

# List of Environmental Targets and Outcomes: Fiscal 2008

★: indicates newly added target

★★: indicates target whose details or scope have been expanded

◎: achieved

△: partly achieved or not achieved

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks
Building business	Global environment	Design stage	CO <sub>2</sub> reduction	Limitation of life cycle CO <sub>2</sub>	All newly constructed and other properties	Ongoing implementation of Office Building Design Manual (compliance with specific standards)	◎	
						Verification of Comprehensive Assessment System for Building Environmental Efficiency (CASBEE) benchmarks (at time of basic design completion, execution design completion, and construction completion)	◎	
						Setting of environment-responsive standard specifications★	◎	
						Setting of specific target values (provisional) at the design stage of new construction★	◎	
						Collection of environment-responsive data for properties during design/construction★	△	
						Creation of standards for calculating CO <sub>2</sub> emissions★	◎	
			Reduction of hazardous materials	Measures to prevent sick building syndrome	All newly constructed and other properties	Ongoing implementation of Office Building Design Manual (compliance with specific standards)	◎	
						Measurement of indoor air environment by builder before handover★	◎	Clarification of previously implemented item
			Reduction of hazardous materials	Limitation of use of toxic chemicals	All newly constructed and other properties	Ongoing implementation of Office Building Design Manual (compliance with specific standards)	◎	
						Measurement of indoor air environment by builder before handover★	◎	Clarification of previously implemented item
						Taking thorough measures against soil contamination at time of land acquisition (or demolition of building)	◎	
			Saving resources and reducing waste	Improvement of reclamation rate for general waste	All newly constructed and other properties	Ongoing implementation of Office Building Design Manual (compliance with specific standards)	◎	
						Compliance with environment-responsive items described in estimation documents and construction contracts★	◎	Clarification of previously implemented item
				Improvement of reclamation rate for industrial waste	All newly constructed and other properties	Compliance with environment-responsive plans received from builders★	◎	Clarification of previously implemented item
		Ongoing implementation of Office Building Design Manual (compliance with specific standards)				◎		
		Improvement of reclamation rate for industrial waste	All newly constructed and other properties	Compliance with environment-responsive items described in estimation documents and construction contracts★	◎	Clarification of previously implemented item		
				Compliance with environment-responsive plans received from builders★	◎	Clarification of previously implemented item		
				Promotion of use of recycled carpet tiles	△			
		Preservation of greenery	Promotion of greenery	All newly constructed and other properties	Ongoing implementation of Office Building Design Manual (implement design based on specific details)	◎		
		Management and operation stage	CO <sub>2</sub> reduction	Limitation of management energy	Properties we own and manage	Countermeasures against global warming (CO <sub>2</sub> reduction): formulation and promotion of medium-term plans ◆Emission data management (ongoing capture of data, maintenance of management mechanisms, improvement of data entry accuracy)	◎	
						Properties we own	Countermeasures against global warming (CO <sub>2</sub> reduction): formulation and promotion of medium-term plans ◆Operation improvement measures (creating current status checksheet for existing properties, implementing energy-saving monitoring study, compiling and disseminating improvement measures, promoting implementation of improvements through operations, investigating measures within tenants' space)	△
					1 property	Countermeasures against global warming (CO <sub>2</sub> reduction): formulation and promotion of medium-term plans ◆Facilities renovation measures (maintaining facilities ledger and formulating medium-term energy-saving construction plans, forecasting and tallying CO <sub>2</sub> emissions accompanying management and construction)	◎	
						Promotion of energy-saving movement in our own space★	◎	Mitsui Bekkan

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks
Building business	Global environment	Management and operation stage	Reduction of hazardous materials	Measures to prevent sick building syndrome	Properties we own and manage	Implementation of interior finish construction guidelines	◎	
				Limitation of use of toxic chemicals	Properties we own and manage	Appropriate handling and disposal of polychlorinated biphenyls (PCBs)	◎	
						Ceasing use of cleaning chemicals with environmental hormones (confirmation of ongoing avoidance of these materials; checking that subcontractors besides First Facilities Co., Ltd. are using materials)	◎	
						Ongoing proper treatment of chlorofluorocarbons (CFCs) and halons	◎	Treatment of materials stored for diversion (Marunouchi Mitsui Building)
						Verification of status of asbestos usage and countermeasures (conduct countermeasure construction, investigation of countermeasure construction methods, 3 additional asbestos investigations, creation and operation of appropriate flow at time of anomalous occurrences)	△	
			1 property	Introduction and verification of photocatalytic water purifier (verification of operation methods effective for cooling tower circulating water, verification of water quality other than Legionella)	◎			
			Saving resources and reducing waste	Improvement of reclamation rate for general waste	Properties we own and manage	Ongoing capture of general waste emissions	◎	
						Promotion of recycled loop system for used paper	◎	
				Improvement of reclamation rate for industrial waste	Properties we own and manage	Promotion of recycling of food scraps (horizontal development: planned to be implemented in 6 buildings)	△	
						Ongoing capture of industrial waste emissions	◎	
		Ongoing promotion of original environment-responsive carpet tile recycling loop (recycling contract with 2 new companies; use of new recycling methods)				◎		
		Promotion of fluorescent tube/dry-cell battery recycling (horizontal development: planned to be implemented in 5 buildings)	△					
		Promotion of construction and demolition waste recycling★ (deciding on partner company)	◎					
		Preservation of greenery	Promotion of greenery	3 properties	Investigating the promotion of rooftop greenery and other greening activities	◎	Implementing verification for usage at Shinjuku Mitsui Building, Kasumigaseki Building, and Marunouchi Mitsui Building	
		—	Environmental management	Environmental accounting	Properties we own	Calculation and disclosure of environmental accounting	◎	
					—	Conducting environmental training (promoting acquisition of eco test qualification)	◎	Mandatory for management-track employees in charge of head office of building business or branch office of building business
				Environmental education and promotional activities	All newly constructed and other properties	Case studies of other companies' environmental efforts★	◎	
					Verifying new environment-related products and technologies★	△		
		Customers	—	Health	Improvement of indoor air environment	Properties we own and manage	Horizontal development of measures against secondhand smoke (planned to be implemented in 3 properties)	◎
	Universal design			Universal design	All newly constructed and other properties	Ongoing implementation of Office Building Design Manual (implementation of design based on specific content)	◎	
						Implementation of Universal Design Guidelines (implementation of design based on specific content)	◎	
	Properties we own and manage	Implementation of guidelines related to universal design (planned to be implemented in 2 properties)	◎	Responses such as parking slope of Marunouchi Mitsui Building and expanded door width of Kasumigaseki Building				

★: indicates newly added target  
 ★★: indicates target whose details or scope have been expanded

◎: achieved  
 △: partly achieved or not achieved

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks
Retail facilities	Global environment	Design stage	CO <sub>2</sub> reduction	Limitation of life cycle CO <sub>2</sub>	Newly constructed suburban and other properties + at time of large-scale renewals	Ongoing management of design requests	◎	
					All newly constructed suburban properties	Promoting energy conservation through introduction of Comprehensive Assessment System for Building Environmental Efficiency(CASBEE)	△	Implemented at LaLaport Shin-Misato
			Conserve water	Water saving	All newly constructed and other properties	Promoting introduction of water-saving bathroom systems (standardizing the introduction of water-saving bathrooms in new properties)	◎	
			Reduction of hazardous materials	Measures to prevent sick building syndrome	All newly constructed and other properties	Ongoing use of low/non-formaldehyde building materials	◎	
						All properties	Continue thorough measures against soil contamination at time of land acquisition	◎
				Limitation of use of toxic chemicals			Thorough verification of status of polychlorinated biphenyl (PCB)/asbestos usage at time of building acquisition	◎
						Improvement of reclamation rate for general waste	Newly constructed suburban and other properties + at time of large-scale renewals	Ongoing management of design requests
			Saving resources and reducing waste		All newly constructed properties			Adoption of pay-per-use billing system for waste (adopted based in principle on size of property)
					Improvement of reclamation rate for industrial waste	Newly constructed suburban and other properties + at time of large-scale renewals	Ongoing management of design requests	◎
			Management and operation stage	CO <sub>2</sub> reduction			Limitation of management energy	19 facilities we manage
		Reviewing business hours/days★			◎	Trial run in some properties following thorough analysis of efficacy		
		5 facilities that we mainly manage			Promotion of energy efficiency based on energy-saving measures checklist (improving quality of energy-saving measures and sharing of know-how)	△		Shared with LaLaport Management Co., Ltd. for 4 properties
					Obtaining details on equipment energy use★ (constructing mechanisms and using data)	◎		Used for 4 properties at time of survey
		3 properties		Use of well water★ (introduce in properties where it is physically possible to do so)	◎	Introduction completed in LaLaport TOKYO-BAY and LaLasquare YOKKAICHI; introduced in LaLaport KASHIWANOHA in 2008		
					◎			
		Conserve water		Water saving	19 facilities we manage	Promoting introduction of water-saving bathroom systems	◎	Re-investigation at LaLaport KASHIWANOHA; introduce on trial basis at Urban Dock LaLaport TOYOSU
		Reduction of hazardous materials		Limitation of use of toxic chemicals	19 facilities we manage	Ongoing use of cleaning chemicals without environmental hormones (standardization)	◎	Implemented in properties that First Facilities Co., Ltd. is commissioned to clean
						All properties	Ongoing appropriate handling of polychlorinated biphenyls (PCBs)	◎
		Ongoing proper treatment of chlorofluorocarbons (CFCs) and halons		◎				

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks				
Retail facilities	Global environment	Management and operation stage	Saving resources and reducing waste	Improvement of reclamation rate for general waste	19 facilities we manage	Ongoing capture of general waste material emissions (thorough understanding on a monthly basis)	◎	Managed and obtained each month and reported at regular monthly meetings for all facilities commissioned to LaLaport Management Co., Ltd.				
					1 property	Ongoing cardboard recycle loop	◎	Ongoing implementation at LaLaport TOKYO-BAY				
					19 facilities we manage	Promoting use of recycled paper from advertising materials, etc.	◎					
						Reduction of waste through introduction of waste weighing machine (increase number of properties where it has been introduced)	◎	Introduction completed at 4 properties in 2008 (MITSUI OUTLET PARK Makuhari, Yokohama Bayside, Tama Minami-Osawa, Jazz Dream Nagashima)				
					6 properties	Reduction of food scraps★ (recycling of food scraps)	◎	Implementation already completed at 5 properties (LaLaport TOKYO-BAY, LAZONA Kawasaki Plaza, Urban Dock LaLaport TOYOSU, LaLaport YOKOHAMA, LaLagarden KASUKABE); begun at MITSUI OUTLET PARK Iruma and Sendai Port in fiscal 2008				
	—	Environmental management	—	Improvement of reclamation rate for industrial waste	19 facilities we manage	Ongoing capture of general industrial waste emissions (thorough understanding on a monthly basis)	◎	Implemented in all facilities entrusted to LaLaport Management Co., Ltd.				
					ISO14001	2 properties	Ongoing implementation based on ISO14001	◎	Ongoing implementation at MITSUI OUTLET PARK Tama Minami Osawa and LaLaport KASHIWANOHA			
					Environmental education and promotional activities	—	Conducting environmental training	◎				
					Customers	—	Health	Improvement of indoor air environment	All newly constructed and other properties	Standardize handling of separate smoking areas (or prohibiting smoking) in shopping center common-use spaces	◎	Measures completed in existing properties
							Universal design	Universal design	All suburban newly constructed properties	Ongoing implementation of retail facility version of Universal Design Guidelines	◎	
Communication	Promotion of Eco Life Support	19 facilities we manage	Implementation of events, etc. related to ecological/social philanthropy	◎	Clothing donation events held at 11 facilities (11.2 t of clothing collected); PET bottle cap collection also being held							

NB: MOP = Mitsui Outlet Park

\* The 19 facilities we manage include 12 proper retail facilities (6 LaLaport facilities, LAZONA Kawasaki Plaza, Alpark, Arcakit Kinshicho, Stellar Town, LaLagarden Tsukuba, LaLagarden Kasukabe) and 7 outlet retail facilities (MOP Marine Pia Kobe, MOP Makuhari, MOP Yokohama Bayside, MOP Tama Minami-Osawa, MOP Osaka Tsurumi, MOP Jazz Dream Nagashima, MOP Iruma).

★: indicates newly added target  
★★: indicates target whose details or scope have been expanded

⊙: achieved  
△: partly achieved or not achieved

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks		
Hotel business	Global environment	Design stage	CO <sub>2</sub> reduction	Limitation of life cycle CO <sub>2</sub>	New properties	Examination of energy-saving hotel design plans	⊙	Implemented at Mitsui Garden Hotel Yotsuya, Sendai, Hiroshima (renewal), etc.		
						Conducting self-evaluation using Comprehensive Assessment System for Building Environmental Efficiency(CASBEE) at design stage★ (incorporation of self-evaluation into design flow)	⊙	Implemented at Mitsui Garden Hotel Yotsuya, Sendai, Ueno, Sapporo, etc.		
		Management and operation stage	CO <sub>2</sub> reduction	Limitation of life cycle CO <sub>2</sub>	Target hotels	Adding energy-saving switch in guest rooms (for lighting when absent)	⊙	Set up completed at 7 hotels (Mitsui Garden Hotel Kashiwa, Ginza, Shiodome Italia-Gai, Kyoto Shijo, Okayama, Hiroshima, Kumamoto)		
						Adoption of energy-saving washlet★ (adopt during renewal)	⊙	Renewed at Mitsui Garden Hotel Kashiwa and Hiroshima		
					14 hotels	Examining energy-saving facilities and using them to replace existing ones★★	⊙			
					Target hotels	Limitation of exhaust gas produced by courtesy bus (adoption of courtesy bus with idling auto stop system)	△			
						14 hotels	Limitation of exhaust gas produced by service vehicles (promotion of idling stop system)	⊙	Promotion via display of "Stop Idling !!" posters	
					Target hotels	Local production for local consumption★ (reducing environmental burden caused by transportation)	⊙			
						14 hotels	Capturing electricity/gas/heavy oil/water usage levels	⊙	Annual calculation; initiation of monitoring	
					14 hotels/HM Co.	Turning off lights and personal computers when out	⊙	Conducting awareness-raising activities using awareness-raising tools		
					14 hotels	Participation in "Team Minus 6%"★	⊙	Participation completed; ongoing awareness-raising activities via posters		
					Conserve water	Water saving	14 hotels	Ongoing use of water-saving equipment (installation of water conservation aerators in taps, etc.)	⊙	Water-saving faucet components introduced in Mitsui Garden Hotel Shiodome Italia-Gai and Prana Tokyo Bay
			Target offices	Indicating appropriate water level in bathtubs with markers			⊙	Implemented in Mitsui Garden Hotel Ginza and Shiodome Italia-Gai		
			Reduction of hazardous materials	Measures to prevent sick building syndrome	14 hotels	Using materials that limit sick building syndrome (F☆☆☆ materials or above used during renewal)	⊙	Used in Mitsui Garden Hotel Hiroshima		
					14 hotels	Adoption of chemicals responsive to environmental hormones (for chemicals used at time of cleaning; does not apply to insecticides)	⊙			
				Target hotels			Adoption of toilet paper/tissue paper responsive to environmental hormones	⊙		
					Target hotels	Appropriate handling of polychlorinated biphenyls (PCBs)		⊙	Storage and notification completed for 2 high-pressure condensers in Mitsui Garden Hotel Osaka Yodoyabashi	
			Saving resources and reducing waste	Improvement of reclamation rate for general waste		14 hotels	Ongoing capture of general industrial material emission levels	⊙		
					13 hotels			Adoption of soap/shampoo dispensers	⊙	Not applicable to Mitsui Garden Hotel Ginza
					Target hotels	Installation of high-speed hand dryers in communal bathrooms	⊙	Installed in Mitsui Garden Hotel Ginza, Kyoto Shijo, Kumamoto, and Yotsuya		
					14 hotels	Installation of garbage receptacles separated by type (flammable/non-flammable garbage)	⊙			
							14 hotels/HM Co.	Reduction of paper usage	⊙	
					14 hotels	Ongoing capture of general industrial material emission levels	⊙			
							Separate collection of fluorescent tubes/dry-cell batteries (collected separately at offices)	⊙		
					Preservation of greenery	Promotion of greenery	Target hotels	Promotion of greenery in common-use areas (increased greening in entrances, etc.)	△	
							14 hotels	Introduction of "eco Garden Card"	⊙	
					—	Environmental management	14 hotels	Establishing in-house system and employee education	⊙	Training conducted at each hotel's cleaning meetings
			Informing customers (through our web site, etc.)	⊙				Renewal of "Environmental Initiatives"		
	—	Green procurement	14 hotels	Preferential buying of Green Mark products	⊙					
				14 hotels	Prohibition of smoking in lobbies	⊙				
	Customers	—	Health			Improvement of indoor air environment	Target hotels	Increasing number of non-smoking rooms (improve proportion of non-smoking rooms from 33.8% in fiscal 2007)	⊙	Proportion of non-smoking rooms in fiscal 2008: 35.0%

Note: HM Co. = Mitsui Fudosan Hotel Management Co., Ltd.

\* "14 hotels" refers to the 13 existing hotels (Mitsui Garden Hotel Funabashi, Kashiwa, Chiba, Kamata, Kyoto Sanjo, Kyoto Shijo, Osaka Yodoyabashi, Okayama, Hiroshima, Kumamoto, Ginza, Shiodome Italia-Gai, Prana Tokyo Bay) and the new Mitsui Garden Hotel Yotsuya managed by Mitsui Fudosan Hotel Management Co., Ltd.

©Mitsui Fudosan Co., Ltd. All Rights Reserved.

★: indicates newly added target  
 ★★: indicates target whose details or scope have been expanded

◎: achieved  
 △: partly achieved or not achieved

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks		
Rental housing business	Global environment	Design stage	CO <sub>2</sub> reduction	Limitation of life cycle CO <sub>2</sub>	All newly constructed properties	Energy-saving measures: ◆ Operation based on Design Standards Checklist	◎			
						Energy-saving measures: ◆ Conducting Comprehensive Assessment System for Building Environmental Efficiency(CASBEE) self-evaluation at design stage★(incorporating CASBEE self-evaluation into design flow)	◎	Completed implementation of self-evaluation using CASBEE in some existing properties in fiscal 2007		
					Some completed properties	Energy-saving measures: ◆ Capturing actual energy use in common-use areas★	◎	Capture electricity and water usage levels at common-use areas in some existing properties		
					All newly constructed properties	Examining introduction of eco specifications (examining standardization of energy-saving measure specifications)★★	◎	Examining development for all properties as standard specifications		
			Reduction of hazardous materials	Measures to prevent sick building syndrome	All newly constructed properties	General and local measures against formaldehyde (ensuring maximum rating of 4/4 under Housing Quality Assurance Act - equivalent to for-sale condominiums)	◎			
						Setting volatile organic compound (VOC) concentration standards (ensuring maximum rating of 4/4 under Housing Quality Assurance Act - equivalent to for-sale condominiums)	◎			
				Countermeasures against toxic chemicals	All newly constructed properties	Compliance with soil contamination risk evaluation checksheet	◎	Continuation of previously implemented content		
						Elimination of halons and chlorofluorocarbons (CFCs) in facilities	◎	Continuation of previously implemented content		
			Saving resources and reducing waste	Improvement of reclamation rate for general waste	All newly constructed properties	Promotion of garbage separation by residents	◎	Separate collection of residents' garbage at each property's garbage disposal area (managed in accordance with relevant administrative directives)		
					Improvement of reclamation rate for industrial waste	All newly constructed properties	Capturing construction waste emissions and recycling levels for each property	◎	Implementation of measures to limit off-site discharge levels (including soil) when demolishing existing properties	
							Choosing materials to reduce consumption of materials when renovating units for new residents	△		
			Preservation of greenery	Promotion of greenery	All newly constructed properties	Promotion of greenery	◎	Holding workshops in order to formulate effective greening plans; employment of quality engineer in charge of green issues		
					Some properties within Tokyo Prefecture	Implementation of rooftop greenery	◎	Examining implementation in properties where it is possible to do so		
			Management and operation stage	Reduction of hazardous materials	Limitation of use of toxic chemicals	Some completed properties	Taking measures against asbestos when demolishing existing buildings	◎	Managed in accordance with relevant administrative directives	
				Saving resources and reducing waste	Saving resources	All newly constructed properties and others	Reduction of paper usage levels (examine computerization of marketing media and PAX-M (quality control guidelines for Park Axis rental condominiums))★★	◎	Transition to computerization (Web) instead of printed marketing media basically complete	
			—	Environmental management	Group environmental measures	Some group-owned properties	Examine environmental burden measures entirely for developers, owners and property managers (creation of environmental team)★★	◎	Creation of environmental team and examination of group measures; conducting environmental training	
			Customers	—	Universal design	Improvement of amenities	Some newly constructed properties	Introduction of universal design	◎	
					Improvement of amenities	Communication	Some newly constructed properties	Improvement of amenities at construction sites (installation of security lights at temporary construction site enclosures; some greening)	◎	
	Communication	Promotion of Eco Life Support			Some group-owned properties	Development of activities encouraging "eco life" (distribution of "eco packs")★★	◎			

★: indicates newly added target

★★: indicates target whose details or scope have been expanded

◎: achieved

△: partly achieved or not achieved

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks	
For-sale condominium business	Global environment	Design stage	CO <sub>2</sub> reduction	Limitation of life cycle CO <sub>2</sub>	All properties nationwide	Ongoing management of eco standard specifications: ◆Mandatory installation of motion detection sensors for indoor stairway lighting	◎		
					All properties nationwide	Ongoing management of eco standard specifications: ◆Recommending adoption of top runner model for transformers and light emitting diode (LED) lamps	◎		
					Properties in Tokyo Prefecture	Ongoing management of eco standard specifications: ◆Implementing standard adoption of Low-E glass and "Eco-JOSE" (latent heat recovery)★	◎	Implemented starting with properties newly ordered in fiscal 2008	
					All properties nationwide	Housing performance labeling with respect to energy-saving measures: Must obtain housing performance label "Energy-Saving Measures" class 3 (3/4) or higher	◎	Excluding measures for shielding solar radiation in openings	
			Reduction of hazardous materials	Measures to prevent sick building syndrome	All properties nationwide	Ongoing management of eco standard specifications	◎		
					All properties nationwide	Housing performance labeling with respect to general and local measures against formaldehyde: Must obtain housing performance label for "Formaldehyde Emission Measures" class 3 (3/3) or higher	◎		
					All properties nationwide	Setting volatile organic compound (VOC) concentration standards; taking measurements	◎	Mandatory inspection of 2 units per building	
					All properties nationwide	Creation of environment-responsive components/materials guidelines	◎	Mandatory adoption of non-asbestos products	
					All properties nationwide	Ongoing compliance with soil contamination risk evaluation checksheet	◎	Obligatory inclusion at time of site acquisition decision	
					All properties nationwide	Elimination of halons and chlorofluorocarbons (CFCs) in facilities	◎	Establishing guidelines for adoption of CFC insulation material	
		Saving resources and reducing waste	Improvement of reclamation rate for industrial waste	Properties in Tokyo Prefecture	Capturing construction waste emissions and recycling levels for each property	◎	Compliance of filing based on recycling laws and submission of recycling reports		
		Preservation of greenery	Promotion of greenery	Properties in Tokyo Prefecture	Ongoing management of design standards	◎			
					Implementation of rooftop greenery	◎	Implemented in several properties within Tokyo Prefecture		
		Management and operation stage	CO <sub>2</sub> reduction	Limitation of life cycle CO <sub>2</sub>	All properties nationwide	Estimating total life cycle CO <sub>2</sub>	△		
				Limitation of management energy	Target properties	Accommodating Revised Energy Use Law	◎	Implemented in target properties (total floor space of 2000m <sup>2</sup> or above)	
			Saving resources and reducing waste	Improvement of reclamation rate for general waste	Properties in Tokyo Prefecture	Promotion of garbage separation by residents	◎	Based on relevant administrative directives (managed in accordance with relevant administrative directives)	
		Customers	-	Universal design	Universal design	All properties nationwide	Application of Care Design Manual to properties ◆Must obtain housing performance label rating for "Measures in Consideration of the Elderly" of class 1 (1/3) or higher	◎	
						All properties nationwide	Application of Care Design Manual to properties ◆Manual revision	◎	Formulation of universal design manual
Communication	Promotion of Eco Life Support			All properties nationwide	Development of activities encouraging "eco life" (review "Konnichiwa" articles and leaflets)	◎			

★: indicates newly added target  
 ★★: indicates target whose details or scope have been expanded

◎: achieved  
 △: partly achieved or not achieved

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks
Detached housing business	Global environment	Design stage	CO <sub>2</sub> reduction	Limitation of life cycle CO <sub>2</sub>	All properties nationwide	Ongoing management of eco standard specifications (compliance with high-durability standards based on Guidelines for Detached Housing in Harmonious Coexistence with the Environment)	◎	
						Housing performance labeling with respect to energy-saving measures: Must obtain housing performance label for "Energy-Saving Measures" class 3 (3/4) or higher	◎	Excluding measures for shielding solar radiation in openings
			Reduction of hazardous materials	Measures to prevent sick building syndrome	All properties nationwide	Ongoing management of eco standard specifications	◎	
						General measures against formaldehyde	◎	
						Housing performance labeling with respect to local measures against formaldehyde: Must obtain housing performance label for "Formaldehyde Emission Measures" class 3 (3/3) or higher	◎	
						Setting volatile organic compound (VOC) concentration standards (should be lower than Ministry of Health, Labour and Welfare standards); taking measurements	◎	Performing annual survey of indoor air environment conditions (survey targets: approx. 3 properties/year)
			Limitation of use of toxic chemicals	All properties nationwide	Ongoing compliance with soil contamination risk evaluation checksheet	◎	Obligatory inclusion at time of site acquisition decision	
		Saving resources and reducing waste	Improvement of reclamation rate for industrial waste	Properties in the Tokyo metropolitan area	Capturing construction waste emissions and recycling levels for each property	◎	Separation/recycling of construction waste materials, etc. by builder	
					Preservation of greenery	Promotion of greenery	All properties nationwide	Ongoing management of design standards (compliance with 15% greening rate for residential sites)
		Management and operation stage	Saving resources and reducing waste	Improvement of reclamation rate for general waste	Properties in the Tokyo metropolitan area	Promotion of garbage separation by residents	◎	Based on relevant administrative directives
	Customers					Communication	Promotion of Eco Life Support	All properties nationwide
		Ongoing distribution of "Maintenance Kit" to buyers of detached housing	◎					
Improvement of amenities		Improvement of amenities	All properties nationwide	Further advancing design guidelines incorporating the 3 elements of "sunlight," "wind," and "greenery" under the detached housing quality management system and aiming to create environments and amenities uniquely suited to detached housing	◎	Reaffirmation and ongoing management of Guidelines for Detached Housing in Harmonious Coexistence with the Environment design philosophy		

★: indicates newly added target  
 ★★: indicates target whose details or scope have been expanded

◎: achieved  
 △: partly achieved or not achieved

Business Segment	Stakeholder	Target Period	Theme	Environmental Objective	Scope	Environmental Target: Fiscal 2008	Outcome	Remarks
Mitsui Fudosan's administrative work, etc.	Global environment	Management and operation stage	CO <sub>2</sub> reduction	Limitation of electricity usage levels	Headquarters, branches and sales offices	Ongoing measurement and familiarization with electricity-saving	◎	Improving measurement accuracy; ongoing examination of awareness methods (tools)
			Saving resources and reducing waste	Improvement of reclamation rate for general waste	Headquarters, branches and sales offices	Measurement of OA paper usage levels and examination/implementation of control measures (reducing unnecessary copying; enforcing use of double-sided copying, n-up printing, etc.)	△	
						Measurement of recycled paper usage levels and encouraging use of recycled paper	△	Ongoing familiarization that use of recycled paper and "Toshisaisei" are being promoted
						Thorough separation of garbage (systematic separate collection of mixed paper)	◎	Re-familiarization with thorough separation
			Green procurement	Promotion of green procurement	Headquarters, branches and sales offices	Promoting green procurement for office supplies	△	Intensifying promotion of green product use
			Environmental management	Environmental management	Group companies	Promoting capture of status of environmental and social initiative of each group company (supporting requests for collaboration in capturing environmental burden-related values)	◎	
					Headquarters, branches and sales offices	Promoting detailed investigation and disclosure of figures related to office's environmental burden★ (preparations toward data disclosure; developing system for capturing waste material emissions)	◎	
				Environmental education and promotional activities	Headquarters, branches and sales offices	Intensifying environment-related awareness activities	◎	Intensifying information dissemination; examining implementation of environment-related e-learning, etc.