



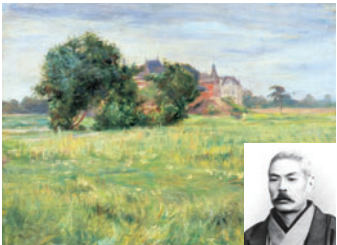
MITSUBISHI ESTATE CO., LTD.
Asset Book 2013

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

1890

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 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.

1890s to 1950s

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."

1960s to 1980s

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

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

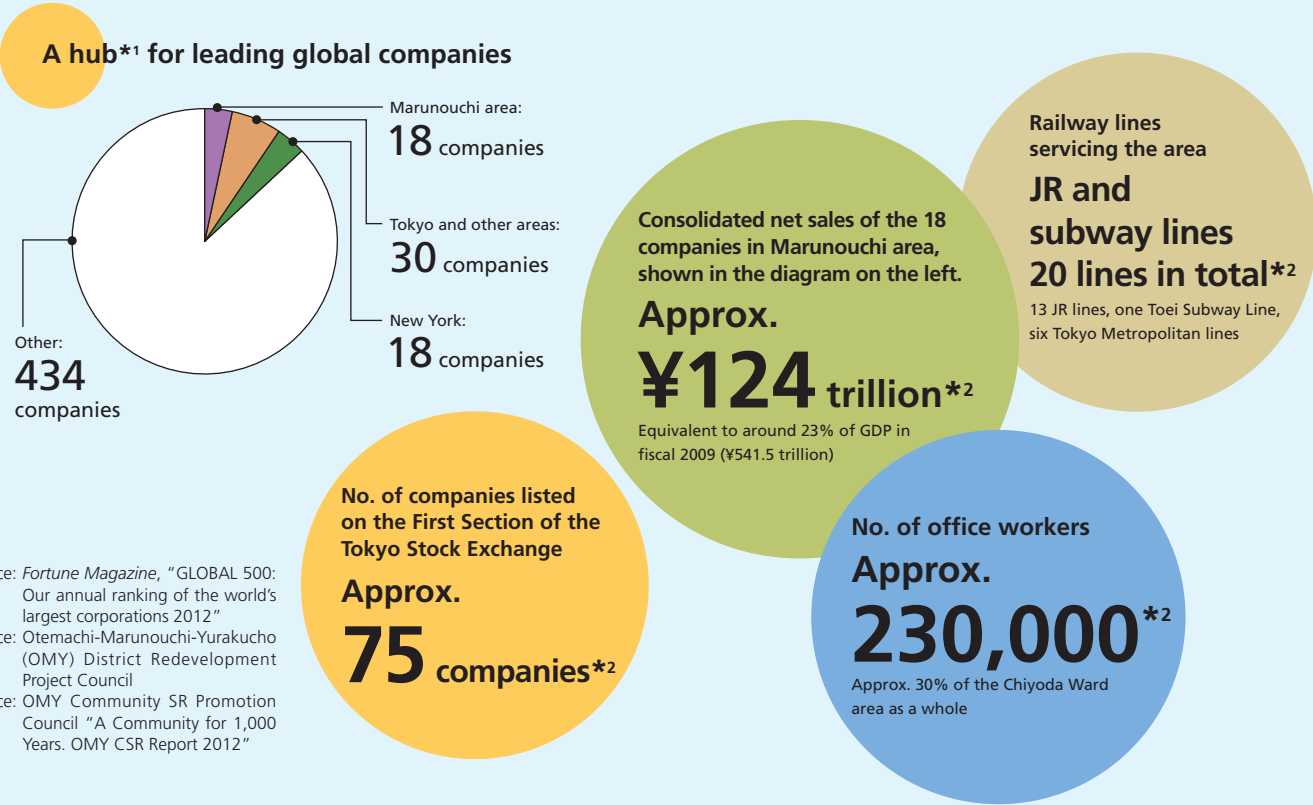
Third Phase Development



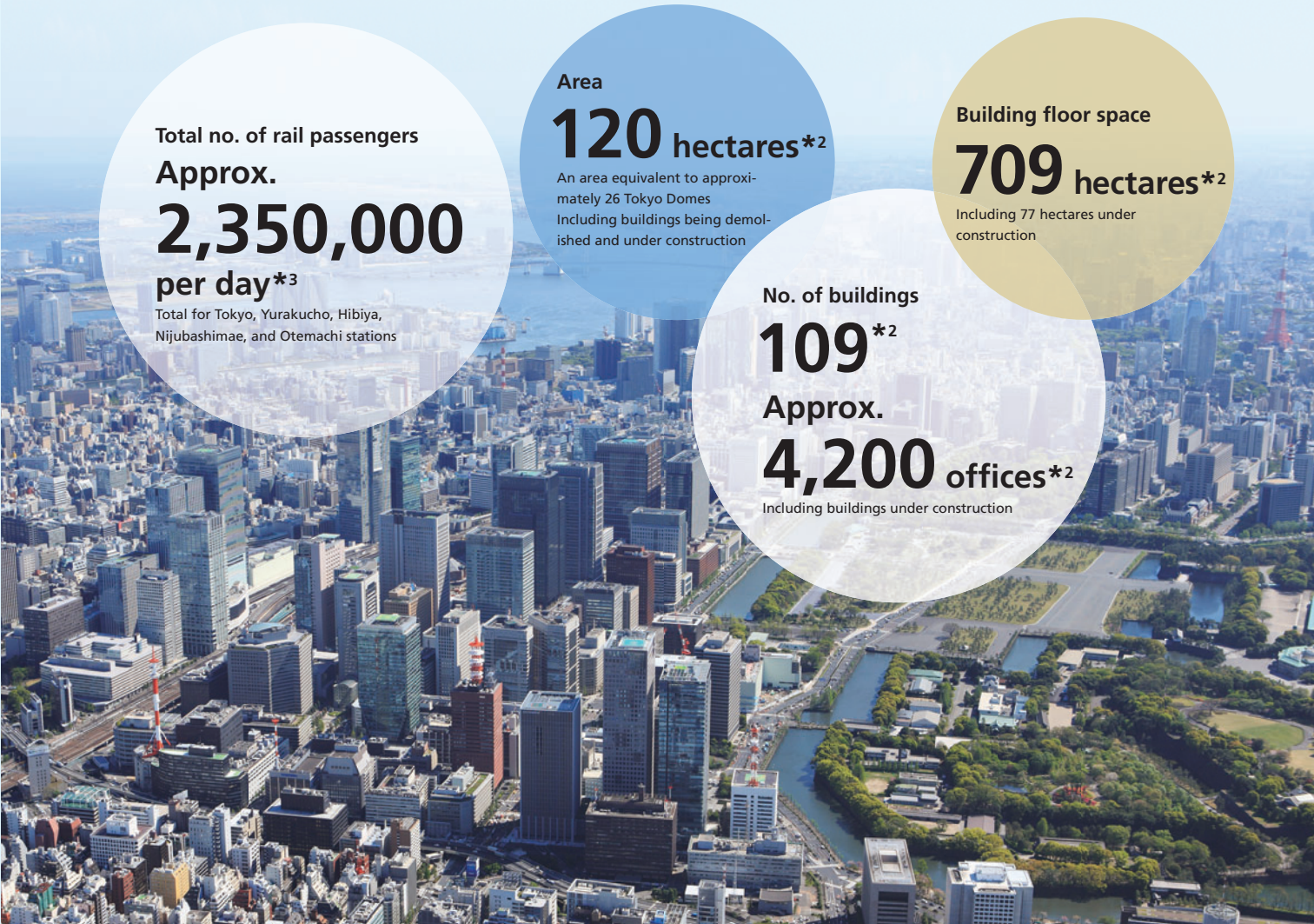
In the third phase of development (the First Stage of the Marunouchi Redevelopment Project), steps were taken to maintain a high-quality finish and consistently low-rise overall office building skyline of 31 meters. This design was complemented by the reconstruction of nine high-rise buildings towering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

Marunouchi by the Numbers

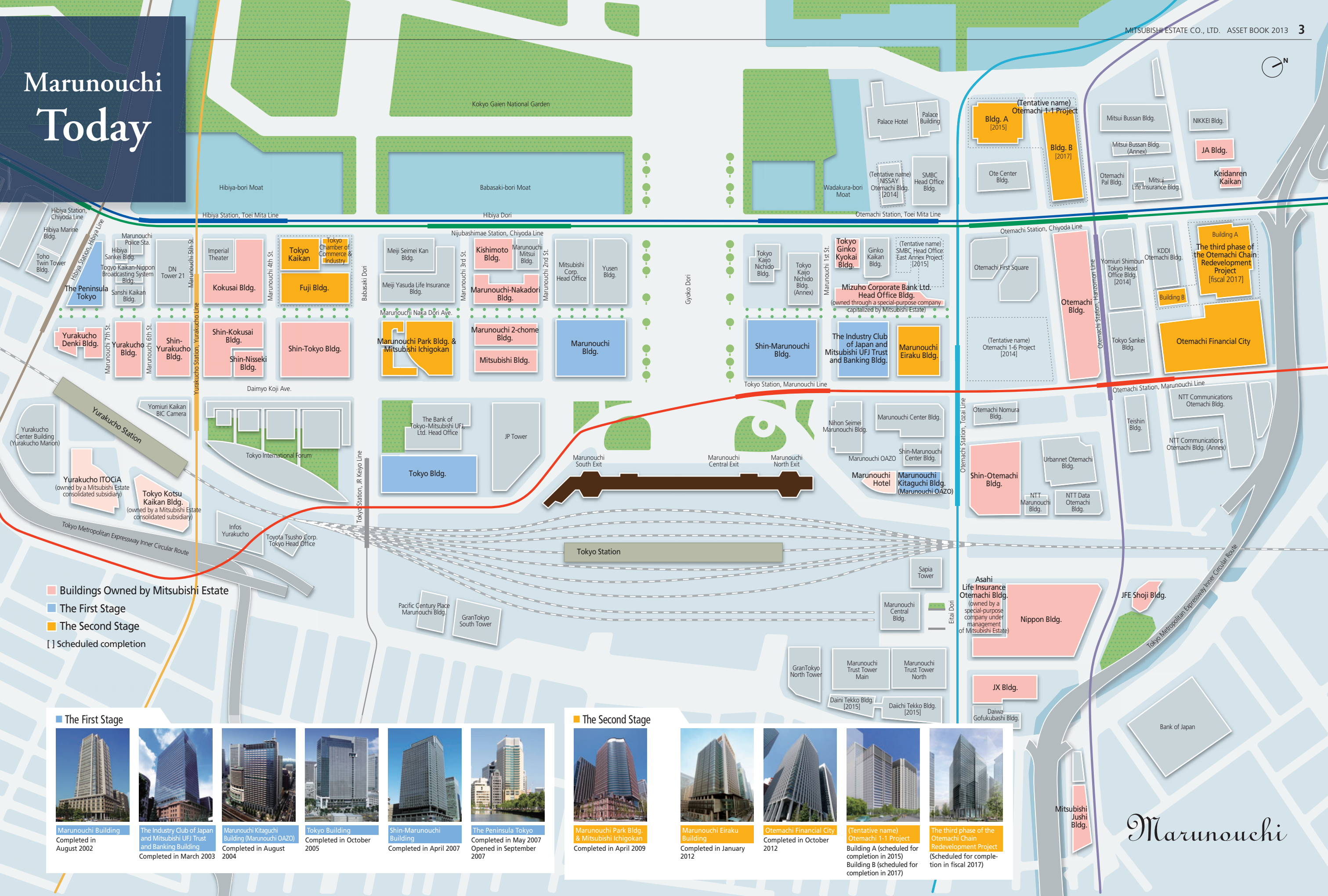
Marunouchi is an international business center that lies between Tokyo Station and the Tokyo Imperial Palace. Home to around 10% of the companies listed on the First Section of the Tokyo Stock Exchange and the workplace of some 230,000 office workers. Mitsubishi Estate owns and manages about 35% of the buildings in the area.



Notes:
1. Source: Fortune Magazine, "GLOBAL 500: Our annual ranking of the world's largest corporations 2012"
2. Source: Otemachi-Marunouchi-Yurakucho (OMY) District Redevelopment Project Council
3. Source: OMY Community SR Promotion Council "A Community for 1,000 Years. OMY CSR Report 2012"



Marunouchi Today



- Buildings Owned by Mitsubishi Estate
- The First Stage
- The Second Stage
- [] Scheduled completion

The First 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

The Second Stage



Marunouchi Park Bldg. & Mitsubishi Ichigokan
Completed in April 2009



Marunouchi Eiraku Building
Completed in January 2012



Otemachi Financial City
Completed in October 2012



(Tentative name) Otemachi 1-1 Project
Building A (scheduled for completion in 2015)
Building B (scheduled for completion in 2017)



The third phase of the Otemachi Chain Redevelopment Project
(Scheduled for completion in fiscal 2017)

Marunouchi

Assets in Japan

An elegant and sophisticated international business base Otemachi Financial City (North Tower, South Tower)

Address	9-5,7 Otemachi 1-chome, Chiyoda Ward, Tokyo
Completion	October 2012
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. 110,000m ² South Tower: Approx. 132,500m ²
Site Area	Approx. 14,100m ² (Overall)
Height	North Tower: Approx. 154m South Tower: Approx. 177m
Parking	Approx. 300 vehicles
Access	Direct access to Tokyo Metro Otemachi Station



An Office Building that Boasts a Level of Sophistication and Quality That Befits Its Standing as an International Business Base The third phase of the Otemachi Chain Redevelopment Project

Address	5-1, Otemachi 1- chome, Chiyoda Ward, Tokyo
Completion	Scheduled for completion in fiscal 2017
Number of Floors	Building A (office building): 31 floors above ground and 4 floors below ground Building B : 18 floors above ground and 3 floors below ground
Main Uses	Office, accommodation facility, retail, parking, central heating and air-conditioning facilities, other
Total Floor Area	Approx. 205,000m ²
Site Area	Approx. 11,200m ²
Height	Building A: Approx. 170m Building B: Approx. 90m



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	Scheduled for completion in November 2015
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. 108,000m ²
Site Area	Approx. 6,900m ²
Height	Approx. 100m

Building B (The Bank of Tokyo Mitsubishi UFJ Otemachi Building Redevelopment)

Address	1-1, Otemachi 1-chome, Chiyoda Ward, Tokyo
Completion	Scheduled for completion in 2017
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. 147,000m ²
Site Area	Approx. 9,300m ²
Height	Approx. 140m

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. 139,700m ²
Site Area	Approx. 8,033m ²
Height	Approx. 150m
Parking	136 vehicles
Access	Direct access to Tokyo Metro Otemachi Station and JR Tokyo Station





Gateway Project to Asia and the Rest of the World

Grand Front Osaka

Address	Within Ofuka-cho, Kita Ward, Osaka City
Completion	March 2013
Number of Floors	South Annex: 38 floors above ground, 3 floors below ground with 1 story-high roof structure North Annex: 38 floors above ground, 3 floors below ground with 2 story-high roof structure 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	South Annex: Approx. 187,800m ² North Annex: Approx. 295,100m ² Owners' Tower: Approx. 73,800m ²
Site Area	South Annex: Approx. 10,571m ² North Annex: Approx. 22,680m ² Owners' Tower: Approx. 4,666m ²
Height	South Annex: Approx. 180m North Annex: South Tower: Approx. 175m North Tower: Approx. 154m Owners' Tower: Approx. 174m
Parking	South Annex: Approx. 400 vehicles North Annex: Approx. 600 vehicles Owners' Tower: Approx. 270 vehicles
Access	JR Osaka Station, Midosuji Subway Line Umeda Station/Nakatsu Station, Hankyu Railway Umeda Station/Nakatsu Station, Hanshin Railway Umeda Station, Tanimachi Subway Line Higashiameda Station, Yotsubashi Subway Line Nishiumeda Station, JR Tozai Line Kitashinchi Station

Establishing an ideal operating base at the gateway of the Chubu area

Dai Nagoya Building

Location	3-27 Meieki, Nakamura-ku, Nagoya
Completion	October 2015 (Planned)
Number of Floors	34 floors above ground, 4 floors below ground with 1 story-high roof structure
Total Floor Area	Approx. 146,700m ²
Site Area	Approx. 9,200m ²
Height	Approx. 174m
Access	Direct access to the JR, Kintetsu and Meitetsu railways as well as the Nagoya Municipal Subway at Nagoya Station



[Japan] Leasing Properties (properties where construction has been completed as of March 2013)

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	(79,241)	7,233	(6,899)	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
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.	149,313	(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.	139,684	(84,980)	8,034	(4,325)	27 floors above ground 4 floors below ground	2012
Otemachi Financial City North Tower, South Tower	242,500	(59,649)	14,100	(5,064)	35 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.

Major Buildings Owned

Building Name	Total Floor Area (m²)		Site Area (m²)		Number of Floors	Completion
Tokyo: Nihonbashi					9 floors above ground 3 floors below ground	1965
Mitsubishi Jushi Bldg.	—	(18,244)	—	(1,726)		
Tokyo: Akasaka					24 floors above ground 3 floors below ground	1980
Kokusai Shin-Akasaka Bldg.	81,160	(60,546)	11,772	(9,996)		
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					70 floors above ground 4 floors below ground	1993
Yokohama Landmark Tower	392,884		38,061			
Sapporo					9 floors above ground 2 floors below ground	1962
Hokkaido Bldg.	25,951		2,539	(1,801)		
Sendai					12 floors above ground 2 floors below ground	1996
Sendai Park Bldg.	19,718	(6,407)	2,696	(804)		
Osaka					39 floors above ground 3 floors below ground	1996
OAP Tower	144,405	(72,202)	36,476	(18,874)		
GRAND FRONT OSAKA	482,900	(36,998)	33,251	(3,325)		
					38 floors above ground 3 floors below ground	2013
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.	66,850	10,440	23 floors above ground 4 floors below ground	2012
JP TOWER	212,000	11,600	38 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
Amagasaki Front Bldg.	Amagasaki, Hyogo Prefecture	24,311	3,975	10 floors above ground	2008
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
Sapporo Kita Bldg.	Sapporo, Hokkaido	27,177	2,807	14 floors above ground 2 floors below ground	2012
Shinjuku Eastside Square	Shinjuku Ward, Tokyo	170,220	25,809	20 floors above ground 2 floors below ground	2012
Kojimachi Front Building	Chiyoda Ward, Tokyo	8,968	1,014	10 floors above ground 1 floor below ground	2013

Overseas Assets

Time-Life Building

Address	New York State, Manhattan, U.S.A.
Ownership	Rockefeller Center North, Inc.
Structure	Mitsubishi Estate Co., Ltd. 100%
Site Area	7,600m²
Number of Floors	47 floors above ground 3 floors below ground
Total Floor Area	171,500m²
Building Uses	Office, retail
Completion	1959



McGraw-Hill Building

Address	New York State, Manhattan, U.S.A.
Ownership	Rock-1221, Inc.
Structure	Mitsubishi Estate Co., Ltd 55% Other 45%
Site Area	10,100m²
Number of Floors	51 floors above ground 5 floors below ground
Total Floor Area	237,100m²
Building Uses	Office, retail
Completion	1972

North America

Europe

Paternoster Square

Address	London, the United Kingdom
Ownership	Paternoster Associates
Structure	Mitsubishi Estate Co., Ltd. 100%
Warwick Court	
Site Area	3,300m²
Number of Floors	8 floors above ground 2 floors below ground
Total Floor Area	29,500m²
Building Uses	Office, retail
Completion	2003



Central Saint Giles

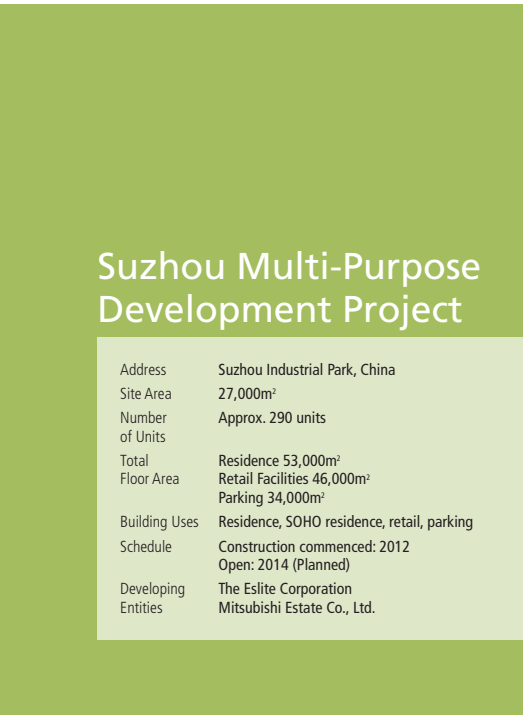
Address	London, the United Kingdom
Ownership	Central Saint Giles Limited Partnership
Structure	Mitsubishi Estate Co., Ltd. 50% L&G 50%
Site Area	7,900m²
Number of Floors	11 floors above ground 2 floors below ground
Total Floor Area	Office Building 55,000m² Residential 11,000m²
Building Uses	Office, retail, residential
Completion	2010



CapitaGreen

Address Singapore
Site Area 5,500m²
Number of Floors 40 floors above ground (Planned)
Total Floor Area 82,400m²
Building Uses Office, retail
Schedule Construction to commence: 2012
Completion: 2014 (Planned)
Developing Entities CapitaLand Commercial Limited 50%
CapitaCommercial Trust 40%
Mitsubishi Estate Co., Ltd. 10%

Asia



Suzhou Multi-Purpose Development Project

Address Suzhou Industrial Park, China
Site Area 27,000m²
Number of Units Approx. 290 units
Total Floor Area Residence 53,000m²
Retail Facilities 46,000m²
Parking 34,000m²
Building Uses Residence, SOHO residence, retail, parking
Schedule Construction commenced: 2012
Open: 2014 (Planned)
Developing Entities 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	171,500	7,600	1959
McGraw-Hill Building	New York State, Manhattan	51 floors above ground 5 floors below ground	237,100	10,100	1972
One North Central	Phoenix, Arizona	20 floors above ground 4 floors below ground	38,000	5,300	2001
1101 K Street, NW	Washington, D.C.	10 floors above ground	27,078	2,678	2006
1100 First Street, NE	Washington, D.C.	12 floors above ground	32,419	3,490	2009
1 Victoria Street	London	9 floors above ground 3 floors below ground	31,000 (Effective Floor Space)	7,900	1960s
150 Leadenhall Street	London	8 floors above ground 2 floors below ground	8,565	1,000	1977
6-8 Bishopsgate	London	23 floors above ground 2 floors below ground	21,100	1,700	1979
River Plate House	London	7 floors above ground 2 floors below ground	18,700	2,200	1989
Warwick Court	London	8 floors above ground 2 floors below ground	29,500	3,300	2003
Central Saint Giles	London	11 floors above ground 2 floors below ground	66,000	7,900	2010