

PROMOTION OF ENVIRONMENTAL AFFAIRS AND CORPORATE PHILANTHROPY



- ① The NHK Symphony Orchestra, of which Mitsubishi Estate is a sponsor.
- ② The *Mitsubishi Estate Environmental Report*, detailing our environmental preservation efforts, is published annually.

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The Mitsubishi Estate Group is conducting activities in line with management values founded on a commitment to environmental stewardship and corporate citizenship.

Mitsubishi Estate has published the *Mitsubishi Estate Environmental Report* annually since 2000, the first report on environmental preservation by a Japanese real estate company. We are also aggressively pushing forward with obtaining ISO 14001 certification. Following all our office-building operations in the Tokyo and Yokohama areas and Mitsubishi Estate Home, in January 2002 Mitsubishi Jisho Sekkei obtained certification. The Residential Development Division is also obtaining certification.

Each new project is undertaken with consideration for the environment. In the Marunouchi Building due to open on September 6, 2002, improvements have been made in longevity and low-energy functionality, and a system for recycling organic waste is also being employed. We also established the Marunouchi Bird Song Plaza in cooperation with the Wild Bird Society of Japan in order to heighten awareness of environmental preservation, and have organized nature-watching clubs in the Marunouchi district. Volunteers both inside and outside the Group also help produce 6,000 cassette tapes each year of "News on Birds and Nature" that are donated to facilities for the vision impaired throughout the country.

In order to fulfill our responsibility to be a good corporate citizen, as part of our corporate philanthropy activities we plan and run events such as inviting elderly and disabled persons to concerts, running a noodle delivery service and sponsoring pottery classes. We have also begun cooperating with non-profit organizations on a work-support project with the goal of helping the disabled live independent lives. Furthermore, we have expanded our various assistance projects such as the introduction of the "Volunteer Leave" program in 2001, creating an environment conducive to employee participation in corporate philanthropy activities.

In addition, Mitsubishi Estate is a sponsor of the NHK Symphony Orchestra and the Japan Philharmonic Symphony Orchestra and operates cultural facilities in major cities throughout Japan such as Fukuoka and Yokohama.

As a first-rate corporate citizen, the Mitsubishi Estate Group will continue to carry out its philanthropy and cultural promotion activities to further develop relationships with local communities.

CODE OF CORPORATE CONDUCT

OUR MISSION

“Creating a Truly Meaningful Society Through Urban Development”

We will strive to create a truly meaningful society through the development of a secure, safe, comfortable and appealing urban environment in each of our locations, acting as representatives of the people who live, work, and seek leisure there.

To achieve this goal, we will adhere to the following eight principles:

PRINCIPLES OF CORPORATE CONDUCT

ARTICLE 1 : FOSTERING COMMUNICATION

We will make fair disclosure of corporate information by communicating with shareholders, investors, business partners, local community members and all other persons affected by our activities.

ARTICLE 2 : BEING GOOD CITIZENS

We, as good corporate citizens, will respect human rights and actively contribute to society, and will support our employees in their endeavors to this end.

ARTICLE 3 : CARING ABOUT THE ENVIRONMENT

We will place conservation of the global environment as a business priority. We will strive to operate in harmony with the environment in all our business activities, by promoting conservation of energy, reduction of waste, recycling and so forth.

ARTICLE 4 : FOSTERING INTEGRITY

We will conduct our business on the basis of free, fair and transparent market competition. We will consider our social credibility as the most important factor when making management decisions.

ARTICLE 5 : UPHOLDING THE LAW AND AVOIDING ANTISOCIAL FORCES

We will observe all laws and ordinances and endeavor to conduct ourselves at all times in compliance with social morals. We will avoid ties with forces that threaten to disrupt civil society or undermine public safety.

ARTICLE 6 : HAVING A GLOBAL OUTLOOK

We will develop our business based on a global perspective and contribute to local development while respecting local rules and cultures in our overseas operations.

ARTICLE 7 : ENHANCING CREATIVITY AND MOTIVATION

We will strive to create a business environment conducive to the full utilization of our employees' capabilities. We will endeavor to maximize our employees' creativity and expertise while respecting their dignity and individuality.

ARTICLE 8 : DUTIES OF OUR DIRECTORS AND MANAGEMENT STAFF

The directors and management staff of our company recognize that it is their duty to put the spirit of this Code into practice. Each director and manager will take the initiative to exercise leadership and create a corporate system to achieve our goals. Infractions of the Code will be investigated and the findings made public. We will reaffirm the responsibilities of our directors and managers in such an event and take measures to prevent any recurrences.



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