

The Mitsui Fudosan Group's Social and Environmental Initiatives Fiscal 2009 Targets

[Operations Area]

Business Segment	Theme	Item	Scope	Fiscal 2009 Environmental Targets	Fiscal 2009 Environmental Plans (concrete content, steps, etc.)	
Office Building Business	1. Sustainable design (Environmentally-friendly designs for newly-built properties)	(1) Energy conservation / CO ₂ reduction	All newly-built properties	Designs limiting heat load on buildings (heat insulation, etc.)	Steady practice of List of Environmentally-Friendly Specifications (tentative name) at Newly-Built Buildings, as well as the Environmental Measures Execution Tool (tentative name) that was jointly developed with the Architectural and Contracting Planning Department	
				Introduction of highly-efficient facilities and energy management system		
				Use of natural energy		
				Setting of environmentally-responsive target values at the design stage and putting them into practice		
				Checking for and study of new products and new technologies		
		(2) Efficient use of water	All newly-built properties	Designs that circulate water Installation of water-saving equipment	Steady practice of List of Environmentally-Friendly Specifications (tentative name) at Newly-Built Buildings	
		(3) Resource conservation / Waste reduction	All newly-built properties	Long-life design	Checking of whether or not construction contractors are properly performing their duties, such as the duty to make an effort to reduce and duty to properly dispose of waste in the construction Checking of whether or not the content stated on environmental response plans are being followed on site	
		(4) Reduction of impact of chemical substances	All newly-built properties	Preliminary survey of soil contamination	Steady implementation of soil contamination surveys and response prior to acquisition of land (or at time of building demolition)	
				Measures to prevent sick building syndrome	Taking of air environment measurements by builder prior to delivery of the property	
		(5) Urban development featuring lush greenery	All newly-built properties	Promotion of tree-planting on the premises	Study of vacant land, rooftop and walls at the design stage	
				Rooftop greenery and wall greenery		
				Building of ponds and other water features		
				Consideration of biodiversity	—	
		2. Eco-Action (Activities to decrease environmental impact for existing properties)	(1) Energy conservation / CO ₂ reduction	Properties under proprietary ownership Properties subject to laws and ordinances	Upgrading to highly-efficient facilities	Execution of construction planned for the current fiscal year, heightening of the accuracy of reduction projections, and forming of plan-do-check-act (PDCA) cycle for CO ₂ reduction construction
				Properties with resident facilities manager	Highly-efficient running of facilities	Drawing up of operational improvement execution plans for each building, and implementation of improvements for items that have yet to be executed
	Properties under proprietary ownership Properties that are subleased			Thorough grasp of energy consumption Efficient and steady accomplishment of CO ₂ reduction measures	Study of more efficient data collection methods (forming a system) aimed at creating database on energy consumption Inauguration of task force for various law revisions in fiscal 2010 and onwards, and promotion of preparations for putting CO ₂ reduction measures into practice at each building	
	(2) Efficient use of water		Properties under proprietary ownership Properties that are subleased	Effective use of rainwater and recycled wastewater	Implementation of proper maintenance management and efficient use of recycled wastewater facilities	
				Water-saving efforts, etc.	Introduction of water-saving equipment in restroom renovations	
	(3) Resource conservation / Waste reduction		Properties under proprietary ownership Properties that are subleased	Promotion of reduce/reuse/recycle	Promotion of resource conservation through increasingly thorough waste segregation	
				Thorough grasp of volume of waste generated	Thorough waste weighing and manifest management, and promotion of forming of electronic manifest system	
	(4) Reduction of impact of chemical substances		Properties under proprietary ownership	Proper management and disposal of specified chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), etc.	Promotion of early disposal of high-density PCBs (discharge coil and condenser treatment) and study of proper management and disposal of low-density PCBs, and grasping and checking of PCB equipment that are in use	
			Properties cleaned by FFC Water features	Reduction, etc. of chemicals used	Discontinue use of cleaning agents that use endocrine disruptors, and study of introduction of photocatalytic purifiers (water features, etc.)	
	(5) Urban development featuring lush greenery		Properties under proprietary ownership Properties that are subleased	Proper management of green spaces and plants	Proper maintenance management, and additional planting and replanting as needed	
			Some properties	Provision of resting spaces that make the most of greenery, soil/water and light	Rooftop greenery at Nihonbashi Mitsui Tower (lower floors)	
	3. Partnerships with stakeholders		(1) Proactively making appeals to tenants and building owners	Properties under proprietary ownership Properties that are subleased	Promotion of energy conservation (to tenants)	Building of cooperative structure for promotion of energy conservation with responding to revised Tokyo Metropolitan Government ordinances and revised Act on the Rational Use of Energy also in mind
				Properties under co-ownership Properties that are subleased	Promotion of energy conservation (to owners)	Proposal and implementation of energy conservation measures, centering on properties subject to laws and ordinances
			(2) Development and proactive use of energy conservation technologies and know-how through partnerships and cooperation with design companies, construction companies, energy companies, manufacturers, etc.	Properties with resident facilities manager	Leverage expertise of external consultants on heat source tuning	Promoting the realization of an on site support structure
				Mitsui Bekkan, etc.	Demonstration testing of new energy conservation technologies	Installation of light emitting diode (LED) lighting, energy plant (EP) system (power supply noise filter), etc. on a trial basis
		(3) Strengthening of partnerships and cooperation with the community, public administration, and research institutions of universities, etc., and leveraging such in future urban and facility development	Renovated properties	Study of CO ₂ management (visualization through new Building and Energy Management System (BEMS))	Study of effectiveness of new BEMS system	
			—	—	—	
		—	—			

Note: FFC stands for First Facilities Co., Ltd.

[Operations Area]

Business Segment	Theme	Item	Scope	Fiscal 2009 Environmental Targets	Facility Category	Fiscal 2009 Environmental Plans (concrete content, steps, etc.)
Retail Facilities Business(1)	1. Sustainable design (Environmentally-friendly designs for newly-built properties)	(1) Energy conservation / CO ₂ reduction	Properties of which construction is to commence or be completed in fiscal 2009	Designs limiting heat load on buildings (heat insulation, etc.)	R	High heat insulation exterior finishing and louver façades (study combination)
					U	High heat insulation, high airtightness, rooftop greenery, etc. measures
				Introduction of highly-efficient facilities and energy management system	R	Installation of energy-conserving fluorescent lights, high frequency (Hf), ceramic discharge metalhalide (CDM) and other highly-efficient lighting equipment, as well as daylight sensors, in mall areas; installation of high intensity discharge (HID) lighting fixtures and light emitting diode (LED) lighting in the atrium area; and installation of hybrid lighting fixtures outside
					R	Lighting controls (control by time of day or day of week; turn off some lights outside of operating hours using scheduled timers)
					R	Installation of Top Runner highly-efficient equipment (efficient transformers, fans, pumps and air-conditioners)
					R	Introduction of energy conservation system (transportation power saving, outside air intake volume control, total heat exchanger and large temperature difference water supply)
					U	Installation of total heat exchanger and highly-efficient equipment, light emitting diode (LED) lighting, and installation of outside air intake windows and other equipment that consider for night purge and natural drafts
					R	Introduction of outside air cooling, free cooling, photovoltaic cells and mini wind power generation
				Use of natural energy	R	Heat island prevention (use of permeable paving, heat shielding paving and wooden paving)
					U	Use of green energy
		R	Use of rainwater, and reuse of drainwater			
		(2) Efficient use of water	Properties of which construction is to commence or be completed in fiscal 2009	Designs that circulate water	U	Use of recycled wastewater
				Installation of water-saving equipment	R	Installation of water-saving equipment
					U	Installation of water-saving toilets
		(3) Resource conservation / Waste reduction	Properties of which construction is to commence or be completed in fiscal 2009	Long-life design	R	Use of new materials, green materials and recycled materials (recycled aggregate, electric furnace steel, blended cement and recycled wood)
					R	Photocatalysts
					U	Recommendation of green materials, and recommendation of zero-emissions sites
		(4) Reduction of impact of chemical substances	Properties of which construction is to commence or be completed in fiscal 2009	Preliminary survey of soil contamination	U&R	Implementation of content and dissolution tests based on Tokyo Metropolitan Ordinance on Environmental Preservation and standards on taking in export soil
				Measures to prevent sick building syndrome	U&R	Use of natural materials, and minimization of non-reusable materials
		(5) Urban development featuring lush greenery	Properties of which construction is to commence or be completed in fiscal 2009	Promotion of tree-planting on the premises	R	Securing of trees in the surrounding area and green spaces on the premises, and use of greenery on footpaths and along roads
					R	Establishment of grass parking
					U	Study as appropriate for properties with outside facilities
				R	Rooftop greenery, greenery façades, and indoor wall greenery	
U	Incorporate as appropriate by mutually considering heat load on buildings, greenery ordinances, etc.					
Building of ponds and other water features	U	Study as appropriate for properties with outside facilities				

Business Segment	Theme	Item	Scope	Fiscal 2009 Environmental Targets	Facility Category	Fiscal 2009 Environmental Plans (concrete content, steps, etc.)
Retail Facilities Business(2)	2. Eco-Action (Activities to decrease environmental impact for existing properties)	(1) Energy conservation / CO ₂ reduction	Operated facilities: All facilities	Concrete tactics for energy conservation in mainly common-use areas	R	Lighting: Control of lighting time in line with actual operational situation
			Applicable facilities: 1 facility		R	Air-conditioning: Control of running time in line with actual operational situation
			Operated facilities: 37 facilities in Japan		R	Power: Control of elevator running time in line with actual operational situation
			Operated facilities: All facilities		R	Purchase of Certificate of Green Power
			5 core operated facilities	Upgrading to highly-efficient facilities	U	Lighting of common-use areas at half the brightness, and installation of motion sensors
			—		R	Implementation of +1°C air-conditioning and -2°C heater temperature settings from current settings in the entire facility
			Operated facilities: All facilities	Highly-efficient running of facilities	R	Raising of awareness for tenants' exclusive-use areas
			Applicable facilities: 5 facilities		R	Grasping of details of energy used by facilities and equipment, and application of such in proactively introducing energy-conserving equipment
			Operated facilities: All facilities	Thorough grasp of energy consumption	U	—
			Applicable facilities: 3 facilities		R	Improvement of quality of and sharing of know-how on energy conservation measures through expanded use of checklists for addressing energy conservation
			Properties entrusted to LM: 25 properties	Regulation of parking lot lighting by lighting time and zone	U	Revision of room temperature settings, and revision of running of air supply and exhaust fans
			Properties entrusted to LM: 25 properties		R	Introduction of system for collecting data obtained by each facility
			Applicable facilities: 1 facility	Regulation of backyard lighting brightness	U	Cutting down of contracted power
			Operated facilities: 37 facilities in Japan		R	Individual adjustment and implementation based on on-site confirmation
		Operated facilities: All facilities	Change of indoor temperature settings	R	Individual adjustment and implementation based on on-site confirmation	
		4 facilities		U	Lighting of backyard and common-use areas at half the brightness	
		(2) Efficient use of water	Operated facilities: All facilities	Water-saving efforts, etc.	R	Implementation of +1°C air-conditioning and -2°C heater temperature settings from current settings in common-use areas
					2 facilities	R
			2 facilities	Effective use of rainwater	R	Basic free hours +3 hours free (being implemented in phases from July in fiscal 2008)
				Effective use of well water	R	Toilet water-saving
		(3) Resource conservation / Waste reduction	Operated facilities: All facilities	Promotion of reduce/reuse/recycle	R	Introduced and continues to run at LaLaport KASHIWANO HANA
					1 facility	R
			Operated facilities: All facilities	Thorough grasp of volume of waste generated	R	Continuation of cardboard paper recycle loop at Funabashi
					7 facilities	R
			Operated facilities: All facilities	Thorough grasp of volume of waste generated	R	Continuation of reuse for reduction of kitchen waste
					R	Ongoing and thorough grasp of monthly volume of general waste generated
					R	Transition to waste metered charging system. Reduction of total volume of waste generated by making the transition at properties that are yet to make the transition.
		(4) Reduction of impact of chemical substances	Operated facilities: All facilities	Proper management and disposal of specified chlorofluorocarbons (CFCs), polychlorinated biphenyl (PCBs), etc.	R	Reduction of waste by introducing waste weighers
R	Ongoing grasp of volume of industrial waste generated, thorough grasp of monthly volume generated, and implementation of proper management					
			Reduction, etc. of chemicals used	R	Proper management of PCBs, and ongoing proper disposal of CFCs	
				R	Ongoing use of cleaning agents that are free of endocrine disruptors	

Notes:

- Under category, U refers to urban facilities and R refers to regional facilities.
- Under scope, operated facilities refer to facilities managed and operated by Mitsui Fudosan's Retail Properties Management Department and is synonymous with regional facilities.
- LM stands for LaLaport Management Co., Ltd.

[Operations Area]

Business Segment	Theme	Item	Scope	Fiscal 2009 Environmental Targets	Facility Category	Fiscal 2009 Environmental Plans (concrete content, steps, etc.)
Retail Facilities Business	3. Partnerships with stakeholders	(1) Proactively making appeals to tenants and building owners	Operated facilities: All facilities	Ongoing holding of the "Eco Hello!" movement (an ecological CSR activities related event) at Mitsui Fudosan Group's retail facilities	R	Promotion of initiatives that help stir customers' own interest on environmental issues, such as events for jointly creating ecological lifestyles
			Urban facilities: All facilities	Holding of various campaigns	U	Holding of various campaigns
		(2) Development and proactive use of energy conservation technologies and know-how through partnerships and cooperation with design companies, construction companies, energy companies, manufacturers, etc.	Core, large regional facilities	Briefing sessions on proposals from manufacturers	R	Monthly holding of briefing sessions on proposals from manufacturers
			—	Introduction of light emitting diode (LEDs)	R	—
			—	—	U	—
			Applicable facilities: 3 facilities	Cutting down of contracted power	U	Cutting down of contracted power
		(3) Strengthening of partnerships and cooperation with the community, public administration, and research institutions of universities, etc., and leveraging such in future urban and facility development	2 facilities	Ongoing management based on ISO 14001	R	Ongoing management based on environment ISO 14001 acquired at Mitsui Outlet Park TAMA MINAMI OSAWA and LaLaport KASHIWANO HANA
			Operated facilities: All facilities	Environmental awareness-raising and community philanthropy through facility-specific events	R	Holding of each property's own original programs (clarify theme setting and keep in mind of it serving as a source of information)
			Applicable facilities: 3 facilities		U	Holding of tie-up events, etc.
			Operated facilities: All facilities	Flexible management of operating hours and operating days	R	Examination of state of visits by time frame and environmental impact reduction effects
		(4) Working together with and making appeals to customers	Operated facilities: All facilities	Ongoing holding of the "Eco Hello!" movement (an ecological CSR activities related event) at Mitsui Fudosan Group's retail facilities	R	Promotion of initiatives that help stir customers' own interest on environmental issues, such as events for jointly creating ecological lifestyles
				Holding of inter-facility events	R	Holding of facility-specific events, and raising of the brand of Mitsui Fudosan retail facilities by holding inter-facility events

Notes: 1. Under category, U refers to urban facilities and R refers to regional facilities.
2. Under scope, operated facilities refer to facilities managed and operated by Mitsui Fudosan's Retail Properties Management Department and is synonymous with regional facilities.

[Operations Area]

Business Segment	Theme	Item	Scope	Fiscal 2009 Environmental Targets	Fiscal 2009 Environmental Plans (concrete content, steps, etc.)
Hotel Business(1)	1. Sustainable design (Environmentally-friendly designs for newly-built properties)	(1) Energy conservation / CO ₂ reduction	New hotels	Designs limiting heat load on buildings (heat insulation, etc.)	Introduction of double-glazed glass for guest room windows
				Introduction of highly-efficient facilities and energy management system	Introduction of heat recovery water heater
				Introduction of highly-efficient lighting	Study of reinforcement of heat insulation of piping and ducts Study of introduction of inverter pumps
		(2) Efficient use of water	New hotels	Use of natural resources	Restriction of use of incandescent lamps
				Installation of water-saving equipment	Introduction of energy conservation switches for guest rooms (turns off lights when not used by anyone) Study installation of fluorescent bulbs and light emitting diode (LEDs) lighting for lighting within hotel facilities Introduction of time scheduled control for lighting (exterior wall signs, etc.) Introduction of function that turns lighting on/off using motion sensors for the backyard
		(3) Resource conservation / Waste reduction	New hotels	Long-life design Recycling, etc.	Introduction of use of well water in regions that meet water quality and quantity standards Introduction of automatic water faucets Introduction of water-saving bidet toilet seats
		(4) Reduction of impact of chemical substances	New hotels	Reduction of impact of interior finishing materials on the environment	Introduction of jet towels in common-use restrooms Study use of natural materials and recycled materials for equipment
		(5) Urban development featuring lush greenery	New hotels	Promotion of tree-planting on the premises	Selection of interior finishing materials that consider for reduction of impact of harmful chemical substances
				Rooftop greenery and wall greenery	Study tree-planting in outside facilities Introduction of rooftop and wall greenery (determined by investigating effects on a property-by-property basis)
		2. Eco-Action (Activities to decrease environmental impact for existing properties)	(1) Energy conservation / CO ₂ reduction	Applicable hotels	Conservation of energy and reduction of CO ₂
	15 hotels				
	15 hotels and MFHM head office				
	Applicable hotels				
	15 hotels and MFHM head office			Thorough grasp of energy consumption	
	(2) Efficient use of water		Applicable hotels	Water-saving efforts, etc.	Ongoing introduction of water-saving equipment Marking of appropriate water level for prefabricated bathrooms
	(3) Resource conservation / Waste reduction		Applicable hotels	Thorough grasp of volume of waste generated	Ongoing grasp of monthly volume of general waste generated Ongoing grasp of monthly volume of industrial waste generated
			15 hotels	Promotion of reduce/reuse/recycle	Placement of soap, shampoo and conditioner dispensers at all hotels (except Ginza) Placement of segregation waste boxes (placement of 2 waste boxes within guest rooms: 1 for combustible waste and 1 for non-combustible waste) Collection of batteries and fluorescent lamps separately (collect separately at the office) Reduction of paper use (promotion of double-sided photocopying, use of both sides and use of internal e-mail at the office, and attachment of stickers to promote the using up of toilet paper) Reduction of volume of paper towel waste generated by placing air towels in restrooms for employees Reduction of volume of guest room consumables and other waste generated by popularizing Eco Cards
			Applicable hotels	Proper management and disposal of specified chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), etc.	Proper management of PCBs [already filed and disposal registered at 1 hotel (scheduled to be brought to disposal facility in fiscal 2009)] Receipt of certification from disposal support provider at time of disposal of commercial CFCs refrigerator
			15 hotels	Reduction of chemicals used	Use of anti-endocrine-disruptor chemicals Use of materials that limit sick building syndrome (use of construction materials of F☆☆☆ or higher) Use of anti-endocrine-disruptor toilet paper
	(4) Reduction of impact of chemical substances		Applicable hotels	Provision of resting spaces that make the most of greenery, soil/water and light	Provision of resting spaces that make the most of greenery, soil/water and light
			Applicable hotels	Call attention to stance on social and environmental initiatives	Presentation of activities on website (regularly updated)
			15 hotels	Environmental education	Compilation of booklet on stance on environmental initiatives as a hotel, and make use of such in raising profile outside the Company and raising awareness inside the Company
			Applicable hotels	Environmental education	Recommendation of taking of correspondence courses and taking and acquiring certification of the Eco Test
	(5) Urban development featuring lush greenery		Applicable hotels	Provision of resting spaces that make the most of greenery, soil/water and light	Provision of resting spaces that make the most of greenery, soil/water and light
			MFHM head office	Call attention to stance on social and environmental initiatives	Presentation of activities on website (regularly updated)

Business Segment	Theme	Item	Scope	Fiscal 2009 Environmental Targets	Fiscal 2009 Environmental Plans (concrete content, steps, etc.)
Hotel Business(2)	3. Partnerships with stakeholders	(1) Proactively making appeals to tenants and building owners	Applicable hotels	Encouragement of tenants to use environmentally-friendly products Encouragement of guests to use at appropriate room temperature settings	Recommendation of use of bamboo chopsticks, paper napkins and other environmentally-friendly products Study of such measures as attaching stickers indicating appropriate guest room temperature settings
		(2) Development and proactive use of energy conservation technologies and know-how through partnerships and cooperation with design companies, construction companies, energy companies, manufacturers, etc.	—	—	—
		(3) Strengthening of partnerships and cooperation with the community, public administration, and research institutions of universities, etc., and leveraging such in future urban and facility development	—	—	—

Notes: 1. The 15 hotels are the 14 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 Yotsuya) and the new Mitsui Garden Hotel Sendai that are operated by Mitsui Fudosan Hotel Management Co., Ltd.
2. MHFM stands for Mitsui Fudosan Hotel Management Co., Ltd.

[Operations Area]

Business Segment	Theme	Item	Scope	Fiscal 2009 Environmental Targets	Fiscal 2009 Environmental Plans (concrete content, steps, etc.)		
Tokyo Midtown Development Business	2. Eco-Action (Activities to decrease environmental impact for existing properties)	(1) Energy conservation / CO ₂ reduction	Tokyo Midtown (housing related excluded)	Conservation of energy and reduction of waste	Limitation of CO ₂ emissions through optimal running of heat source facilities		
					Peak power cutting measures (NAS batteries, cogeneration (2 units) and water heat storage tank)		
					Reduction of energy consumption by reviewing air-conditioning running time in common-use areas		
					Reduction of energy consumption by reviewing air-conditioning temperature control in common-use areas		
					Reduction of energy consumption by stopping elevators on closed days, etc.		
					Reduction of energy consumption by reviewing method of running air supply and exhaust fans at parking lot		
3. Partnerships with stakeholders	(1) Proactively making appeals to tenants and building owners	Tokyo Midtown (housing related excluded)	Urging of office tenants to promote limiting of greenhouse gas emissions	Reduction of air-conditioning energy by ensuring room temperatures are at appropriate levels			
				(2) Development and proactive use of energy conservation technologies and know-how through partnerships and cooperation with design companies, construction companies, energy companies, manufacturers, etc.	Tokyo Midtown (housing related excluded)	Implementation of "Verification of Running of Facilities After Construction Completion" by design companies and construction companies	Data collection, checking of state of running by real load of heat source and air-conditioning equipment and indoor environment, and investigation of whether or not setting specifications are being met
							Organization and implementation of optimal running conditions, indoor environment, specific energy consumption by use, etc.
							Implementation of "Verification of Effects of Introducing Cogeneration" by construction companies and Tokyo Gas Co., Ltd.