

The Mitsubishi Estate Group has adopted as its fundamental mission the goal to create a truly meaningful society by building attractive, environmentally sound communities where people can live, work and relax with contentment. As a Group, our concept of corporate social responsibility (CSR) encompasses initiatives that help realize enduring growth for the company and society as a whole. Accordingly, Mitsubishi Estate's efforts

to promote CSR activities embodies its corporate brand. Furthermore, to carry out this mission—in addition to disseminating the Mitsubishi Estate Group Code of Conduct throughout the Group—a CSR Committee chaired by the president was formed to promote Group-wide CSR activities and to implement a wide variety of CSR activities that draw on the Group's distinctive features.

The Mission of the Mitsubishi Estate Group

We contribute to society through urban development

By building attractive, environmentally sound communities where people can live, work and relax with contentment, we contribute to creating a truly meaningful society.

The Mitsubishi Estate Group Code of Corporate Conduct

In order to carry out the Group Mission, we pledge to observe the following Code of Conduct:

1. We will act with integrity

We will base our conduct on laws and ethics, and always reflect with humility upon our behavior, valuing our communication with society and placing priority in our corporate activities on earning trust through fairness and transparency.

2. We will strive to earn the trust of our clients

We will approach all objectives from our clients' point of view, providing safe and reliable products and services, and make information available as appropriate.

3. We will strive to create a vibrant workplace

While aiming at personal growth, we will respect the human rights and diversity of opinions of others, and increase our creativity and professionalism while displaying our collective strengths as a team.

Mitsubishi Estate Group Action Charter
For more information, please refer to:
<http://csr.mec.co.jp/koudousisin.html>

(Formulated December 1, 1997)
(Revised August 1, 2002)
(Revised January 1, 2006)

CSR Case Studies

Compliance

Mitsubishi Estate considers compliance as not simply the adherence to legal standards, but as "meeting the expectations of people in society at large," while adhering to internal company rules and ethical corporate standards. Furthermore, because we recognize how essential compliance is to the profit base of the Company, we view the maintenance of a compliance system as a priority task of management. Moreover, each and every employee is deepening his and her awareness of compliance issues and putting them into practice.

Risk Management

To maintain proper risk assessment and management of a wide range of internal and external business risks, Mitsubishi Estate has placed the CSR Committee in overall charge of risk management. We have further established the Risk Management Council as a working-level body tasked with gathering risk management-related information, and are implementing risk management cross-sectionally throughout the Company.

Environmental Efforts

As part of Action 2010, the New Medium-Term Management Plan, we make our contribution to society clearer by actively aiming at reducing environmental impact. By energetically

implementing initiatives for low-carbon and recycling-oriented society models in partnership with our customers, we will spearhead the creation of sustainable communities. Mitsubishi Estate is working in collaboration with local communities to reduce environmental impact throughout the Otemachi, Marunouchi and Yurakucho districts of Tokyo. In addition to taking so-called hard measures, such as introducing a highly efficient central heating, cooling and ventilation system and adding greenery to the roofs and walls of our buildings in these areas, the Company's initiatives also include soft measures, as exemplified by the staging of environment-related events and seminars.

Social Contributions

As a good corporate citizen, the Mitsubishi Estate Group engages in a wide range of social contribution activities primarily centered on promoting its harmonious coexistence with communities, environmental preservation, social welfare as well as culture and the arts. Specific Mitsubishi Estate-developed programs include operating the Nature Info Plaza in the Shin-Yurakucho Building and the Marunouchi Bird Song Plaza—which conduct educational activities and disseminate information on nature conservation and environmental preservation—and the annual Dazzling Art Competition, a drawing contest held for disabled children throughout Japan.



Greenery seen on a wall at the Shin-Marunouchi Building.



The prize-giving ceremony for the Dazzling Art Competition was held at Tokyo Marunouchi Building Hall in February 2008.