

## Mitsui Fudosan's corporate philosophy is to coexist in harmony with society and to link diverse values. We strive to contribute to social and economic development and environmental conservation.

### Environmental Policy

The Mitsui Fudosan Group Vision and Mission delineate our intent to contribute to social and economic development and the conservation of the global environment. We have also established and implemented an Environmental Policy in accordance with our Group Vision and Mission.

The Mitsui Fudosan Group's mission encompasses the creation of affluent, comfortable urban environments. This mission includes harmonious coexistence with the environment, and we have a clear, specific philosophy and set of policies to guide our energetic environmental conservation activities. Specifically, we establish environmental goals and incorporate clear assessments of environmental impact from the earliest stages of planning, while continually promoting conservation. Our initiatives to reduce

environmental impact include preventing pollution, strictly observing environmental laws, and setting independent standards when necessary. The Group raises employee awareness of environmental policies through education and other activities, and promotes information disclosure to keep society and local communities informed of our environmental measures and their results.



*The Mitsui Fudosan Group and Its Commitment to the Environment 2005*

### • Environmental Support System

The Mitsui Fudosan Group encourages environmental initiatives that cut across organizational boundaries within the Group through the Environmental Special Committee, which is chaired by the director

responsible for administration at Mitsui Fudosan. The Environmental Special Committee summarizes and deliberates upon environmental targets and plans proposed by divisions and departments, and then sets goals, makes plans and reports on results at meetings of the Executive Management Committee, chaired by the president and chief executive officer.

### • Mitsui Fudosan's Environmental Measures

The Mitsui Fudosan Group takes a proactive stance in its commitment to environmental improvement. We include environmental planning from the earliest stages of planning a building. We also implement numerous measures, such as eliminating volatile chemical compounds, so that the space inside buildings will not be harmful to the health of users. The Mitsui Fudosan Group is currently working toward ISO 14001 certification of its environmental management system. As of October 2005, a total of five divisions, five facilities and six Group companies had obtained ISO 14001 certification.

Designing office buildings for long life to increase energy efficiency and reduce CO<sub>2</sub> emissions throughout each building's life cycle is another core initiative. We also promote recycling and have energetically worked with outside experts to devise systems to handle various types of waste generated during the course of operations. Moreover, Mitsui Fudosan applies environmental accounting to all buildings it owns and manages in its Office Building Division. The system is linked to the Office Building Division's financial management system to permit automatic, efficient calculation of environmental costs and benefits.

### *Promoting Urban Greening*

Mitsui Fudosan sets its own standards to promote greening programs in its businesses related to housing, office buildings, and retail facilities. Our aim is to create a comfortable urban environment that is friendly to both residents and the environment. The Mitsui Fudosan Group's efforts to create buildings with ample greenery have earned official recognition from various organizations, including the Urban Greenery Award from the Ministry of Land, Infrastructure and Transport (in the Facilities Greenery Category) for Park Court Futakotamagawa.

### *Improving Indoor Air Quality*


Improving indoor air quality and reducing harmful substances help to ensure the safety of building users and the quality of the environment around them. As one initiative in this area, we have been working to eliminate the use of building materials that employ

formaldehyde and other substances that may pose health issues for building occupants.

### Reducing CO<sub>2</sub> Emissions

The Mitsui Fudosan Group has adopted the life cycle assessment (LCA) method to reduce CO<sub>2</sub> emissions throughout the lifetime of buildings, from construction and use to demolition.

### Social Contribution

Our logo  (&: ampersand) symbolizes our two key principles: to coexist in harmony with society, and to link diverse values. The Mitsui

Fudosan Group therefore cooperates with local communities and society at large in a variety of fields. These include environmental conservation, economic and industrial development, health and welfare improvement, support of the arts, and conservation of traditional cultural assets.

Mitsui Fudosan's sponsorship of annual events includes the Tokyo Summer Festival, which introduces music from around the world, and the Sumida River Fireworks, one of the most famous fireworks displays in Tokyo. We also sponsor Flower Highway, an annual event that decorates a central Tokyo thoroughfare with flowers.



Mitsui Fudosan employees volunteer at the grassroots level to contribute to the Nihonbashi area in ways such as participating in neighborhood cleaning and beautification programs.

## The Mitsui Fudosan Group cooperates with the communities it serves and society at large.

### Contributing to the Revitalization of Nihonbashi

The Mitsui Group originated in the Nihonbashi district of Tokyo. Throughout its history, Mitsui Fudosan has participated in and supported local organizations, such as the Nihonbashi Area Renaissance 100-Year Planning Committee and the Preservation Society for the Famed Nihonbashi Bridge, and has been building strong ties with local communities by sponsoring annual events. We also contribute to the revitalization and restoration of the area through urban redevelopment projects that respect and pass down the traditions and culture of the area. Since April 2003, the Nihonbashi Urban Planning and Development Department has been building even stronger ties with the local community while bringing new energy to the area.



Tokyo Metrolink, sponsored in part by Mitsui Fudosan, is a convenient electric shuttle that serves the Nihonbashi area.