Special Feature 1: The Second Stage of Marunouchi Redevelopment

With the Mitsubishi Ichigokan Museum now standing in Marunouchi, more than 100 years after the original development plan, additional urban rejuvenation is further expanding and deepening the global presence of the Marunouchi area.

The second stage of the Marunouchi Redevelopment Project extends from 2008 to 2017. As the first project in the second stage, the Marunouchi Park Building & Mitsubishi Ichigokan was completed in April 2009, followed by the completion of the Mitsubishi Ichigokan Museum in April 2010. Mitsubishi Estate built Marunouchi’s first office building, the original Mitsubishi Ichigokan, in 1894. From that time onwards, the Company has maintained the vision of making Marunouchi a place that goes beyond being a mere business district—envisioning a place full of cultural and artistic features. Having sustained this vision to date, Mitsubishi Estate is working to realize additional Marunouchi rejuvenation schemes, based on the achievements made through the first stage of the Marunouchi Redevelopment Project. In this way, we are pushing ahead to further expand and deepen the global presence of the Marunouchi area.
**Mitsubishi Ichigokan Museum**

The original Mitsubishi Ichigokan was the first office building constructed in Marunouchi, back in 1984. It was designed by Josiah Conder, a British architect renowned for his design of the Rokumeikan, a large, two-story building in Tokyo that was completed in 1883. In designing the entire Mitsubishi Ichigokan, Conder borrowed from the Queen Anne Style, which prevailed in England during the last part of 19th century. This style is characterized by beautiful, elegant design that projects an atmosphere of exuberant grandeur.

Prior to the restoration of the Mitsubishi Ichigokan into a museum building, Mitsubishi Estate not only conducted careful study of preserved architectural drawings and the survey drawings created through dismantling operations in 1948, but also performed a thorough inspection of related documents, photographs and preserved original building materials. In actual construction, stone materials for stairways and other preserved materials have been reused in the Mitsubishi Ichigokan Museum. Also, the restoration has been carried out by applying design, material selection and construction methods that have been faithfully revived from the Meiji era. Indeed, this restoration project has been one big experiment.

The old Mitsubishi Ichigokan, which symbolized Japan’s modernization in the late 1800s, was reincarnated as the Mitsubishi Ichigokan Museum in the spring of 2010.

**Café 1894**

Originally used as a bank operations office in the Meiji era, the two-story atrium room has been reconstructed as a café. Because the old Mitsubishi Ichigokan was designed by a British architect, this café offers British-style menus, including Guinness beers and fish and chips.
Future Exhibitions

• Opening Event II
  “From Dream to Reality: The Mitsubishi Iwasaki Collection”
  Event period: August 24, 2010 to November 3, 2010

• The Städtische Galerie Collection from Lenbachhaus and Munich
  “Kandinsky and the Blue Rider”
  Event period: November 23, 2010 to February 6, 2011

Special Feature 1: The Second Stage of Marunouchi Redevelopment

Perspective of Édouard Manet—Genesis of Modern Art
Event period: April 6, 2010 to July 25, 2010

Édouard Manet (1832–1883) is one of the most important painters in the history of modern painting. He had significant influence on many other painters, not just those who later became known as the Impressionists, but also on all of the artists who came after his generation. Mitsubishi Estate has selected Manet for the event commemorating the opening of the Mitsubishi Ichigokan Museum because his way of life—living in the then modern, maturing Paris and producing works of art—overlaps with the intentions of the Mitsubishi Ichigokan Museum, which is aiming to grow in step with the rapidly developing Marunouchi area.

The Marunouchi area keeps developing, aiming to become the world’s most interactive and vital urban area. Mitsubishi Estate cooperates with land owners in staging art exhibitions and concerts and in holding cultural, environmental and health-related seminars within the Marunouchi area. Providing residents, workers and visitors with intellectual experience and excitement, the Marunouchi area offers wide-ranging events throughout the year.

1 Tokyo Marunouchi Flower Week 2010
The Tokyo Marunouchi Flower Week 2010 was held during the six-day period from April 20, 2010 to April 25, 2010. This event included a beautiful Japanese wisteria garden with wisteria trees, the first Naka Dori Avenue Hanging Basket Competition and the Marunouchi Flower Market. About 440 thousand people visited Marunouchi for this event.

2 La Folle Journée au Japon “Days of Enthusiasm” Music Festival 2010
During the eight-day period from April 29, 2010 to May 5, 2010, approximately 86 thousand people visited Marunouchi to experience this music festival, attending small concerts and enjoying a special exhibition at Cheong—the theme of the year’s event.

3 Uchimizu Project 2009
From July 31, 2009 to August 11, 2009, the Uchimizu Project 2009 was held on the Marunouchi Naka Dori Avenue and other streets. Uchimizu, literally translated as “sprinkling water,” is a summer tradition in Japan to help lower ambient temperature. Participants—many in Japanese summer kimonos—enjoyed the uchimizu ritual and assisted in cooling down the Marunouchi area.

4 Marunouchi Illuminations 2009
From November 12, 2009 to February 14, 2010, approximately 85 thousand champagne-gold LEDS installed throughout the Marunouchi Naka Dori Avenue illuminated the night scene of the Marunouchi area.

Various Events for Additional Entertainment

Édouard Manet, Portrait of Édouard Zola (Musée d’Orsay, 1884) ©RMN (Musée d’Orsay) / Hervé Lewandowski / distributed by DNPartcom
Édouard Manet, Lola de Valence (Musée d’Orsay, 1862) ©RMN (Musée d’Orsay) / Gérard Blot / distributed by DNPartcom
Josiah Conder, Mitsubishi Ichigokan (South Face; around 1890)
Vasily Kandinsky, Improvisation X (Concert) (1911, 77.5 x 100cm, oil on canvas)
Édouard Manet, The Garden of Pere Lathuille (Musée des Beaux-Arts de la Ville de Tournai, 1879) ©Collection Musée des Beaux-Arts de la Ville de Tournai
### Major Redevelopment Projects

#### Marunouchi Park Building

The Marunouchi Park Building, completed in April 2009, is a leading-edge, large-scale, multipurpose complex. This building boasts approximately 118,000m² of Office Zone—one of the largest office facilities in Marunouchi—and approximately 18,000m² of Retail Zone, as well as its courtyard, the Ichigokan Square. Standard office floors combine the Office Zone, which offers superior layout efficiency, and the Panorama Zone, which comes in many variations. Measuring 2.85m in height and 20m in depth and providing a 1.50m-raised floor for IT cabling and other uses, each standard office floor can accommodate any business scenario, with its column-free space totaling over 3,300m².

Meanwhile, the Ichigokan Square entices the eye with various kinds of flora, collected from all over the world, throughout the four seasons. In addition, a fountain and other waterscapes as well as gas lights—a remembrance of the Meiji era past—offer Marunouchi office workers and visitors relaxing and refreshing moments.

<table>
<thead>
<tr>
<th>Project Profile</th>
<th>Address</th>
<th>Main uses</th>
<th>Height</th>
<th>Floors</th>
<th>Site area</th>
<th>Number of Floors</th>
<th>Structure</th>
<th>Main Uses</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marunouchi Park Building</td>
<td>6-1, 6-11 Marunouchi 2-chome, Chiyoda Ward, Tokyo</td>
<td>Office, Retail, and Outdoor Space</td>
<td>Approximately 139,000m²</td>
<td>4 floors below ground, 34 floors above ground</td>
<td>Approximately 242,000m²</td>
<td>4 floors below ground, 27 floors above ground</td>
<td>Steel-frame, partially steel-reinforced</td>
<td>Office: Approximately 218,000m²; Retail: Approximately 23,000m²</td>
<td>Approximately 150m</td>
</tr>
</tbody>
</table>

#### Marunouchi 1-4 Project (tentative name)

- **Eco-Friendly Office Building Certified by the Ministry of Land, Infrastructure, Transport and Tourism**
  Scheduled for completion in January 2012, the Marunouchi 1-4 Project will create the largest office space in the Marunouchi area, with each floor boasting approximately 3,300m².
  
  Through this project, the building will be equipped with large-scale solar power generation panels and with air-flow window systems for its Office Zone. Moreover, LED lighting systems have been adopted as standard equipment for the project. Due to these bold initiatives aimed at reducing CO₂ emissions, this office building has been certified as a highly eco-friendly project under a program run by the Ministry of Land, Infrastructure, Transport and Tourism (MLIT) to promote the reduction in CO₂ emissions associated with buildings.

- **Otemachi 1-chome Second Area 1st Class Urban Redevelopment Project**

  **Project to Rejuvenate Otemachi—an International Business Hub**

  This project, which uses a linked urban redevelopment process, has entered the second stage, and Mitsubishi Estate is participating in the project as the owner of the land on which the Mitsubishi Soken Building is located. The establishment of sophisticated, high-quality business functions, as well as the construction of business support facilities apropos to Otemachi—an international business hub—are scheduled to be completed through this project. Specific undertakings include the Financial Education & Exchange Center (tentative name) and the International Medical Service Facilities (tentative name).

<table>
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<th>Number of Floors</th>
<th>Structure</th>
<th>Main Uses</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Otemachi 1-chome Second Area 1st Class Urban Redevelopment Project</td>
<td>2-1, 2-2, 2-3, 2-4, 2-5 Marunouchi 1-chome, Chiyoda Ward, Tokyo</td>
<td>Office, Retail, and Outdoor Space</td>
<td>Approximately 158,000m²</td>
<td>4 floors below ground, 34 floors above ground</td>
<td>Approximately 205,000m²</td>
<td>4 floors below ground, 31 floors above ground</td>
<td>Steel-frame, partially steel-reinforced</td>
<td>Office: Approximately 162,500m²; Retail: Approximately 23,000m²</td>
<td>Approximately 150m</td>
</tr>
</tbody>
</table>

#### Redevelopment Projects in Other Regions

- **Dai Nagoya Building & Royal Park Inn Nagoya Reconstruction Project**
  Completed in 1963, the Dai Nagoya Building now requires the upgrading of its building specifications and functions on the back of ever-increasing needs for sophisticated office functions and improved environmental and disaster-prevention features. Accordingly, Mitsubishi Estate has decided to reconstruct the building together with the Royal Park Inn Nagoya located in an adjacent lot. The Company aims to promote the reconstruction project in line with the Central Nagoya Future Vision, which has been formulated by the Nagoya City government. Through such urban redevelopment, we will contribute to the property of central Nagoya and Central Japan. The project is scheduled for completion in fiscal year ending March 31, 2016.

  **Osaka Station North District Phase 1 Development Project**

  The project is aimed at establishing the Osaka Station North District as an international center for information, human resources and exchange and contributing to the additional development and prosperity of Osaka City and Western Japan as well as of Japan as a whole. A concentration of urban functions will be organized through this project. More specifically, this project is to include the “Knowledge Capital,” a knowledge-based industry creation center as a core function of the district. It will also feature high-grade office buildings in which a standard floor offers Western Japan’s largest column-free office space, totaling 2,700m², lifestyle-inspiring retail facilities and a hotel that provides world-class amenities and services, as well as residences. Moreover, the Osaka North Plaza, totaling 10,000m², will be designed under the supervision of the renowned architect, Tadao Ando, creating an urban landscape suitable for an international gateway. This project is scheduled for completion in March 2013.
Special Feature 1: The Second Stage of Marunouchi Redevelopment

Marunouchi Map

- Buildings Owned by Mitsubishi Estate
- The First Stage
- The Second Stage

- Marunouchi Building (completed in August 2002)
- Shin-Marunouchi Building (completed in August 2002)
- Shin-Marunouchi Park Bldg. & Mitsubishi Ichigokan (scheduled for completion in 2012)
- Pacific Century Place (tentative name)
- The Marunouchi 1-4 Class Urban Redevelopment Project (tentative name)
- The Marunouchi 8 Project (tentative name)
- The Marunouchi 10 Project (tentative name)
- The Peninsula Tokyo (opened in September 2007)
- Shin-Marunouchi Bldg. (completed in March 2003)
- Yomiuri Kaikan (completed in August 2004)
- The Peninsula (completed in August 2002)
- Marunouchi 7th St. Bldg.
- Marunouchi 6th St. Bldg.
- Marunouchi 5th St. Bldg.
- Marunouchi 4th St. Bldg.
- Marunouchi Kitaguchi Bldg.
- Marunouchi Naka Dori Ave.
- Marunouchi Park Bldg. & Mitsubishi Ichigokan
- Tokyo Station, JR Keiyo Line
- Tokyo Station, JR Chuo Line
- Tokyo Station, JR Yamanote Line
- Tokyo Station, JR Yurakucho Line
- Tokyo Station, Toei Mita Line
- Tokyo Station, Tozai Line
- Tokyo Station, Chiyoda Line
- Tokyo Tower

- Tokyo Kanto Bldg.
- Shin-Tokyo Bldg.
- BIC Camera
- Yurakucho Yurakucho Center Bldg.
- Denki Bldg.
- Yurakucho ITOCiA
- Otemachi Station, Marunouchi Line
- Otemachi Station, Toei Mita Line
- Otemachi Bldg. (owned by a consolidated subsidiary)
- Tokyo Metropolitan Expressway Inner Circular Route
- Mitsubishi UFJ Trust and Banking Bldg.
- Mitsubishi Bldg.
- Yomiuri Shimbun Head Office
- Nihon Hakkoku Bank Bldg.
- Daiwa Bank of Japan
- Mori Bldg.
- Tokyo Bldg.
- The Bank of Tokyo Mitsubishi UFJ (located at the Marunouchi Branch)
- The Bank of Tokyo Trust and Banking Bldg.
- Tokyo Shaw Trust Company Bldg.
- The Honoro Building (located at the Marunouchi Branch)
- The Pepper Building
- The Bank of Tokyo Trust and Banking Bldg.
- The Hibiya-bori Muromachi Bldg.
- The Urban Development Project
- The Urban Redevelopment Project (tentative name)
Special Feature 2: Developing Tokyo into a Leading Environmental City


The Shin-Marunouchi Building initiated the practical use of “fresh green electricity” in April 2010. There have been past cases of the application of the Green Power Certification System*1 in Japan. But the Shin-Marunouchi Building marks the very first case where an electric power user directly receives 100% renewable fresh green electricity*2 in this country.

Fresh green electricity generated at power plants in Rokkasho-mura, Kamikita-gun, Aomori Prefecture and other locations is directly supplied to the Shin-Marunouchi Building through the wheeling service.*3 Mitsubishi Estate will use solely fresh green electricity for all the electric power required at the building, thereby reducing the building’s CO₂ emissions by approximately 20,000 tons per year.

*1 Green electricity is generated using renewable energy sources such as wind power, solar power, and biomass (biological resources). It is considered to have environmental value added to the value of the electricity itself. This environmental added value is separated from the value of the electricity and is traded in the form of a Green Power Certificate. Under the Green Power Certification System, electricity users are assumed to have used green electricity through the use of ordinary electricity due to the effect of holding the Green Power Certificate.

*2 Fresh green electricity is directly transmitted to users from producers. These users actually use such electricity, as opposed to the case of the Green Power Certification System, where electricity users are only assumed to have used green electricity.

*3 Through the wheeling service, electricity is sent to users from a producer by using the transmission and distribution networks owned and operated by other electric producers.

The Shin-Marunouchi Building: Anti-Global Warming Features

Flexibility- and Versatility-Oriented Design

The building has been designed so that usage alterations and the upgrade of facilities can be flexibly implemented in the future. It is assumed that the building will last 100 years due to the advanced characteristics of the basic building specifications, such as generous ceiling height and high floor weight capacity.

Rooftop Greenery

Rooftop greenery not only reduces the cooling load of the building, but also creates a relaxed and refreshing atmosphere.

Cooling with Outside Air

The use of outside air for temperature control before, during and after the winter reduces the heating load of the building.

Natural Ventilation

Ventilation windows are arranged for pericounters (a type of air-circulation system) installed on the exterior walls of each standard office floor. These windows facilitate natural ventilation when air-circulation systems are turned off before and after the winter as well as at night.

Use of Energy-Efficient Devices and Equipment

The use of transformers, lighting systems, motors and other devices and equipment, all of which boast low energy loss, reduce the electric-load of the building.

Effective Sunlight Blocking with Exterior Vertical Fins and Horizontal Louvers

In addition to external vertical fins and louvers, upper office floors have windows using low-emissive glass and are equipped with air-barrier air-circulation systems. These features help substantially reduce the thermal load of the building.

Atrium Enabling Natural Lighting and Ventilation and Exhaust Heat Recycling

A natural ventilation system using air drafts has been adopted, and exhaust heat is reused as a source for air heating.

Heat Recycling

Heat recycling not only reduces the cooling load of the building, but also creates a relaxed and refreshing atmosphere.

Energy-efficient devices and equipment

Air shaft (open space for air drafts)

Cross-Sectional Image

Outside air cooling using drained water

Use of recycled wastewater in bathrooms

Natural ventilation / night purge

Rooftop greenery

Proactive use of recycled materials

Atrium

Mist

Offices

Underground passage

Air supply

Exhaust air

Heat supply through district heating / cooling system

Use of water drained from air-conditioning systems

Waste sorting and collection

Use of rainwater

Daylight utilization

Flexibility- and versatility-oriented design

Floor cooling using drained water

Sprinkler

* Energy-efficient devices and equipment

* Air shaft

* Cross-Sectional Image

* Outside air cooling using drained water

* Use of recycled wastewater in bathrooms

* Natural ventilation / night purge

* Rooftop greenery

* Proactive use of recycled materials

* Atrium

* Mist

* Offices

* Underground passage

* Air supply

* Exhaust air

* Heat supply through district heating / cooling system

* Use of water drained from air-conditioning systems

* Waste sorting and collection

* Use of rainwater

* Daylight utilization

* Flexibility- and versatility-oriented design

* Floor cooling using drained water

* Sprinkler
Building Business Segment’s Initiatives Aimed at Reducing CO₂

Intelligent Lighting System Helps to Halve Energy Consumption

Mitsubishi Estate has started verification tests on an intelligent lighting system in certain sections of the Marunouchi area. The intelligent lighting system helps balance the productivity of office workers with energy saving. Under this lighting system, office workers can set their desired brightness and color temperature by using their PC and illuminometer. This system consequently realizes optimal, minimally required lighting for individuals and the entire office.

By dimming or turning off the lighting as necessary, the intelligent lighting system helps reduce power consumption significantly compared to ordinary lighting systems that illuminate offices uniformly. In fact, the intelligent lighting system is expected to make more than the power consumption associated with lighting in offices. For the Shin-Marunouchi Building, Mitsubishi Estate has adopted LED lighting equipment for grid ceiling systems, associated with lighting in offices. For the Shin-Marunouchi Building, gent lighting system is expected to more than halve the power consumption compared to ordinary lighting systems that illuminate offices uniformly. In fact, the intelligent lighting system helps balance the productivity of office workers with energy saving.

District Heating and Cooling—Reducing CO₂: Emissions to the Level of a 4,200-Hectare Forest

Mitsubishi Estate has promoted the district heating and cooling business in the Marunouchi area through consolidated subsidiary Marunouchi Heat Supply Co., Ltd. since 1976. District heating and cooling refers to an energy-efficient, air-conditioning and water supply system where cold or hot steam and water are supplied through pipes from central thermal plants and other similar facilities to a group of buildings in the same area. When comparing the environmental performance of the district heating and cooling system and the standalone heating and cooling systems for individual buildings, for example, in the service district covering Otemachi, Marunouchi and Nihonbashi, the former reduces CO₂ emissions in a volume equivalent to that absorbed by a 3,100-hectare forest annually.

If all of the buildings in the same area were to use the district heating and cooling system, it is assumed that CO₂ emissions reduction could be achieved at a level equal to that of a 4,200-hectare forest, further lowering the total CO₂ emissions in the area by approximately 35%. As explained above, the district heating and cooling system has the potential for making direct and significant contributions to the protection of the global environment.


District Heating and Cooling in the Marunouchi 2-chome Area

This service district in the Marunouchi 2-chome area covers 15 hectares in front of Tokyo Station. It is bordered by the JR train line to the west, Babasaki-dori to the south, Hitoya-dori to the west, and Gyoko-dori to the north. The total square footage of serviced buildings is roughly 1.1 million square meters. Marunouchi Heat Supply Co., Ltd. operates boiler and chiller facilities on the fourth basement level of the Marunouchi Park Building, cooperation facilities in the Marunouchi Building and backup air-conditioning facilities in the Tokyo Building.

Emissions

Airflow Window System Offers High-Class Habitability and Energy Saving

The airflow window system allows room air to circulate through space with a built-in window shade inside the window unit. This space serves as an “air curtain,” enhancing the window’s thermal insulation and sunlight-blocking performance.

Window units adopted for each standard office floor in the Marunouchi Park Building, completed in April 2009, use low-emissive, double-glazed glass for the exterior panels. The adoption of these window units has resulted in an improvement in the heat transmission coefficient of the building’s exterior walls and the sunlight-blocking performance of these windows.

Also, equipped with the solar-tracker function, the built-in window shades are automatically controlled. This feature minimizes the effect of sunlight on room temperature, improving the buildings energy-saving performance and habitability.

Utilizing “Green” Solar Power

Solar power generation uses solar cell panels (photovoltaic modules) to directly convert solar energy into electricity.

Mitsubishi Estate has already introduced solar power generation systems in the Marunouchi Building, the Shin-Marunouchi Building, the Industry Club of Japan and Mitsubishi UFJ Trust and Banking Building and the Marunouchi Park Building and is promoting the use of green electricity. At the Marunouchi Park Building, for example, solar cell panels boasting a maximum output of approximately 69kW are installed on the rooftop. Electricity generated by these panels is used for illumination of the building’s surrounding area during nighttime.

Ecozzeria—Our Environmental Strategy Center for the Otemachi, Marunouchi and Yurakucho Area

Located on the 10th floor of the Shin-Marunouchi Building, Ecozzeria was launched in May 2007 as the Otemachi, Marunouchi and Yurakucho (OMY) area’s Strategy Center for the Environment. Ecozzeria is working to originate a new “eco-culture” in the OMY area. Technologies that are proved to be effective by Ecozzeria is disseminated to companies and related authorities, and information on the environmental activities and technologies are provided.

The test results are submitted and conducted within the OMY area and of environmental technologies used in building facilities and infrastructure to improve energy efficiency. Test results are submitted to related authorities, and information on the environmental activities and technologies that are proved to be effective by Ecozzeria is disseminated to companies in the OMY area. At the same time, through environmental seminars and events, Ecozzeria is working to originate a new “eco-culture” in the OMY area.

Greenery as a “Heat Island” Countermeasure

The heat island phenomenon is caused by factors that include increases in artificial land cover such as buildings and asphalt paving and in artificial waste heat emitted through industrial activities; as well as by automobiles, chillers and office automation (OA) equipment. The arrangement of ground, rooftop and exterior-wall greening contributes to an increase in quasi-natural land cover and a decrease in artificial waste heat emissions; which, in turn, ease the heat island phenomenon. Mitsubishi Estate has already established such greenery at the Marunouchi Building, the Shin-Marunouchi Building, the Peninsula Tokyo and the Marunouchi Park Building.

The Company has aggressively promoted this heat-island countermearure, particularly for the Marunouchi Park Building. This building has ground, rooftop and exterior-wall greenery of approximately 1,500m², 290m² and 80m², respectively.

Ground, Roof top and Exterior-Wall Car Charging Station

With the aim of contributing to the proliferation of electric cars, the Mitsubishi Estate Group is advancing such infrastructure development as the installation of rapid chargers and outlets for normal charging at the buildings that it owns and manages.

For instance, in September 2009, Mitsubishi Estate began the operation of an electric car charging station—the largest in Kanagawa Prefecture (as of the launch date)—which offers one rapid charger and eight outlets for normal charging, right in the parking facilities of the Yokohama Landmark Tower.