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

The history of Tokyo’s Marunouchi district began in 1890 when Yanosuke Iwasaki, then-president of what is today the Mitsubishi Corporation, 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 Mitsubishi-gahara, 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.

1890–1950
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.”

1960–1980
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, Naka Dori 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.

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 as 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 Naka Dori 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.

Marunouchi Building
The building that began the transformation of the Marunouchi district into a vibrant and bustling area

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. 159,839m²
Rental Floor Space
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. 109,916m²
Rental Floor Space
Approx. 39,300m²

TRACk RecorD oF MITSuBIshI ESTATE
From 2008, the focus shifted to make the Marunouchi Redevelopment Project broader and more comprehensive in its second stage. Development began with the construction of the Marunouchi Park Building and Mitsubishi Ichigokan. By spreading the vibrant and bustling atmosphere of the Marunouchi district to the Otemachi and Yurakucho districts, the project strengthened the international competitiveness of the area by establishing a financial business center and creating a greater amenities infrastructure. 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.

**Marunouchi Park Building and Mitsubishi Ichigokan**

**Shin-Marunouchi Building**

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

**Mitsubishi Ichigokan**

Restoration of Mitsubishi Ichigokan—both 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.
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.

### 2015

#### Grand Front Osaka

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

#### Marunouchi 3-2 Plan

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

### 2014

#### Toyosu Foresia

Birth of a new landmark with excellent disaster management functions that fit in with the natural environment in Toyosu, Tokyo’s waterfront area.

#### Dai Nagoya Building

Modernizing the half-century-old area in front of Nagoya Station.
Expanding Business through Progressive Global Development

Mitsubishi Estate’s business is not limited to Japan. We have been developing 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 earned until now.

New York

1271 Avenue of the Americas
A symbol of Manhattan, a cultural mecca that continues to influence the world

1221 Avenue of the Americas
The heart of Manhattan, where global companies and financial institutions are concentrated

Location
Manhattan, New York, U.S.A.
Owner
Rockefeller Center North, Inc.
Ownership Percentage
Rockefeller Group 50%
Other 50%
Site Area
Approx. 7,600m² (81,800 sq. ft)
Number of Floors
47 floors aboveground
3 floors belowground
Total Floor Area
Approx. 177,100m² (1,846,000 sq. ft)
Building Uses
Office, retail
Completion
1959

London

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

Location
London, U.K.
Owner
Mitsubishi Estate London Limited
Ownership Percentage
Mitsubishi Estate 100%
Site Area
Approx. 9,300m² (99,300 sq. ft)
Number of Floors
8 floors aboveground
2 floors belowground
Total Floor Area
Approx. 39,500m² (421,300 sq. ft)
Building Uses
Office, retail
Completion
2012

Central Saint Giles
An office / residential / retail development distinctive for its bright façade

Location
London, U.K.
Owner
Central Saint Giles Limited Partnership
Ownership Percentage
Mitsubishi Estate London Limited 50%
Legal & General 50%
Site Area
Approx. 7,500m² (80,300 sq. ft)
Number of Floors
11 floors aboveground
2 floors belowground
Total Floor Area
Office Building
Approx. 52,000m² (552,200 sq. ft)
Residential
Approx. 11,000m² (118,400 sq. ft)
Building Uses
Office, residential, retail
Completion
2013

Singapore

CapitaGreen
Our first involvement in office building development in Singapore

Location
Singapore
Site Area
Approx. 5,800m² (62,400 sq. ft)
Number of Floors
40 floors aboveground
Total Floor Area
Approx. 80,500m² (862,400 sq. ft)
Building Uses
Office, retail
Schedule
Construction commenced: 2012
Completion: 2014 (planned)
Developing Entities
CapitaLand Singapore Limited 50%
CapitaCommercial Mitsubishi Estate Asia Pte. Ltd. 50%

China

Suzhou Multi-Purpose Development Project
Condominium tower and cultural/commercial facilities complex development project

Location
Suzhou Industrial Park, China
Site Area
Approx. 27,000m² (291,000 sq. ft)
Number of Units
Approx. 290 units
Total Floor Area
Residents: Approx. 57,000m² (618,400 sq. ft)
Retail Facilities: Approx. 46,600m² (503,000 sq. ft)
Parking
Approx. 34,600m² (368,000 sq. ft)
Schedule
Construction commenced: 2012
Completion: 2015 (planned)
Developing Entities
The Eslite Corporation
Mitsubishi Estate Co., Ltd.
Marunouchi is an international business center that lies between Tokyo Station and the Tokyo Imperial Palace. Mitsubishi Estate owns and manages about 19% of the buildings in the district that is the workplace of some 230,000 office workers.

### Hub for Leading Global Companies

1. Fortune Top 500
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 Daimaruyu area)
4. OMY Community SR Promotion Council, "A Community for 1,000 Years. OMY CSR Report 2013"

### Jinza

- Companies: 26
- Area: 120 hectares
- Number of Buildings: 14
- Building Floor Space: 678 hectares
- Railway Lines Servicing the Area: 20 lines in total
- Total Number of Rail Passengers: Approx. 2,260,000 per day

### JAPAN

- Number of Companies Listed on the First Section of the Tokyo Stock Exchange: 92 companies
- Area: 120 hectares
- Number of Buildings: 107
- Total Number of Rail Passengers (Total for Tokyo, Yurakucho, Hibiya, Nijubashimae, and Otemachi stations): Approx. 2,260,000 per day

### Principal Buildings Held

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Total Floor Area (m²)</th>
<th>Rental Floor Area (m²)</th>
<th>Number of Floors (aboveground / belowground)</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOKYO: MARUNOUCHI</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Otemachi Bldg.</td>
<td>111,272</td>
<td>72,100</td>
<td>9 floors / 3 floors</td>
<td>1958</td>
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<tr>
<td>Shin-Otemachi Bldg.</td>
<td>88,785</td>
<td>60,700</td>
<td>10 floors / 3 floors</td>
<td>1958</td>
</tr>
<tr>
<td>Fuji Bldg.</td>
<td>81,877</td>
<td>35,900</td>
<td>10 floors / 4 floors</td>
<td>1962</td>
</tr>
<tr>
<td>Nippon Bldg.</td>
<td>137,616</td>
<td>74,300</td>
<td>14 floors / 4 floors</td>
<td>1962</td>
</tr>
<tr>
<td>Marunouchi-Nakadori Bldg.</td>
<td>46,102</td>
<td>29,200</td>
<td>10 floors / 4 floors</td>
<td>1963</td>
</tr>
<tr>
<td>Shin-Tokyo Bldg.</td>
<td>106,085</td>
<td>72,600</td>
<td>9 floors / 4 floors</td>
<td>1963</td>
</tr>
<tr>
<td>Marunouchi 2-chome Bldg.</td>
<td>45,985</td>
<td>32,100</td>
<td>10 floors / 4 floors</td>
<td>1964</td>
</tr>
</tbody>
</table>

### TOYKO: NISSHOKI

- Number of Companies Listed on the First Section of the Tokyo Stock Exchange: 92 companies
- Total Floor Area (m²): 61,144
- Rental Floor Area (m²): 18,100
- Number of Floors (aboveground / belowground): 11 floors / 5 floors
- Completion: 1965

### TOYKO: AKASAKA

- Number of Companies Listed on the First Section of the Tokyo Stock Exchange: 92 companies
- Total Floor Area (m²): 77,484
- Rental Floor Area (m²): 40,100
- Number of Floors (aboveground / belowground): 9 floors / 4 floors
- Completion: 1965

### TANO: ASIYAMA

- Number of Companies Listed on the First Section of the Tokyo Stock Exchange: 92 companies
- Total Floor Area (m²): 101,550
- Rental Floor Area (m²): 59,600
- Number of Floors (aboveground / belowground): 23 floors / 4 floors
- Completion: 1978

### TOYKO: MITA

- Number of Companies Listed on the First Section of the Tokyo Stock Exchange: 92 companies
- Total Floor Area (m²): 111,658
- Rental Floor Area (m²): 76,800
- Number of Floors (aboveground / belowground): 26 floors / 3 floors
- Completion: 1975
In its International Business, the Mitsubishi Estate Group engages in real estate leasing and development in various cities in the United States and in London, in the United Kingdom. The Group also participates in a number of condominium development projects in locations throughout Asia.

**Europe**

![Europe.png](https://via.placeholder.com/150)

**North America**

![North America.png](https://via.placeholder.com/150)

**OVERSEAS LEASING BUILDINGS**

(Properties for which construction was completed as of March 2014)

### Principal Buildings Held

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Address</th>
<th>Total Floor Area (m²)</th>
<th>Site Area (m²)</th>
<th>Number of Floors (aboveground / belowground)</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>1271 Avenue of the Americas</td>
<td>Manhattan, New York State</td>
<td>171,500</td>
<td>7,600</td>
<td>47 floors / 3 floors</td>
<td>1999</td>
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<tr>
<td>1221 Avenue of the Americas</td>
<td>Manhattan, New York State</td>
<td>257,100</td>
<td>10,100</td>
<td>51 floors / 5 floors</td>
<td>1972</td>
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<tr>
<td>One North Central</td>
<td>Phoenix, Arizona</td>
<td>38,000</td>
<td>5,300</td>
<td>20 floors / 4 floors</td>
<td>2001</td>
</tr>
<tr>
<td>1101 K Street, NW</td>
<td>Washington, D.C.</td>
<td>27,078</td>
<td>2,678</td>
<td>10 floors</td>
<td>2006</td>
</tr>
<tr>
<td>1100 First Street, NE</td>
<td>Washington, D.C.</td>
<td>32,419</td>
<td>3,490</td>
<td>12 floors</td>
<td>2009</td>
</tr>
<tr>
<td>50 Beale Street</td>
<td>San Francisco, California</td>
<td>61,901</td>
<td>5,269</td>
<td>23 floors / 1 floor</td>
<td>1968</td>
</tr>
<tr>
<td>28 State Street</td>
<td>Boston, MA</td>
<td>53,210</td>
<td>3,078</td>
<td>40 floors / 3 floors</td>
<td>1968</td>
</tr>
<tr>
<td>Warwick Court</td>
<td>London</td>
<td>29,980</td>
<td>3,300</td>
<td>8 floors / 2 floors</td>
<td>2003</td>
</tr>
<tr>
<td>Central Saint Giles</td>
<td>London</td>
<td>66,000</td>
<td>7,900</td>
<td>11 floors / 2 floors</td>
<td>2010</td>
</tr>
<tr>
<td>10 Leadenhall Street</td>
<td>London</td>
<td>8,561</td>
<td>1,000</td>
<td>8 floors / 2 floors</td>
<td>1977</td>
</tr>
<tr>
<td>6-8 Bishopsgate</td>
<td>London</td>
<td>21,100</td>
<td>1,700</td>
<td>23 floors / 2 floors</td>
<td>1979</td>
</tr>
<tr>
<td>1 Victoria Street</td>
<td>London</td>
<td>31,000</td>
<td>7,900</td>
<td>9 floors / 3 floors</td>
<td>1960</td>
</tr>
<tr>
<td>8 Finsbury Circus (River Plate House) UNDER CONSTRUCTION</td>
<td>London</td>
<td>18,700</td>
<td>2,200</td>
<td>7 floors / 2 floors</td>
<td>1989</td>
</tr>
<tr>
<td>Clive House</td>
<td>London</td>
<td>8,000</td>
<td>1,800</td>
<td>8 floors / 3 floor</td>
<td>1990</td>
</tr>
</tbody>
</table>

### Major Subleased Buildings

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Total Floor Area (m²)</th>
<th>Rental Floor Area (m²)</th>
<th>Number of Floors (aboveground / belowground)</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOKYO SHINJUKU</td>
<td>Shinjuku Front Tower</td>
<td>93,997</td>
<td>51,900*</td>
<td>34 floors / 2 floors</td>
</tr>
<tr>
<td>TOKYO: KUROHIBA</td>
<td>Sunshine 60</td>
<td>190,595</td>
<td>114,400*</td>
<td>60 floors / 5 floors</td>
</tr>
<tr>
<td>YOKOHAMA</td>
<td>Yokohama Landmark Tower</td>
<td>392,885</td>
<td>217,700</td>
<td>70 floors / 4 floors</td>
</tr>
<tr>
<td>YOKOHAMA</td>
<td>Yokohama Sky Bldg.</td>
<td>102,072</td>
<td>19,500*</td>
<td>10 floors / 3 floors</td>
</tr>
<tr>
<td>SAPPORO</td>
<td>Hokkaido Bldg.</td>
<td>25,951</td>
<td>18,600</td>
<td>9 floors / 2 floors</td>
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<tr>
<td>SENDAI</td>
<td>Sendai Park Bldg.</td>
<td>19,719</td>
<td>11,900</td>
<td>12 floors / 2 floors</td>
</tr>
<tr>
<td>OSAKA</td>
<td>Grand Front Osaka</td>
<td>187,800</td>
<td>71,700*</td>
<td>38 floors / 3 floors</td>
</tr>
<tr>
<td>HIROSHIMA</td>
<td>Hiroshima Park Bldg.</td>
<td>14,437</td>
<td>9,200</td>
<td>12 floors / 1 floor</td>
</tr>
</tbody>
</table>

* Office floor area