74,088	6,780	15 floors above ground 5 floors below ground	1973
Palace Bldg.	67,233	10,440	23 floors above ground 4 floors below ground	2012
Yokohama				
MM Park Bldg.	51,979	6,825	16 floors above ground	2007

Major Office Building Development Projects (Properties under the Control of the Commercial Property Development and Investment Group)

Building Name	Address	Total Floor Area (m²)	Site Area (m²)	Number of Floors	Completion
Shiodome Bldg.	Minato Ward, Tokyo	118,573	12,054	24 floors above ground 2 floors below ground	2007
ShibaDaimon Front Bldg.	Minato Ward, Tokyo	6,049	926	9 floors above ground	2007
Minamimachi dori Center Bldg.	Sendai, Miyagi Prefecture	9,196	1,403	9 floors above ground 1 floors below ground	2007
Higashi Nibancho Square	Sendai, Miyagi Prefecture	28,240	3,197	14 floors above ground 1 floor below ground	2008
Shin-Osaka Front Bldg.	Osaka City, Osaka Prefecture	8,758	1,021	11 floors above ground 1 floor below ground	2008
Amagasaki Front Bldg.	Amagasaki, Hyogo Prefecture	24,311	3,975	10 floors above ground	2008
Hiroshima Teppo-cho Bldg.	Hiroshima, Hiroshima Prefecture	9,970	1,006	14 floors above ground 1 floor below ground	2009
Toyosu Front	Koto Ward, Tokyo	106,861	13,700	15 floors above ground 2 floors below ground	2010
Shijo Karasuma Center Bldg.	Kyoto, Kyoto Prefecture	9,441	1,394	8 floors above ground 1 floor below ground	2010
Shinjuku Front Tower	Shinjuku Ward, Tokyo	93,997	9,628	35 floors above ground 2 floors below ground	2011
COFFRET UMEDA	Osaka City, Osaka Prefecture	5,397	540	11 floors above ground 3 floors below ground	2011
Harumi Front	Chuo Ward, Tokyo	47,703	7,250	17 floors above ground	2012
Sapporo Kita Bldg.	Sapporo, Hokkaido	27,177	2,807	14 floors above ground 2 floors below ground	2012

Overseas Assets

Time-Life Building

Address	New York State, Manhattan
Ownership	Rockefeller Center North, Inc.
Structure	Mitsubishi Estate Co., Ltd. 100%
Site Area	7,649m²
Number of Floors	47 floors above ground 3 floors below ground
Total Floor Area	171,539m²
Building Uses	Office, retail
Completion	1959

North America

McGraw-Hill Building

Address	New York State, Manhattan Rock-1221, Inc.
Ownership	Mitsubishi Estate Co., Ltd. 55%
Structure	Canada Pension Plan Investment Board 45%
Site Area	10,075m²
Number of Floors	51 floors above ground 5 floors below ground
Total Floor Area	237,126m²
Building Uses	Office, retail
Completion	1972

Paternoster Square

Address	London, the United Kingdom
Ownership	Paternoster Associates
Structure	Mitsubishi Estate Co., Ltd. 100%
Building 1 (Warwick Court)	
Site Area	3,300m²
Number of Floors	8 floors above ground 2 floors below ground
Total Floor Area	29,480m²
Building Uses	Office, retail
Building 2 (10 Paternoster Square)	
Site Area	4,000m²
Number of Floors	8 floors above ground 2 floors below ground
Total Floor Area	34,866m²
Building Uses	Office, retail
Completion	2003

Europe

Central Saint Giles

Address	London, the United Kingdom
Ownership	Central Saint Giles Limited Partnership
Structure	Mitsubishi Estate Co., Ltd. 50% L&G 50%
Site Area	7,897m²
Number of Floors	11 floors above ground 2 floors below ground
Total Floor Area	Office Building 55,000m² Residential 11,000m²
Building Uses	Office, retail, residential
Completion	2010

CapitaGreen	
Address	Singapore
Site Area	5,478m ²
Number of Floors	40 floors above ground (Planned)
Total Floor Area	82,400m ²
Building Uses	Office, retail, parking
Schedule	Construction to commence: 2012 Construction completed: 2014 (Planned)
Operators	CapitaLand Commercial Limited 50% CapitaCommercial Trust 40% Mitsubishi Estate Asia 10%



Suzhou Multi-Purpose Development Project	
Address	Suzhou Industrial Park, China
Site Area	27,000m ²
Number of Units	South Building: Approx. 85 units North Building: Approx. 100 to 150 units
Total Floor Area	Residence 26,000m ² SOHO Residence 27,000m ² Retail Facilities 46,000m ² Parking 34,000m ²
Building Uses	Residence, SOHO residence, retail, parking
Schedule	Construction commenced: 2011 Construction completed: 2014 (Planned)
Operators	The Eslite Corporation, Mitsubishi Estate Co., Ltd.

In its International Business, the Mitsubishi Estate Group engages in real estate leasing and development in various cities in the United States and London in the United Kingdom. The Group also participates in a number of condominium development projects in locations throughout Asia.



[Overseas] Leasing Buildings

Major Building Held	Address	Number of Floors	Total Floor Area (m ²)	Site Area (m ²)	Completion
Time-Life Building	New York State, Manhattan	47 floors above ground 3 floors below ground	171,539	7,649	1959
McGraw-Hill Building	New York State, Manhattan	51 floors above ground 5 floors below ground	237,126	10,075	1972
One North Central	Phoenix, Arizona	20 floors above ground 4 floors below ground	81,086	5,292	2001
1101 K Street	Washington, D.C.	10 floors above ground	39,404	2,678	2006
1100 1st Street	Washington, D.C.	12 floors above ground	43,908	3,490	2009
River Plate House	London	7 floors above ground 2 floors below ground	18,688	2,083	1987
Warwick Court	London	8 floors above ground 2 floors below ground	29,480	3,300	2003
10 Paternoster Square	London	8 floors above ground 2 floors below ground	34,866	4,000	2003
Central Saint Giles	London	11 floors above ground 2 floors below ground	66,000	7,897	2010
150 Leadenhall Street	London	8 floors above ground 2 floors below ground	8,565	983	1977
6-8 Bishopsgate	London	23 floors above ground 2 floors below ground	21,100	1,709	1979