

The Mitsubishi Estate Group has adopted as its fundamental mission the goal of creating a truly meaningful society by building attractive, environmentally sound communities where people can live, work and relax with contentment. Putting this mission into practice itself underpins Mitsubishi Estate's CSR activities, all of which are aimed at helping realize the sustainable growth of the Company and society as a whole. At the same time, Mitsubishi Estate believes that the promotion of CSR activities will directly lead to the improvement of its corporate brand.

All Group employees share the Mitsubishi Estate Group Code of Corporate Conduct as ethical guidelines to achieve the mission. Meanwhile, with the aim of promoting Groupwide CSR activities, the Company has established a CSR Committee, chaired by the president. With the CSR Committee serving as the central driver, we are proactively implementing 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 the creation of 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.

For details of the Mitsubishi Estate Group Guidelines for Conduct, please visit our Web site at:
<http://www.mec.co.jp/e/company/charter/index.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, not to mention the adherence 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, all Group employees are deepening their awareness of compliance issues while proactively promoting compliance-focused activities.

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. In addition, we have established a Risk Management Subcommittee as a working-level body tasked with gathering risk management-related information. This subcommittee is implementing cross-sectional risk management throughout the Group.

Environmental Management

The Mitsubishi Estate Group has clarified its commitment to proactively contributing to efforts of society aiming to reduce its environmental impact. By aggressively implementing initiatives toward realizing a low-carbon, recycling-oriented society in partnership with its customers, the Company is leading sustainable urban development that gives due consideration to such environmental aspects as biodiversity. Specifically, we are implementing various initiatives to reduce the environmental impact in general in the Otemachi, Marunouchi and Yurakucho areas through public-private collaboration. Actual initiatives are categorized into those with direct or indirect results. Initiatives with direct results include the introduction of high-efficiency air-conditioning systems and "dry mist" generators as well as the arrangement of roof-top and external-wall greenery on our properties. In fact, the Shin-Marunouchi Building has started the use of 100% renewable, "fresh green electricity." Initiatives with indirect results involve the staging of environment-related events and seminars, which are aimed at promoting environmental awareness and the dissemination of environmental information.



Mitsubishi Ichigokan Museum and courtyard

Social Contributions

As a good corporate citizen, the Mitsubishi Estate Group engages in a wide range of social contribution activities centered on promoting its harmonious coexistence with communities, its environmental preservation and social welfare activities, and its support for culture and the arts. For example, during the fiscal year under review, Mitsubishi Estate participated as a supporter in the La Folle Journée au Japon "Days of Enthusiasm" Music Festival 2010, held small concert events in the Marunouchi and other areas, implemented "Experience Nature" projects nationwide to promote communication between urban and rural people, and hosted the annual Dazzling Art Competition—a drawing contest for disabled children throughout Japan.



Small concert event held as part of the La Folle Journée au Japon "Days of Enthusiasm" Music Festival 2010 (a number of concerts were held at the MARUCUBE atrium on the first floor of the Marunouchi Building as well as at many other places in the Marunouchi and other areas between April 28, 2010 and May 4, 2010).



"Experience Nature" project to revitalize abandoned farmland in Yamanashi Prefecture (July 2009)