

MITSUBISHI ESTATE CO., LTD.
ASSET BOOK

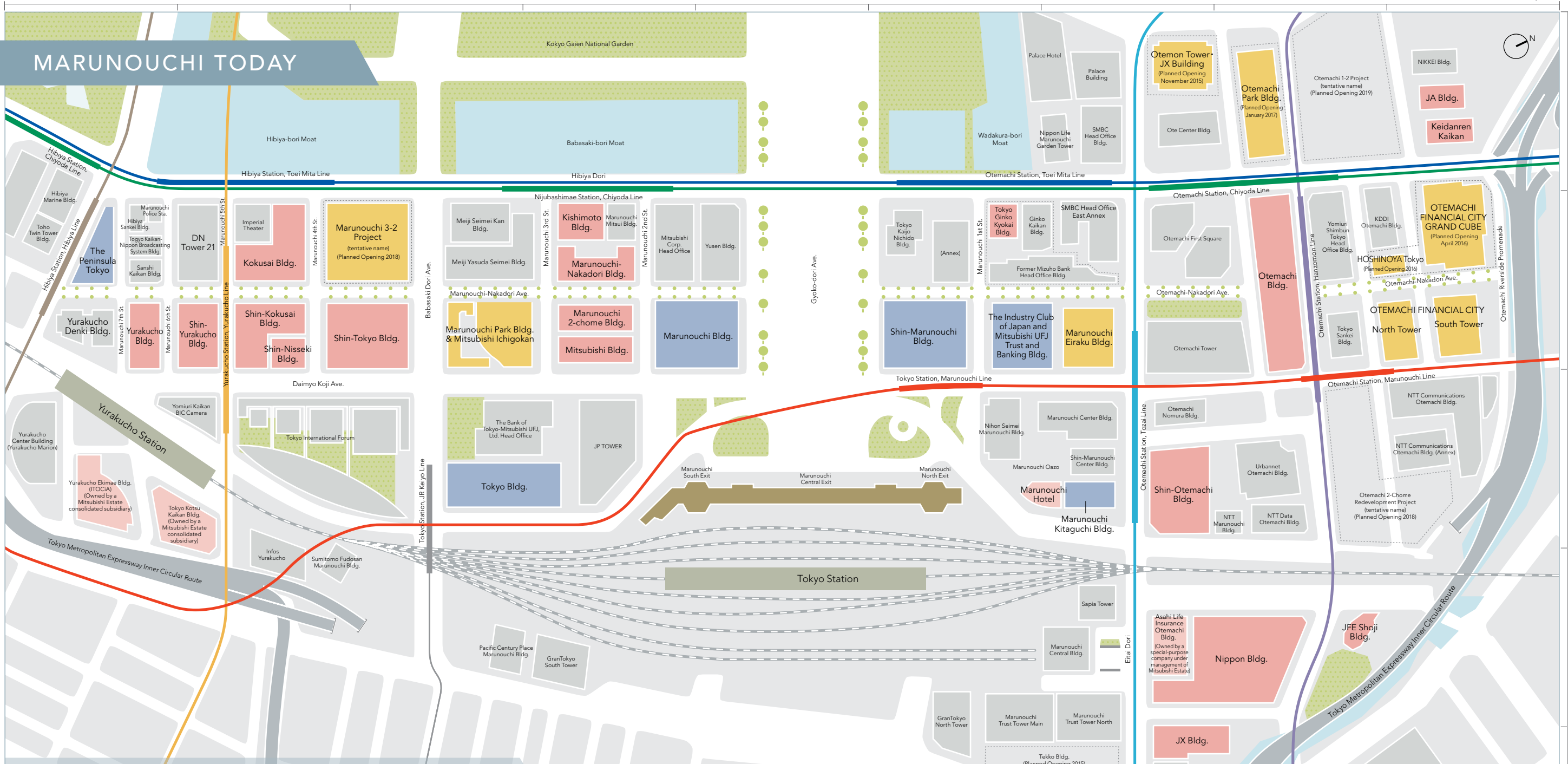
2015

 **MITSUBISHI ESTATE CO., LTD.**

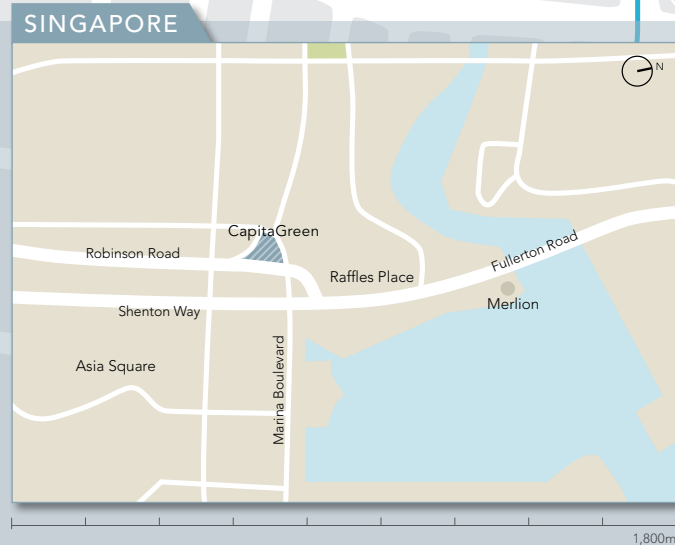
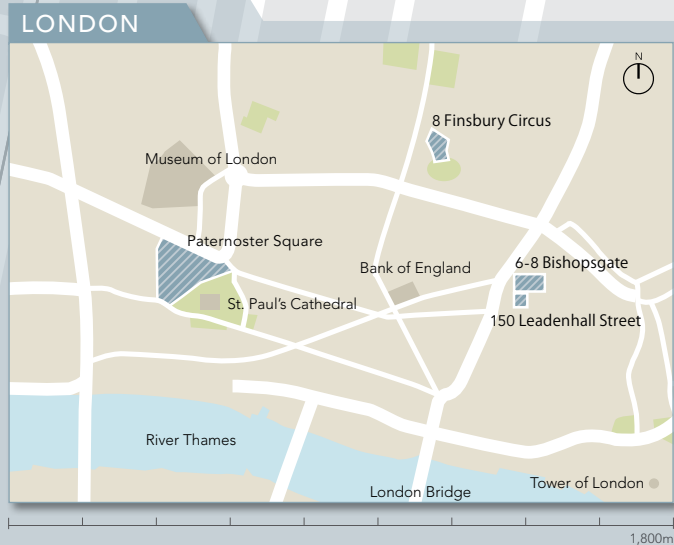
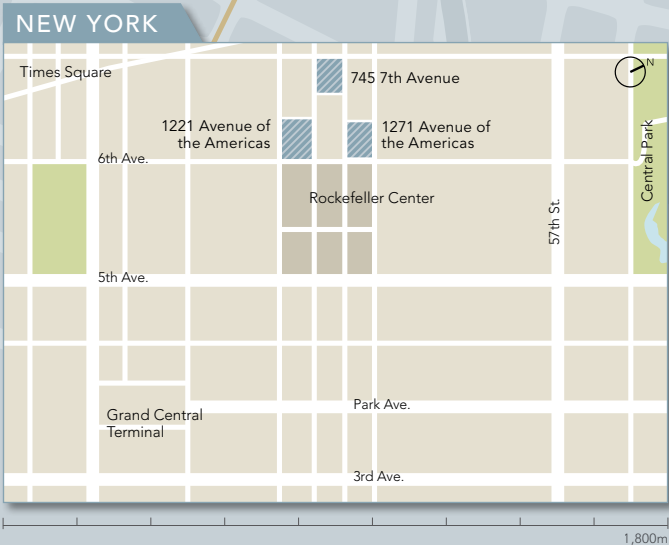
Otemachi Building, 6-1, Otemachi 1-chome, Chiyoda-ku,
Tokyo 100-8133, Japan
http://www.mec.co.jp/index_e.html



MARUNOUCHI TODAY



MARUNOUCHI VERSUS THE WORLD'S MAJOR BUSINESS CENTERS



- First Stage of Redevelopment
- Second Stage of Redevelopment
- Owned by Mitsubishi Estate

Marunouchi District Development Goes On

—As it has in the past, as it will 100 years from now

1890

Starting from Scratch

Purchase of Marunouchi Land and Vision of a Major Business Center

Yanosuke Iwasaki was president of Mitsubishi Sha, which was later dissolved into individual Mitsubishi companies.



The history of Tokyo's Marunouchi district began in 1890 when Yanosuke Iwasaki purchased the Marunouchi area at the request of the Meiji government of Japan.

At the time, the area was an expanse of flat, grassy fields that became known as Mitsubishigahara, or Mitsubishi Fields. Iwasaki's reasoning behind this acquisition was his belief that for Japan to become a modern nation, the country needed a business center such as that of New York or London. The purchase price was ¥1.28 million, about three times Tokyo's annual budget at the time—a massive sum that speaks to the boldness and inspiration of Iwasaki's decision.

1998–2007

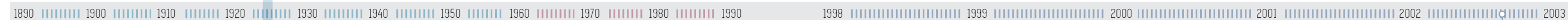
Third Phase of Development

(First Stage of the Marunouchi Redevelopment Project)

Turning Marunouchi into a Vibrant and Bustling District

In 1998, Mitsubishi Estate began to redevelop the area around Tokyo Station in the first stage of its Marunouchi Redevelopment Project. Based on the concept of "Pursuing diverse and multifunctional urban development," the project aimed to create a landscape that would give a new image to the area, which had up until then been purely a business area.

Starting with the completion of the Marunouchi Building in 2002, Mitsubishi Estate rebuilt six buildings in line with the new concept. Moreover, we widened the sidewalks of Nakadori Avenue from six meters to seven meters, began holding seasonal events, and took other measures to transform the district into a space with a vibrant and bustling atmosphere.



1890s–1950s

First Phase of Development

Dawning of a Full-Scale Business Center Development

The construction of the district's first modern office building, Mitsubishi Ichigokan, was completed in 1894. Soon after, three-story redbrick office buildings began springing up, resulting in the area becoming known as the "London Block."

Following the opening of Tokyo Station in 1914, the district was further developed as a business center. American-style large reinforced concrete buildings lined the streets. Along with the more functional look, the area was renamed the "New York Block."



1960s–1980s

Second Phase of Development

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

As Japan entered an era of high economic growth, there was a sharp increase in demand for office space. Through the Marunouchi remodeling plan that began in 1959, the district was rebuilt with large-scale office buildings providing a considerable supply of highly integrated office space. Sixteen such buildings were constructed, increasing the total available floor space by more than five times. In addition, Nakadori Avenue, stretching from north to south through the Marunouchi district, was widened from 13 meters to 21 meters.

The 1980s marked the appearance of high-rise buildings more than 100 meters tall in the district. However, even amid this changing skyline, the Marunouchi district remained a business center with beautiful scenic views of the waters and green woods of the Imperial Palace.



Marunouchi Building

The building that set the stage for the transformation of Marunouchi

Address
4-1, Marunouchi
2-chome, Chiyoda-ku,
Tokyo

Completion
August 2002

Number of Floors
37 floors aboveground
4 floors belowground

Total Floor Area
Approx. 159,800m²

Leasable Area
Approx. 74,200m²



The Industry Club of Japan and Mitsubishi UFJ Trust and Banking Building

Part of the historical building was retained and integrated into the new office building

Address
4-5,6, Marunouchi
1-chome, Chiyoda-ku,
Tokyo

Completion
February 2003

Number of Floors
30 floors aboveground
4 floors belowground

Total Floor Area
Approx. 109,900m²

Leasable Area
Approx. 39,600m²



3-2

2008–Present Day Third Phase of Development

(Second Stage of the Marunouchi Redevelopment Project)

Focus shifted to make the Marunouchi Redevelopment Project broader and more comprehensive

From 2008, the focus shifted to make the Marunouchi Redevelopment Project broader and more comprehensive in its second stage. Redevelopment began with the construction of the Marunouchi Park Building and Mitsubishi Ichigokan. By spreading the vibrant and bustling atmosphere of the Marunouchi to the Otemachi and Yurakucho, and establishing financial business center and a greater amenity infrastructure the project strengthened the international competitiveness of the area. Through the addition of a museum and other art and cultural facilities as well as the pursuit of eco-friendly development, Mitsubishi Estate has aimed to give the area a fresh appeal based on a new sense of values.



Address
5-1, Marunouchi
1-chome, Chiyoda-ku,
Tokyo

Completion
April 2007

Number of Floors
38 floors aboveground
4 floors belowground

Total Floor Area
Approx. 195,400m²

Leasable Area
Approx. 99,800m²

Shin-Marunouchi Building

Along with the Marunouchi Building, this symbolic and stately building helps create a fitting urban landscape as a gateway to Tokyo



Address
6-5, Marunouchi
1-chome, Chiyoda-ku,
Tokyo

Completion
August 2004

Number of Floors
29 floors aboveground
4 floors belowground

Total Floor Area
Approx. 65,600m²

Leasable Area
Approx. 52,500m²

Marunouchi Kitaguchi Building (Marunouchi Oazo)

Multipurpose building developed on the site of the former head office of Japanese National Railways becomes a new landmark



Tokyo Building

First building to utilize of the unique floor-area ratio transfer system in Japan



Address
7-3, Marunouchi
2-chome, Chiyoda-ku,
Tokyo

Completion
October 2005

Number of Floors
33 floors aboveground
4 floors belowground

Total Floor Area
Approx. 149,300m²

Leasable Area
Approx. 81,600m²

The Peninsula Tokyo

Mitsubishi Estate attracted the Peninsula Hotels group, owners of Hong Kong's famous hotel, to the Marunouchi district



Address
8-1, Yurakucho 1-chome,
Chiyoda-ku, Tokyo

Completion
May 2007

Number of Floors
24 floors aboveground
4 floors belowground

Total Floor Area
Approx. 58,600m²

Marunouchi Park Building and Mitsubishi Ichigokan

Faithful recreation of the original Mitsubishi Ichigokan—now an art museum serving as a center of cultural exchange and an office space that sits in the midst of the premium office zone in the Marunouchi district



Address
6-1, Marunouchi
2-chome, Chiyoda-ku,
Tokyo

Completion
April 2009

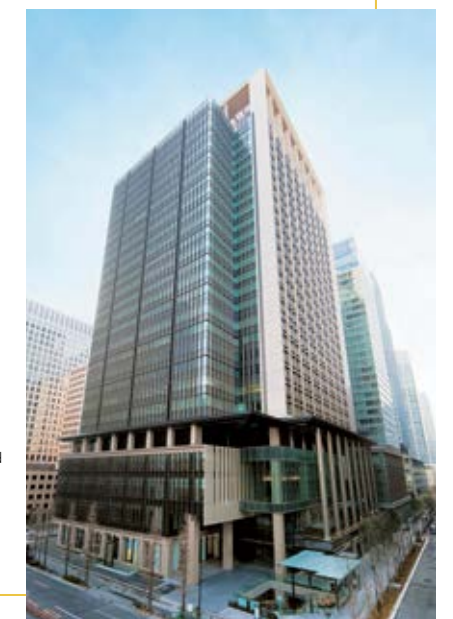
Number of Floors
34 floors aboveground
4 floors belowground

Total Floor Area
Approx. 195,600m²

Leasable Area
Approx. 115,600m²

Marunouchi Eiraku Building

The latest environment-friendly multipurpose building at the intersection of Marunouchi and Otemachi



Address
4-1, Marunouchi
1-chome, Chiyoda-ku,
Tokyo

Completion
January 2012

Number of Floors
27 floors aboveground
4 floors belowground

Total Floor Area
Approx. 139,700m²

Leasable Area
Approx. 48,900m²



Address
9-5,7, Otemachi 1-chome,
Chiyoda-ku, Tokyo

Completion
October 2012

Number of Floors
North Tower:
31 floors aboveground
4 floors belowground
South Tower:
35 floors aboveground
4 floors belowground

Total Floor Area
North Tower:
Approx. 110,000m²
South Tower:
Approx. 132,500m²

Leasable Area
North Tower:
Approx. 27,200m²
South Tower:
Approx. 58,900m²

OTEMACHI FINANCIAL CITY
(North Tower, South Tower)

A colorful, cosmopolitan urban space combined with an international financial business center



Address
5-1, Otemachi 1-chome,
Chiyoda-ku, Tokyo

Completion
Scheduled for completion in
April 2016

Number of Floors
GRAND CUBE:
31 floors aboveground
4 floors belowground
Hotel:
18 floors aboveground
3 floors belowground

Main Uses
Office, hotel, retail, parking,
central heating and
air-conditioning facilities, other

Total Floor Area
GRAND CUBE:
Approx. 193,500m²

Leasable Area
GRAND CUBE:
Approx. 108,000m²

OTEMACHI FINANCIAL CITY GRAND CUBE
/ Hotel

Fully equipped with a variety of business support facilities to strengthen Marunouchi's international competitiveness

Applying the Know-How Gleaned from Developing the Marunouchi District to a Range of Projects in Major Japanese Cities

Drawing on the know-how and experience gained from developing the Marunouchi district, Mitsubishi Estate is setting up an asset portfolio of quality real estate assets in Osaka, Nagoya, and other major cities in Japan. Currently, we are pursuing the development of multipurpose and commercial buildings utilizing the area management method. Mitsubishi Estate continues to meet the challenge of creating new value by orchestrating enjoyable working and recreational experiences and spaces.

Dai Nagoya Building

Modernizing the half-century-old area in front of Nagoya Station



Location
3-2701, Meieki,
Nakamura-ku, Nagoya

Completion
October 2015 (planned)

Number of Floors
34 floors
aboveground
4 floors
belowground

Total Floor Area
Approx. 146,700m²

Leasable Area
Approx. 65,000m²

Access
Direct access to the JR,
Kintetsu, and Meitetsu
railways as well as the
Nagoya Municipal
Subway at Nagoya
Station

Toyosu Foresia

Birth of a new landmark with excellent disaster management functions and lush greenery in Toyosu, Tokyo's waterfront area



Address
2-24, Toyosu 3-chome, Koto-ku, Tokyo

Completion
July 2014

Number of Floors
16 floors aboveground
2 floors belowground

Total Floor Area
Approx. 101,500m²

Leasable Area
Approx. 67,100m²

Access
Toyosu Station, Yurakucho Line



Otemon Tower • JX Building / Otemachi Park Building



Introducing housing facilities to strengthen the area's function as an international business center

Otemon Tower • JX Building
The Resona Maruha Building Redevelopment

Address
1-2, Otemachi 1-chome, Chiyoda-ku, Tokyo

Completion
Scheduled for completion in November 2015

Number of Floors
22 floors aboveground
5 floors belowground

Main Uses
Office, retail, parking, other

Total Floor Area
Approx. 107,800m²

Leasable Area
Approx. 42,300m²

Otemachi Park Building
The Bank of Tokyo-Mitsubishi UFJ Otemachi Building Redevelopment

Address
1-1, Otemachi 1-chome, Chiyoda-ku, Tokyo

Completion
Scheduled for completion in January 2017

Number of Floors
29 floors aboveground
5 floors belowground

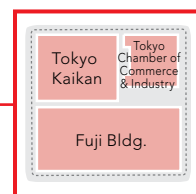
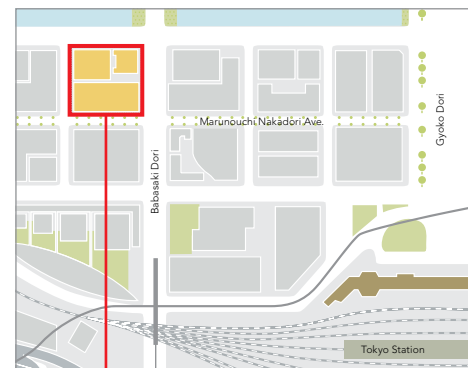
Main Uses
Office, retail, service apartments, community central heating and air-conditioning facilities, parking, other

Total Floor Area
Approx. 149,000m²

Leasable Area
Approx. 62,500m²

Marunouchi 3-2 Project
(tentative name; scheduled to start construction in fiscal 2016)

The broader and more comprehensive Marunouchi Redevelopment Project has also spread to the Yurakucho district



Grand Front Osaka

The new gateway to western Japan is attracting people from Japan and around the world



Address
4-20, 3-1 Ofuka-cho,
Kita-ku, Osaka

Completion
March 2013

Number of Floors
South Annex: Tower A
38 floors aboveground
3 floors belowground
North Annex:
Tower B:
38 floors aboveground
3 floors belowground
Tower C:
33 floors aboveground
3 floors belowground
Owners' Tower:
48 floors aboveground
1 floors belowground

Total Floor Area
Tower A: Approx. 187,800m²
Tower B, C: Approx. 295,100m²

Leasable Area
Tower A: Approx. 72,700m²
Tower B: Approx. 72,800m²
Tower C: Approx. 6,900m²

Access
JR Osaka Station,
Hankyu Railway, and other

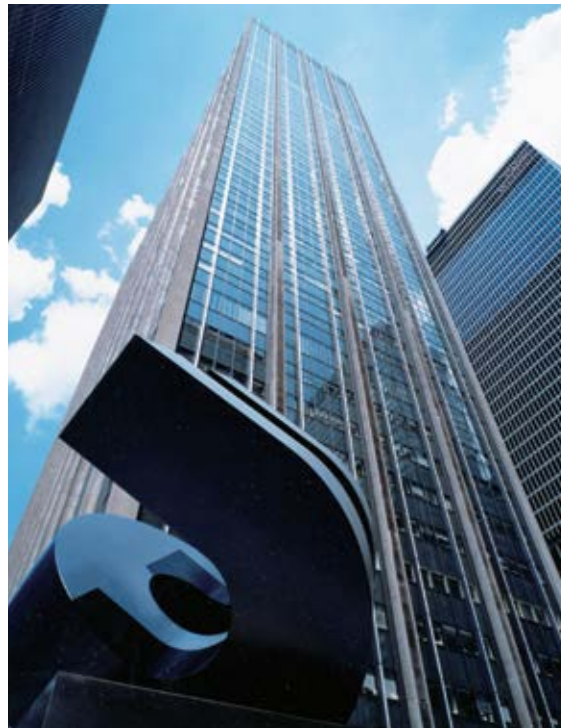
Expanding Business through Progressive Global Development

Mitsubishi Estate's business is not limited to Japan. We have been engaging in office leasing and real estate development businesses mainly in New York City and London since establishing local companies in the United States in 1972 and the United Kingdom in 1986. In recent years, we have expanded into Asia, focusing on Singapore and China, where the economy is growing rapidly. Going forward, we will expand business overseas by maximizing the use of the network we have built and the accomplishments we have achieved up to this point.

NEW YORK

1271 Avenue of the Americas

A symbol of Manhattan, a cultural mecca that continues to influence the world



Location New York, U.S.A.	Number of Floors 47 floors aboveground 3 floors belowground
Owner Rockefeller Center North, Inc.	Leasable Area Approx. 181,000m ² (1,948,000 sq. ft)
Ownership Percentage Rockefeller Group 100%	Building Uses Office, retail
Site Area Approx. 7,600m ² (81,800 sq. ft)	Completion 1959

1221 Avenue of the Americas

Located in the heart of Manhattan, where global companies and financial institutions are concentrated



Location New York, U.S.A.	Number of Floors 51 floors aboveground 5 floors belowground
Owner Rock-1221, Inc.	Leasable Area Approx. 239,500m ² (2,578,000 sq. ft)
Ownership Percentage Rockefeller Group 55% Other 45%	Building Uses Office, retail
Site Area Approx. 10,100m ² (108,700 sq. ft)	Completion 1972

LONDON

Paternoster Square

The perfect combination of history and functionality located in City of London



Warwick Court

Location London, U.K.	Site Area Approx. 3,300m ² (35,500 sq. ft)	Leasable Area Approx. 18,500m ² (199,000 sq. ft)
Owner Mitsubishi Estate London Limited	Number of Floors 8 floors aboveground 2 floors belowground	Building Uses Office, retail
Ownership Percentage Mitsubishi Estate London Limited 100%	Completion 2003	

Central Saint Giles

An office / residential / retail development distinctive for its bright facade



Location London, U.K.	Number of Floors 11 floors aboveground 2 floors belowground
Owner Central Saint Giles Limited Partnership	Leasable Area Office Building (office floor area): Approx. 38,800m ² (417,600 sq. ft)
Ownership Percentage Mitsubishi Estate London Limited 50% Legal & General 50%	Building Uses Office, residential, retail
Site Area Approx. 7,900m ² (85,000 sq. ft)	Completion 2010

SINGAPORE

CapitaGreen

Completion of a large-scale office building in the central business district



Location Singapore
Site Area Approx. 5,500m ² (59,200 sq. ft)
Number of Floors 40 floors aboveground
Total Floor Area Approx. 82,000m ² (882,600 sq. ft)
Building Uses Office, retail
Schedule Construction 2012: Commenced 2014: Completion
Developing Entities CapitaLand 50% Singapore Limited 40% CapitaCommercial 40% Mitsubishi Estate Asia Pte. Ltd. 10%

TAIPEI

Taiwan Nangang Complex Development Project

Taiwan's first integrated development project to feature offices, commercial facilities, and a hotel

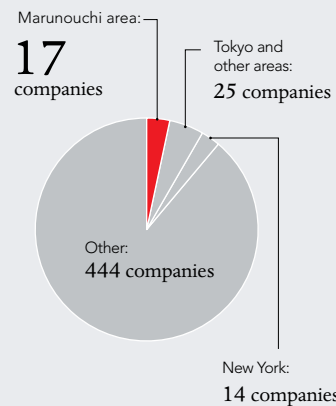


Location East Road Zhongxiao Taipei, Taiwan	Total Floor Area (Including Office, Hotel, Retail Facilities, and Parking) Approx. 196,800m ² (2,118,400 sq. ft)
Site Area Approx. 67,200m ² (723,300 sq. ft)	Schedule December 2012: Construction commenced December 2014: Operations commenced at commercial zone December 2015: Office, hotel, and parking scheduled to commence operations
Number of Floors Office, hotel: 30 floors aboveground Retail facilities: 14 floors aboveground Parking: 12 floors aboveground	

MARUNOUCHI BY THE NUMBERS

Marunouchi is an international business center that lies between Tokyo Station and the Tokyo Imperial Palace. Mitsubishi Estate owns and manages approximately 30 office buildings in the district that is the workplace of some 230,000 office workers.

Hub for Leading Global Companies^{1,2}



Number of Companies Listed on the First Section of the Tokyo Stock Exchange³

92 companies²

Consolidated Net Sales of the 92 Companies in the Marunouchi District

Approx. **¥135 trillion²**

▶ Equivalent to around 10% of GDP in Japan

Number of Office Workers

Approx. **230,000²**

Area

(Including buildings being demolished and under construction)

120 hectares²

▶ 120 hectares is approximately 35% of the size of Manhattan's Central Park (843 acres, or about 341 hectares)

Number of Buildings

(Including buildings under construction)

104² / Approx. 4,000 offices²

Building Floor Space

(Excluding that of buildings under construction)

678 hectares²

Railway Lines Servicing the Area

JR and subway lines: **20 lines in total²**

▶ 13 JR lines, one Toei subway line, and six Tokyo Metropolitan lines

1. Fortune Global Top 500, 2014

2. Otemachi-Marunouchi-Yurakucho (OMY) District Redevelopment Project Council

3. Number of listed companies (First and Second sections of major exchanges as well as companies only listed on regional exchanges) with head offices in the Daimaruyū area

Building name	Total floor area (m ²)	Leasable area (m ²)	Number of floors (aboveground / belowground)	Completion
Yurakucho Bldg.	42,200	22,900	11 floors / 5 floors	1966
Kokusai Bldg.	76,900	42,000	9 floors / 6 floors	1966
Shin-Yurakucho Bldg.	83,700	49,100	14 floors / 4 floors	1967
JX Bldg.	63,100	37,400	20 floors / 5 floors	1970
JFE Shoji Bldg.	14,300	10,500	13 floors / 3 floors	1972
Mitsubishi Bldg.	60,400	37,700	15 floors / 4 floors	1973
Kishimoto Bldg.	34,000	9,500	11 floors / 2 floors	1980
Shin-Nisseki Bldg.	26,600	6,200	11 floors / 2 floors	1981
Hibiya Kokusai Bldg.	128,400	69,800	31 floors / 5 floors	1981
Tokyo Ginko Kyokai Bldg.	32,600	10,900	20 floors / 4 floors	1993
Marunouchi Bldg.	159,800	74,200	37 floors / 4 floors	2002
Mitsubishi UFJ Trust and Banking Bldg.	109,900	39,600	30 floors / 4 floors	2003
Marunouchi Kitaguchi Bldg.	65,600	52,500	29 floors / 4 floors	2004
Tokyo Bldg.	149,300	81,600	33 floors / 4 floors	2005
Shin-Marunouchi Bldg.	195,400	99,800	38 floors / 4 floors	2007
The Peninsula Tokyo	58,600	—	24 floors / 4 floors	2007
JA Bldg.	79,700	33,000	37 floors / 3 floors	2009
Keidanren Kaikan	54,700	15,400	23 floors / 4 floors	2009
Marunouchi Park Bldg.	195,600	115,600	34 floors / 4 floors	2009
Marunouchi Eiraku Bldg.	139,700	48,900	27 floors / 4 floors	2012
OTEMACHI FINANCIAL CITY	242,500	86,100	35 floors / 4 floors	2012
TOKYO: NIHONBASHI				
Mitsubishi Jushi Bldg.	18,200	10,800*	9 floors / 3 floors	1965
TOKYO: AKASAKA				
Kokusai Shin-Akasaka Bldg.	81,200	46,100	24 floors / 3 floors	1980
Sanno Park Tower	219,200	122,800	44 floors / 4 floors	2000
TOKYO: AOYAMA				
Shin-Aoyama Bldg.	101,600	59,500	23 floors / 4 floors	1978
TOKYO: MITA				
Mita Kokusai Bldg.	111,700	76,400	26 floors / 3 floors	1975
TOKYO: SHINJUKU				
Shinjuku Front Tower	94,000	49,100	35 floors / 2 floors	2011
Shinjuku Eastside Square	170,200	117,400	20 floors / 2 floors	2012

* Office floor area

JAPAN

Leasing Properties (properties for which construction was completed as of March 2015)

Principal Buildings Held

Building name	Total floor area (m ²)	Leasable area (m ²)	Number of floors (aboveground / belowground)	Completion
TOKYO: MARUNOUCHI				
Otemachi Bldg.	111,300	72,000	9 floors / 3 floors	1958
Shin-Otemachi Bldg.	88,800	60,700	10 floors / 3 floors	1958
Nippon Bldg.	173,000	74,300*	14 floors / 4 floors	1962
Marunouchi-Nakadori Bldg.	46,100	29,200	10 floors / 4 floors	1963
Shin-Tokyo Bldg.	106,000	72,500	9 floors / 4 floors	1963
Marunouchi 2-chome Bldg.	46,000	31,300	10 floors / 4 floors	1964
Shin-Kokusai Bldg.	77,500	40,900	9 floors / 4 floors	1965

Building name	Total floor area (m ²)	Leasable area (m ²)	Number of floors (aboveground / belowground)	Completion
YOKOHAMA				
Yokohama Landmark Tower	392,900	215,700	70 floors / 4 floors	1993
SAPPORO				
Hokkaido Bldg.	26,000	18,500	9 floors / 2 floors	1962
SENDAI				
Sendai Park Bldg.	19,700	11,900	12 floors / 2 floors	1996
OSAKA				
Grand Front Osaka	Tower A Tower B Tower C	187,800 295,100 6,900*	38 floors / 3 floors 38 floors / 3 floors 33 floors / 3 floors	2013
HIROSHIMA				
Hiroshima Park Bldg.	14,400	9,200	12 floors / 1 floor	1989

Major Subleased Buildings

Building name	Total floor area (m ²)	Leasable area (m ²)	Number of floors (aboveground / belowground)	Completion
TOKYO				
Asahi Life Insurance Otemachi Bldg.	49,300	33,800	29 floors / 4 floors	1971
Palace Bldg.	66,850	43,100	23 floors / 4 floors	2012
JP TOWER	212,000	93,000*	38 floors / 4 floors	2012

Owned by a Special-Purpose Company under Management of Mitsubishi Estate

Building name	Address	Total floor area (m ²)	Leasable area (m ²)	Number of floors (aboveground / belowground)	Completion
TOKYO					
Tokyo Kotsu Kaikan Bldg.	Chiyoda-ku, Tokyo	65,100	18,300*	15 floors / 4 floors	1965
Yurakucho Ekimae Bldg. (ITOCiA)	Chiyoda-ku, Tokyo	76,500	15,600*	21 floors / 4 floors	2007
Sunshine 60	Toshima-ku, Tokyo	190,600	114,400*	60 floors / 5 floors	1978
Toyosu Front	Koto-ku, Tokyo	106,300	72,600	15 floors / 2 floors	2010
Toyosu Foresia	Koto-ku, Tokyo	101,500	67,100	16 floors / 2 floors	2014
YOKOHAMA					
Yokohama Sky Bldg.	Yokohama City, Kanagawa	102,100	19,500*	30 floors / 3 floors	1996

* Office floor area

The Mitsubishi Estate Group's international business engages in real estate leasing and development in various cities in the United States and in Europe. The Group also participates in a number of office building and condominium development projects in locations throughout Asia.



OVERSEAS LEASING BUILDINGS

(Properties for which construction was completed as of March 2015)

Principal Buildings Held

Building name	Address	Leasable area (m ²)	Site area (m ²)	Number of floors (aboveground / belowground)	Completion
1271 Avenue of the Americas	New York, New York	181,000	7,600	47 floors / 3 floors	1959
1221 Avenue of the Americas	New York, New York	239,500	10,100	51 floors / 5 floors	1972
One North Central	Phoenix, Arizona	38,100	5,300	20 floors / 4 floors	2001
1101 K Street, NW	Washington, D.C.	27,100	2,700	10 floors	2006
1100 First Street, NE	Washington, D.C.	32,400	3,500	12 floors	2009
28 State Street	Boston, Massachusetts	53,200	3,100	40 floors / 3 floors	1968
Warwick Court	London	18,500	3,300	8 floors / 2 floors	2003
Central Saint Giles	London	38,800*	7,900	11 floors / 2 floors	2010
150 Leadenhall Street	London	5,200	1,000	8 floors / 2 floors	1977
6-8 Bishopsgate	London	13,900	1,700	23 floors / 2 floors	1979
1 Victoria Street	London	31,200	7,900	9 floors / 3 floors	1960s
Clive House	London	8,000	1,800	8 floors / 1 floor	1950s
46 Rue La Boétie	Paris	2,400	580	9 floors	1964
CapitaGreen	Singapore	65,000	5,500	40 floors	2014

* Office floor area