Marunouchi Area 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 area began in 1890 when Yanosuke Iwasaki purchased the 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.

1890s–1950s
First Phase of Development
Dawning of a Full-Scale Business Center Development

The construction of the area’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 area 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 area 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 area, was widened from 13 meters to 21 meters.

The 1980s marked the appearance of high-rise buildings more than 100 meters tall in the area. However, even amid this changing skyline, the Marunouchi area 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 Area

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 area into a space with a vibrant and bustling atmosphere.

1998

1999

2000

2001

2002

2003

2004

1998–2007
Third Phase of Development
(First Stage of the Marunouchi Redevelopment Project)

Turning Marunouchi into a Vibrant and Bustling Area

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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 Marunouchi to Otemachi and Yurakucho, and establishing a financial business center and supporting various cultures, the Marunouchi area has become a fitting urban landscape as a gateway to Tokyo.

Marunouchi Park Building and Mitsubishi Ichigokan
Faithful re-creation 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 area.

Mitsubishi Ichigokan
Address: 6-1, Marunouchi 3-chome, Chiyoda-ku, Tokyo
Completion: April 2009
Number of Floors: 38 floors aboveground
Total Floor Area: Approx. 195,400 m²
Leasable Area: Approx. 99,800 m²

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

Shin-Marunouchi Building
Address: 5-1, Marunouchi 1-chome, Chiyoda-ku, Tokyo
Completion: April 2007
Number of Floors: 38 floors aboveground
Total Floor Area: Approx. 195,400 m²
Leasable Area: Approx. 82,100 m²

The Peninsula Tokyo
Mitsubishi Estate attracted the Peninsula Hotels group, owners of Hong Kong’s famous hotel, to the Marunouchi area.

The Peninsula Tokyo
Address: 8-1, Yurakucho 1-chome, Chiyoda-ku, Tokyo
Completion: May 2007
Number of Floors: 26 floors aboveground
Total Floor Area: Approx. 68,600 m²

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

Marunouchi Eiraku Building
Address: 6-1, Marunouchi 1-chome, Chiyoda-ku, Tokyo
Completion: January 2012
Number of Floors: 27 floors aboveground
Total Floor Area: Approx. 137,300 m²
Leasable Area: Approx. 64,100 m²

Otemon Tower · JX Building
Including a water purification facility for the Imperial Palace moat, the first of its kind to be operated by a private-sector venture.

Otemon Tower · JX Building
Address: 1-2, Otemachi 1-chome, Chiyoda-ku, Tokyo
Completion: October 2012
Number of Floors:
South Tower: 35 floors aboveground
North Tower: 35 floors aboveground
Total Floor Area: Approx. 152,000 m²
Leasable Area: North Tower: Approx. 102,000 m²

OTEMACHI FINANCIAL CITY
A colorful, cosmopolitan urban space combined with an international financial business center.

OTEMACHI FINANCIAL CITY
Address: 9-5, 7-1, Otemachi 1-chome, Chiyoda-ku, Tokyo
Completion: October 2015
Number of Floors:
North Tower: 31 floors aboveground
South Tower: 31 floors aboveground
Total Floor Area: GRAND CUBE: Approx. 310,000 m²
Hotel: Approx. 133,200 m²
Leasable Area: GRAND CUBE: Approx. 133,200 m²
Hotel: Approx. 70,600 m²

GRAND CUBE

GRAND CUBE
Address: 9-1, 2, Otemachi 1-chome, Chiyoda-ku, Tokyo
Completion: April 2016
Number of Floors:
South Tower: 29 floors aboveground
North Tower: 27 floors aboveground
Total Floor Area: South Tower: Approx. 139,700 m²
North Tower: Approx. 107,600 m²
Leasable Area: South Tower: Approx. 58,900 m²

2008–Present Day

2008

2009

2010

2011

2012

2013

2014

2015

2016

2005

2006

2007

2008

2009

2010
Development projects in major cities in Japan

Drawing on the knowledge and experience gained from developing the Marunouchi area, Mitsubishi Estate has built an asset portfolio of prime real estate assets in Osaka, Nagoya, and other major cities in Japan.

Dai Nagoya Building
Modemizing the half-century-old area in front of Nagoya Station

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

Promoting the development of diverse asset types

In response to the needs of the times, we are developing retail, logistics, and other facilities.

GOTEMBA PREMIUM OUTLETS®
One of Japan’s largest outlet malls, with streets that give the impression of an overseas resort

AQUA CITY ODAIBA
Japanese largest class of entertainment shopping malls, overlooking Tokyo Bay

Tokyo Ryutsu Center Distribution B Building
A next-generation city-center logistics facility meeting diversifying and increasingly sophisticated distribution needs
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, 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
Adapting classic buildings to meet modern demand through renovation

Location
New York, U.S.A.

Owner
Rockefeller Center North, Inc.

Ownership Percentage
Rockefeller Group 100%

Site Area
Approx. 9,000 m² (96,300 sq. ft)

Number of Floors
48 floors aboveground
2 floors belowground

Leasable Area
Approx. 136,400 m² (1,478,000 sq. ft)

Building Uses
Office, retail, parking

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.

Owner
Rockefeller Center North, Inc.

Ownership Percentage
Rockefeller Group 55%
Other 45%

Site Area
Approx. 150,000 m² (1,600,000 sq. ft)

Number of Floors
46 floors aboveground
2 floors belowground

Leasable Area
Approx. 225,000 m² (2,460,000 sq. ft)

Building Uses
Office, retail, parking

Completion
1999

LONDON

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

Location
London, U.K.

Owner
Central Saint Giles Limited Partnership

Ownership Percentage
Mitsubishi Estate London Limited 50%
Legal & General 50%

Site Area
Approx. 7,900 m² (85,000 sq. ft)

Number of Floors
Office Building: 11 floors aboveground
2 floors belowground

Leasable Area
Office: approx. 19,900 m² (215,000 sq. ft)

Building Uses
Office, retail

Completion
2010

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

Location
London, U.K.

Owner
Central Saint Giles Limited Partnership

Ownership Percentage
Mitsubishi Estate London Limited 50%
Legal & General 50%

Site Area
Approx. 7,900 m² (85,000 sq. ft)

Number of Floors
Office Building (Office floor area): 11 floors aboveground
2 floors belowground

Leasable Area
Office: approx. 19,900 m² (215,000 sq. ft)

Building Uses
Office, residential, retail

Completion
2010

INDONESIA

Daswin Project
Development of a large multipurpose building in Jakarta, Indonesia—a country that has been seeing rapid economic growth

Location
Jakarta, Indonesia

Site Area
Approx. 16,000 m² (172,200 sq. ft)

Number of Floors
8 floors aboveground
2 floors belowground

Leasable Area
Approx. 10,600 m² (115,000 sq. ft)

Building Uses
Office, retail

Completion
2020

TAIPEI

Taiwan Nangang Complex Development Project
Taiwan’s first integrated development project to feature offices, retail facilities, and a hotel

Location
Zhongguanshi East Road, Taipei, Taiwan

Site Area
Approx. 47,400 m² (505,000 sq. ft)

Number of Floors
Office: 40 floors aboveground
Retail: 16 floors aboveground
Parking: 12 floors aboveground

Leasable Area
Office (Building A and B): approx. 23,400 m² (251,500 sq. ft)
Retail: approx. 7,000 m² (75,300 sq. ft)
Parking: approx. 1,600 m² (17,200 sq. ft)

Building Uses
Office, retail, facilities, and parking

Schedule
Construction commenced December 2012
Completion of construction 2016
LEASING PROPERTIES

Japan

Office Building Business

Properties for which construction was completed as of July 2017

Principal Buildings Held

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Total Floor Area (m²)</th>
<th>Leasable Area (m²)</th>
<th>Number of Floors (Aboveground / Belowground)</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tokyo: Marunouchi</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Otemachi Bldg.</td>
<td>111,300</td>
<td>74,200</td>
<td>9 floors / 3 floors</td>
<td>1958</td>
</tr>
<tr>
<td>Shiro-Otemachi Bldg.</td>
<td>88,900</td>
<td>69,700</td>
<td>10 floors / 3 floors</td>
<td>1958</td>
</tr>
<tr>
<td>Marunouchi-Nakadori Bldg.</td>
<td>46,100</td>
<td>29,200</td>
<td>10 floors / 4 floors</td>
<td>1963</td>
</tr>
<tr>
<td>Shin-Tokyo Bldg.</td>
<td>106,000</td>
<td>72,500</td>
<td>9 floors / 4 floors</td>
<td>1963</td>
</tr>
<tr>
<td>Marunouchi 2-chome Bldg.</td>
<td>46,000</td>
<td>31,300</td>
<td>10 floors / 4 floors</td>
<td>1964</td>
</tr>
<tr>
<td>Shin-Kokusai Bldg.</td>
<td>77,500</td>
<td>49,700</td>
<td>9 floors / 4 floors</td>
<td>1965</td>
</tr>
<tr>
<td>Yurakucho Bldg.</td>
<td>42,200</td>
<td>22,800</td>
<td>11 floors / 5 floors</td>
<td>1966</td>
</tr>
<tr>
<td>Kokusai Bldg.</td>
<td>76,900</td>
<td>42,000</td>
<td>9 floors / 6 floors</td>
<td>1966</td>
</tr>
<tr>
<td>Tokyo: Nihonbashi</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kokusai Shin-Akasaka Bldg.</td>
<td>81,200</td>
<td>46,000</td>
<td>9 floors / 3 floors</td>
<td>1965</td>
</tr>
<tr>
<td>Sanno Park Bldg.</td>
<td>219,200</td>
<td>122,800</td>
<td>44 floors / 4 floors</td>
<td>2000</td>
</tr>
<tr>
<td>Tokyo: Aoyama</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shin-Urayasu Bldg.</td>
<td>101,600</td>
<td>59,400</td>
<td>23 floors / 4 floors</td>
<td>1976</td>
</tr>
<tr>
<td>Tokyo: Mitia</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mitia Kokusai Bldg.</td>
<td>111,700</td>
<td>76,400</td>
<td>26 floors / 3 floors</td>
<td>1975</td>
</tr>
<tr>
<td>Tokyo: Shinjuku</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shinjuku Front Tower</td>
<td>94,800</td>
<td>49,300</td>
<td>35 floors / 2 floors</td>
<td>2011</td>
</tr>
<tr>
<td>Shinjuku Eastside Square</td>
<td>170,200</td>
<td>117,400</td>
<td>26 floors / 2 floors</td>
<td>2012</td>
</tr>
<tr>
<td>Tokyo: Toyosu</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toyosu Front</td>
<td>107,000</td>
<td>72,600</td>
<td>15 floors / 2 floors</td>
<td>2010</td>
</tr>
</tbody>
</table>

* Total area of floor space that can be rented to tenant companies and floor space we use ourselves.
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.