

Major Projects

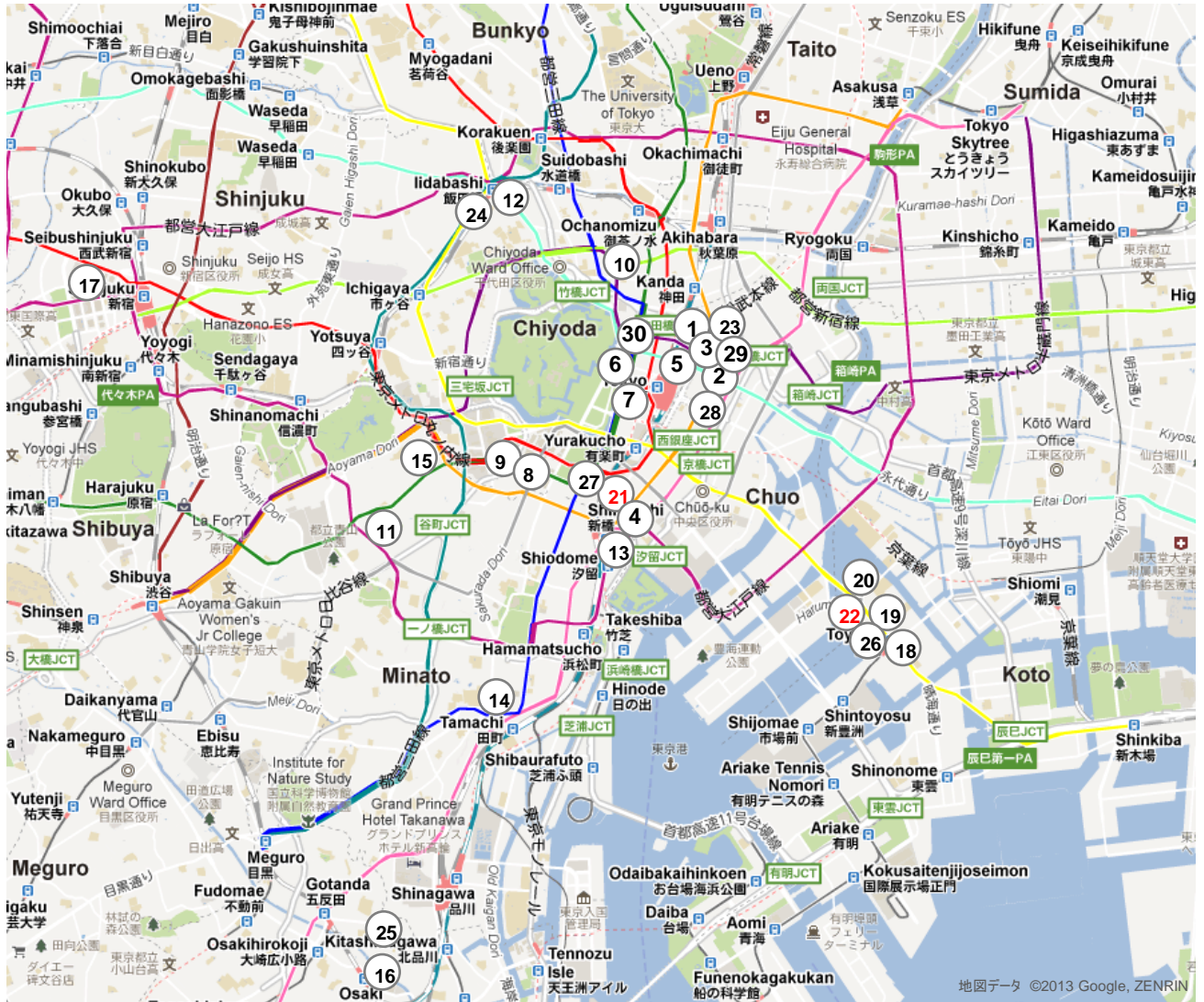
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Project Map (Central Tokyo)



Existing Projects

1. Nihonbashi Mitsui Tower
2. Nihonbashi 1-Chome Building
(COREDO Nihonbashi)
3. Muromachi-Higashi Mitsui Building
(COREDO Nihonbashi)
4. Ginza Mitsui Building
5. GranTokyo North Tower
6. Sumitomo Mitsui Banking Corporation Head Office Building
7. Marunouchi Mitsui Building
8. Kasumigaseki Building
9. Shin-Kasumigaseki Building
10. Jinbo-cho Mitsui Building

11. Garden Air Tower
12. Tokyo Midtown
13. Shiodome City Center
14. Celestine Shiba Mitsui Building
15. Akasaka Biz Tower
16. Gate City Osaki
17. Shinjuku Mitsui Building
18. Toyosu Center Building
19. Toyosu Center Building Annex
20. Toyosu ON Building
- 21. Kojun Building**
- 22. Urban Dock LaLaport TOYOSU**






New Projects

23. Nihonbashi Muromachi East District Development Projects
24. Iidabashi Grand Bloom
25. Kita-Shinagawa 5-Chome Area 1 Redevelopment Project
26. Toyosu 2-, 3-Chome Area 2 Project
27. Hibiya Mitsui Building/ Sanshin Building Reconstruction Project
28. Nihonbashi 2-Chome Redevelopment Project (Area C)
29. Nihonbashi Muromachi 3-Chome Urban Redevelopment Project
30. OH-1 Project (Otemachi 1-Chome Area 2)

Existing Projects

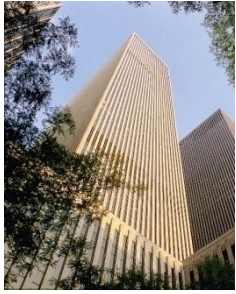




Office Buildings (Owned)

| | Chuo-ku | | | | Chiyoda-ku |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Facility name | Nihonbashi Mitsui Tower | Nihonbashi 1-Chome Building | Muromachi Higashi Mitsui Building | Ginza Mitsui Building | GranTokyo North Tower |
| Location | Chuo-ku, Tokyo | Chuo-ku, Tokyo | Chuo-ku, Tokyo | Chuo-ku, Tokyo | Chiyoda-ku, Tokyo |
| Base floor space | 2,134m ² | 2,995m ² | 1,179m ² | 1,520m ² | 2,677m ² |
| Rentable floor space | ≈ 51,000m ² | ≈ 51,000m ² | ≈ 14,000m ² | ≈ 21,000m ² | ≈ 66,000m ² |
| Number of floors | 39 floors above ground 4 basement floors | 20 floors above ground 4 basement floors | 22 floors above ground 4 basement floors | 25 floors above ground 2 basement floors | 43 floors above ground 4 basement floors |
| Main tenants | TORAY CHUGAI PHARMA | Merrill Lynch Marubeni-Itochu Steel | OKASAN Securities Kanto Chemical | RICOH | DAIWA Securities BNP PARIBAS |
| Completion | Jul. 2005 | Jan. 2004 | Oct. 2010 | Sep. 2005 | Oct. 2007 |

| | Chiyoda-ku | | | | |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Facility name | Sumitomo Mitsui Banking Corporation Head Office Building | Marunouchi Mitsui Building | Kasumigaseki Building | Shin-Kasumigaseki Building | Jinbo-cho Mitsui Building |
| Location | Chiyoda-ku, Tokyo | Chiyoda-ku, Tokyo | Chiyoda-ku, Tokyo | Chiyoda-ku, Tokyo | Chiyoda-ku, Tokyo |
| Base floor space | 2,249m ² | 1,178m ² | 2,636m ² | 1,698m ² | 2,352m ² |
| Rentable floor space | ≈ 47,000m ² | ≈ 13,000m ² | ≈ 87,000m ² | ≈ 27,000m ² | ≈ 52,000m ² |
| Number of floors | 23 floors above ground 4 basement floors | 11 floors above ground 2 basement floors | 36 floors above ground 3 basement floors | 20 floors above ground 3 basement floors | 23 floors above ground 3 basement floors |
| Main tenants | SMBC | CITY-YUWA PARTNERS Aisei Pharmacy | LIXIL CTC | Pharmaceutical and Medical Devices Agency East Nippon Expressway | Asahi KASEI Internet Initiative Japan |
| Completion | Jul. 2010 | Feb. 1981 | Apr. 1968 | Mar. 1987 | Mar. 2003 |

Office Buildings (Owned)

| | Minato-ku | | | Shinagawa-ku | Shinjuku-ku |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Facility name | Tokyo Midtown | Shiodome City Center | Celestine Shiba Mitsui Building | Gate City Osaki | Shinjuku Mitsui Building |
| Location | Minato-ku, Tokyo | Minato-ku, Tokyo | Minato-ku, Tokyo | Shinagawa-ku, Tokyo | Shinjuku-ku, Tokyo |
| Base floor space | 3,326m ² | 2,787m ² | 2,494m ² | 4,088m ² | 1,679m ² |
| Rentable floor space | ≈ 123,000m ² | ≈ 106,000m ² | ≈ 28,000m ² | ≈ 155,000m ² | ≈ 103,000m ² |
| Number of floors | 54 floors above ground 5 basement floors | 43 floors above ground 4 basement floors | 17 floors above ground 2 basement floors | 24 floors above ground 4 basement floors | 55 floors above ground 3 basement floors |
| Main tenants | YAHOO JAPAN KONAMI | ANA, FUJITSU Mitsui Chemicals | Metal One NEC | HITACHI Systems Fuji Electric | Aflac CAPCOM |
| Completion | Jan. 2007 | Jan. 2003 | Mar. 2002 | Jan. 1999 | Sep. 1974 |

| | New York | London | Yokohama | Osaka | |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Facility name | 1251 Avenue of the Americas Building | 20 Old Bailey | Yokohama Mitsui Building | Nakanoshima Mitsui Building | Yodoyabashi Mitsui Building |
| Location | N.Y. Midtown | London, West End | Yokohama, Kanagawa | Osaka, Osaka | Osaka, Osaka |
| Base floor space | 3,827m ² | 2,180m ² | 1,848m ² | 1,457m ² | 1,804m ² |
| Rentable floor space | ≈ 214,000m ² | ≈ 18,000m ² | ≈ 52,000m ² | ≈ 71,000m ² | ≈ 23,000m ² |
| Number of floors | 54 floors above ground 4 basement floors | 8 floors above ground 2 basement floors | 30 floors above ground 2 basement floors | 31 floors above ground 2 basement floors | 16 floors above ground 3 basement floors |
| Main tenants | Bank of Tokyo-Mitsubishi UFJ Mizuho Corporate Bank | Accenture | HITACHI FUJITSU Group | TORAY | TOHMATSU Nippon Steel Corporation Group |
| Completion | 1972 | 1990 | Feb. 2012 | Aug. 2002 | Mar. 2008 |

Retail Facilities (Owned)

| | Mitsui Shopping Park LaLaport | | | | |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Project name | LaLaport TOKYO-BAY | LaLaport KOSHIEN | LAZONA Kawasaki Plaza | Urban Dock LaLaport TOYOSU | LaLaport KASHIWANOHA |
| Location | Funabashi, Chiba | Nishinomiya, Hyogo | Kawasaki, Kanagawa | Koto-ku, Tokyo | Kashiwa, Chiba |
| Store floor space | ≈ 115,000m ² | ≈ 53,000m ² | ≈ 79,000m ² | ≈ 62,000m ² | ≈ 42,000m ² |
| Number of stores | ≈ 540 | ≈ 150 | ≈ 310 | ≈ 180 | ≈ 190 |
| Open | Apr. 1981 | Nov. 2004 | Sep. 2006 | Oct. 2006 | Nov. 2006 |
| Store sales (FY2012) | ¥56.9 billion | ¥23.3 billion | ¥70.6 billion | ¥32.3 billion | ¥17.3 billion |

| | Mitsui Shopping Park LaLaport | | MITSUI OUTLET PARK | | |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Project name | LaLaport YOKOHAMA | LaLaport SHIN-MISATO | MITSUI OUTLET PARK YOKOHAMA BAYSIDE | MITSUI OUTLET PARK MARINE PIA KOBE | MITSUI OUTLET PARK TAMA MINAMI-OSAKA |
| Location | Yokohama, Kanagawa | Misato, Saitama | Yokohama, Kanagawa | Kobe, Hyogo | Hachioji, Tokyo |
| Store floor space | ≈ 93,000m ² | ≈ 59,000m ² | ≈ 15,000m ² | ≈ 23,000m ² | ≈ 21,000m ² |
| Number of stores | ≈ 280 | ≈ 180 | ≈ 80 | ≈ 130 | ≈ 110 |
| Open | Mar. 2007 | Sep. 2009 | Sep. 1998 | Oct. 1999 | Sep. 2000 |
| Store sales (FY2012) | ¥ 45.0billion | ¥29.1 billion | ¥14.6 billion | ¥20.5 billion | ¥19.0 billion |






Retail Facilities (Owned)

| | MITSUI OUTLET PARK | | | | |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Project name | MITSUI OUTLET PARK MAKUHARI | MITSUI OUTLET PARK JAZZ DREAM NAGASHIMA | MITSUI OUTLET PARK SENDAI PORT | MITSUI OUTLET PARK SAPPORO KITA-HIROSHIMA | MITSUI OUTLET PARK KURASHIKI |
| Location | Chiba, Chiba | Kuwana, Mie | Sendai, Miyagi | Kitahiroshima, Hokkaido | Kurashiki, Okayama |
| Store floor space | ≈ 16,000m ² | ≈ 39,000m ² | ≈ 20,000m ² | ≈ 23,000m ² | ≈ 20,000m ² |
| Number of stores | ≈ 100 | ≈ 240 | ≈ 120 | ≈ 130 | ≈ 120 |
| Open | Oct. 2000 | Mar. 2002 | Sep. 2008 | Apr. 2010 | Dec. 2011 |
| Store sales (FY2012) | ¥19.0 billion | ¥45.0 billion | ¥11.3 billion | ¥16.6 billion | ¥15.0 billion |




| | MITSUI OUTLET PARK | Mitsui Shopping Park LaLagarden | Central Tokyo Retail Facilities | | |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Project name | MITSUI OUTLET PARK KISARAZU | LaLagarden TSUKUBA | LaLa Terrace MINAMISENJU | COREDO Nihonbashi | Kojun Building |
| Location | Kisarazu, Chiba | Tsukuba, Ibaraki | Arakawa-ku, Tokyo | Chuo-ku, Tokyo | Chuo-ku, Tokyo |
| Store floor space | ≈ 28,000m ² | ≈ 22,000m ² | ≈ 9,000m ² | ≈ 9,000m ² | ≈ 9,000m ² |
| Number of stores | ≈ 170 | ≈ 70 | ≈ 30 | ≈ 50 | ≈ 20 |
| Open | Apr. 2012 | Mar. 2004 | Apr. 2004 | Mar. 2004 | Oct. 2004 |
| Store sales (FY2012) | ¥41.6 billion | ¥7.5 billion | ¥7.2 billion | — | — |

Office Buildings - Retail Facilities (Managed)

Office Building (Managed)

| | Minato-ku | Chiyoda-ku | Koto-ku | | |
|----------------------|---|---|---|--|---|
| |  |  |  |  |  |
| Facility name | Akasaka Biz Tower | Garden Air Tower | Toyosu Center Building | Toyosu Center Building Annex | Toyosu ON Building |
| Location | Minato-ku, Tokyo | Chiyoda-ku, Tokyo | Koto-ku, Tokyo | Koto-ku, Tokyo | Koto-ku, Tokyo |
| Base floor space | 2,823m ² | 1,717m ² | 1,461m ² | 2,175m ² | 1,991m ² |
| Rentable floor space | ≈ 99,000m ² | ≈ 56,000m ² | ≈ 66,000m ² | ≈ 68,000m ² | ≈ 62,000m ² |
| Number of floors | 39 floors above ground 3 basement floors | 35 floors above ground 2 basement floors | 37 floors above ground 2 basement floors | 33 floors above ground 2 basement floors | 30 floors above ground 3 basement floors |
| Main tenants | HAKUHODO INPEX | KDDI | NTT Data | NTT Data | Nihon Unisys |
| Completion | Jan. 2008 | Jan. 2003 | Oct. 1992 | Aug. 2006 | Jul. 1992 |

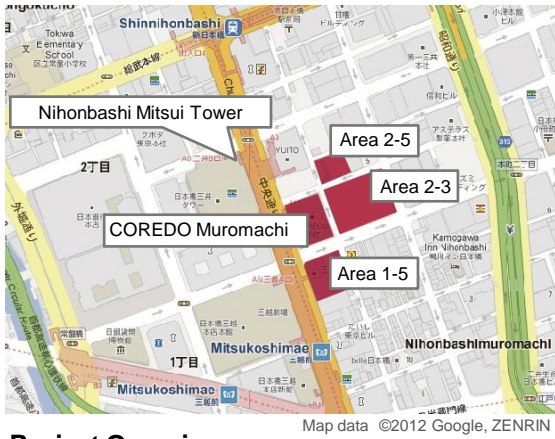
Retail Facilities (Managed)

| | MITSUI OUTLET PARK | LaLaport | LaLagarden |
|----------------------|---|---|---|
| |  |  |  |
| Project name | MITSUI OUTLET PARK IRUMA | LaLaport IWATA | LaLagarden KASUKABE |
| Location | Iruma, Saitama | Iwata, Shizuoka | Kasukabe, Saitama |
| Store floor space | ≈ 32,000m ² | ≈ 50,000m ² | ≈ 23,000m ² |
| Number of stores | ≈ 200 | ≈ 180 | ≈ 90 |
| Open | Apr. 2008 | Jun. 2009 | Nov. 2007 |
| Store sales (FY2012) | ¥33.0 billion | ¥22.7 billion | ¥10.5 billion |

New Projects

※Details of project may change in the future. Some project names are tentative.

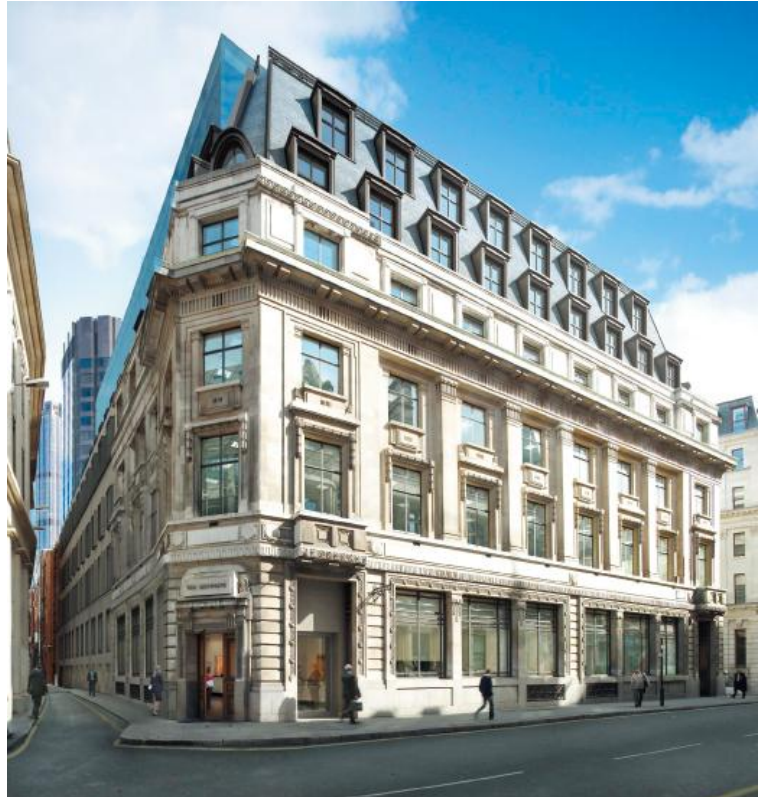
Nihonbashi Muromachi East District Development Projects



Project Overview

| | Muromachi-Higashi Mitsui Building (COREDO Muromachi) | Area 1-5 | Area 2-3 | Area 2-5 |
|-----------------------|--|---|---|-------------------------------|
| Location | Chuo-ku, Tokyo | | | |
| Main use | Office, retail, multi-purpose hall | Office, retail | Office, retail, residence, cultural facilities | Shrine, retail |
| Site area | 2,500m ² | 1,900m ² | 3,700m ² | 530m ² |
| Rentable floor space | Office 14,000m ² Retail etc. 7,200m ² | Office 9,300m ² Retail etc. 5,000m ² | Office 20,000m ² Retail etc. 14,000m ² | Retail etc. 150m ² |
| Share | 100% | Jointly owned | Jointly owned | 100% |
| Start of construction | Mar. 2009 | Aug. 2012 | Nov. 2011 | Nov. 2009 |
| Completion | Oct. 2010 | Jan. 2014 | Jan. 2014 | Jun. 2014 |

Moorgate Project



Project Overview

| | |
|-----------------------|-------------------------------|
| Location | 8-10 Moorgate, City of London |
| Main use | Office, residence, retail |
| Site area | 2,000m ² |
| Rentable floor space | 12,000m ² |
| Share | 100% |
| Start of construction | Jul.2012 |
| Completion | Spring.2014 |

Kashiwanoha campus Area148



Project Overview

| | |
|-----------------------|----------------------------------|
| Location | Kashiwa, Chiba |
| Main use | Office, retail, hotel, residence |
| Site area | 16,800m ² |
| Rentable floor space | TBD * |
| Share | 100% |
| Start of construction | Apr. 2011 |
| Completion | Spring.2014 |

* : Total floor space for office/retail building: approx. 32,000 m²

Sapporo Mitsui JP Building



Project Overview

| | |
|-----------------------|---|
| Location | Sapporo, Hokkaido |
| Main use | Office, retail |
| Site area | 5,500m ² |
| Rentable floor space | Office 25,000m ² Retail 8,000m ² |
| Share | Jointly owned |
| Start of construction | Apr. 2012 |
| Completion | Aug.2014 |



1200 17th Street Project



Map data ©2012 Google, ZENRIN

Project Overview

| | |
|-----------------------|---|
| Location | 1200 17 th Street NW, Washington D.C. |
| Main use | Office, retail |
| Site area | 1,600m ² |
| Rentable floor space | 16,000m ² |
| Share | Jointly owned |
| Start of construction | Mar. 2013 |
| Completion | Sep. 2014 |



Iidabashi Grand Bloom



Map data ©2012 Google, ZENRIN

Project Overview

| | |
|-----------------------|--|
| Location | Chiyoda-ku, Tokyo |
| Main use | Office, retail, residence (505 units) |
| Site area | 16,700m ² |
| Rentable floor space | 66,000m ² |
| Share | Jointly owned |
| Start of construction | Apr. 2011 |
| Completion | Jun. 2014 Oct. 2014 (Grand opening) |



Mark Lane Project



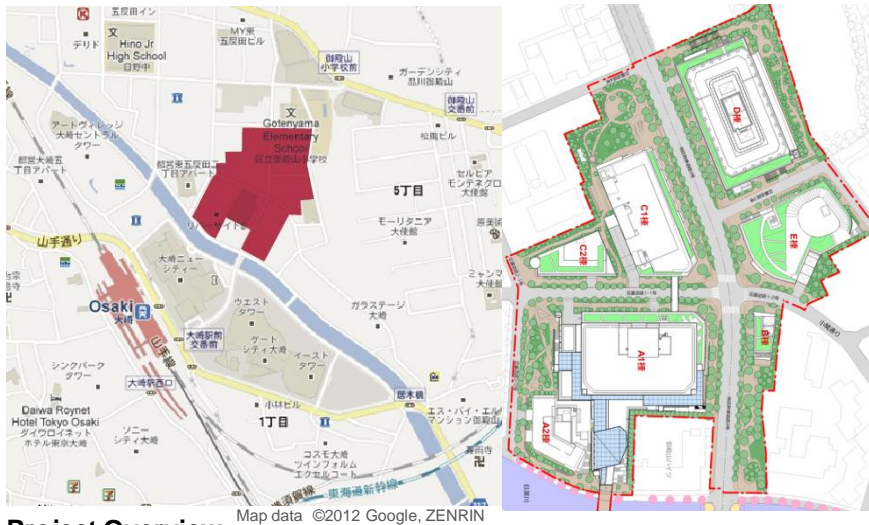
Map data ©2012 Google, ZENRIN



Project Overview

| | |
|-----------------------|------------------------------|
| Location | 70 Mark Lane, City of London |
| Main use | Office, retail |
| Site area | 1,600㎡ |
| Rentable floor space | 16,000㎡ |
| Share | 100% |
| Start of construction | Jan. 2013 |
| Completion | Autum.2014 |

Kita-Shinagawa 5-Chome Area 1 Redevelopment Project



Map data ©2012 Google, ZENRIN



Project Overview

| Location | A1 | A2 | B | C1 | C2 | D | E |
|-----------------------|---------------------|-----------|--------------------|--------------------------------------|--------------------|--------------------------------------|--------|
| | Shinagawa-ku, Tokyo | | | | | | |
| Main use | Office, retail | residence | culture facilities | Office, retail culture facilities | culture facilities | Residence, retail day-care center | retail |
| Site area | 7,800㎡ | 2,200㎡ | 700㎡ | 5,800㎡ | 1,700㎡ | 6,400㎡ | 3,700㎡ |
| Rentable floor space | 92,000㎡ | 12,000㎡ | 400㎡ | 45,000 ㎡ | 3,100㎡ | 93,000㎡ | 4,200㎡ |
| Share | Jointly owned | | | | | | |
| Start of construction | Apr.2012 | | | | | | |
| Completion | May.2015 | | | | | | |

Toyosu 2-, 3-Chome Area2 Project



Map data ©2012 Google, ZENRIN

Project Overview

| | |
|-----------------------|----------------------|
| Location | Koto-ku, Tokyo |
| Main use | Office, retail |
| Site area | 34,000m ² |
| Rentable floor space | TBD * |
| Share | Jointly owned |
| Start of construction | TBD |
| Completion | TBD |

* : Total floor space for office/retail building: approx. 240,000 m²

coming soon

Hibiya Mitsui Building/ Sanshin Building Reconstruction Project



Map data ©2012 Google, ZENRIN

Project Overview

| | Sanshin Bldg. | Hibiya Mitsui Bldg. |
|-----------------------|---------------------|---------------------|
| Location | Chiyoda-ku, Tokyo | |
| Main use | TBD | |
| Site area | 2,800m ² | 7,900m ² |
| Rentable floor space | TBD | |
| Share | 100% | |
| Start of construction | TBD | |
| Completion | TBD | |

coming soon

Nihonbashi 2-Chome Redevelopment Project (AreaC)



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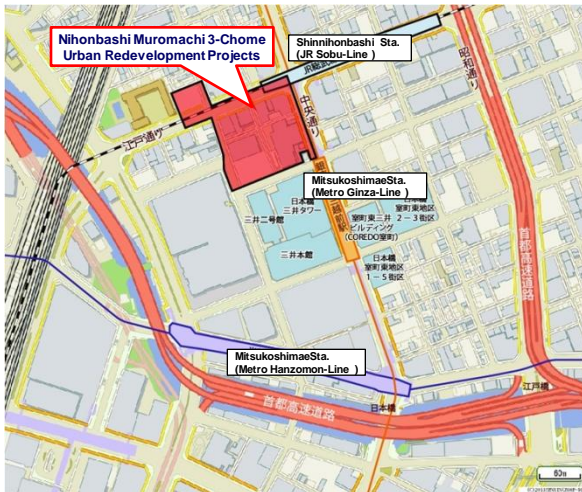
Project Overview

| | |
|-----------------------|---------------------|
| Location | Chuo-ku, Tokyo |
| Main use | Office, retail |
| Site area | 6,000m ² |
| Rentable floor space | TBD * |
| Share | Jointly owned |
| Start of construction | TBD |
| Completion | FY2018 |

*: Total floor space : approx. 140,000 m²



Nihonbashi Muromachi 3-Chome Urban Redevelopment Project



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Project Overview

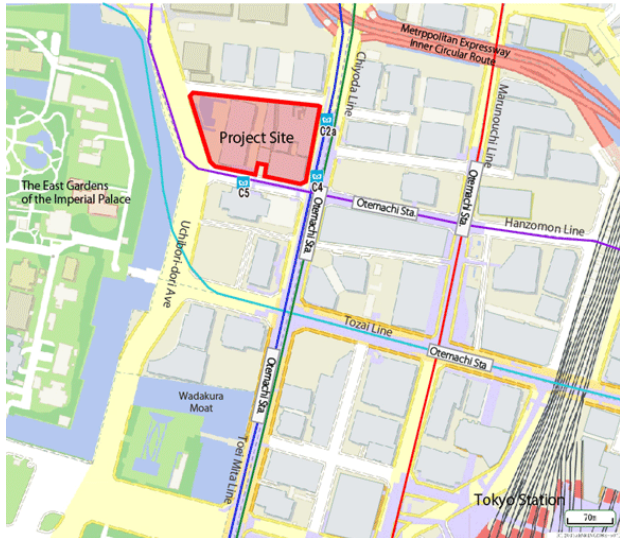
| | A | B |
|-----------------------|----------------------|---------------------|
| Location | Chuo-ku, Tokyo | |
| Main use | Office, retail | Public facility |
| Site area | 11,500m ² | 1,400m ² |
| Rentable floor space | TBD * | |
| Share | Jointly owned | |
| Start of construction | 2015 | |
| Completion | 2019 | |

*: Total floor space : approx. 165,700 m²

coming soon



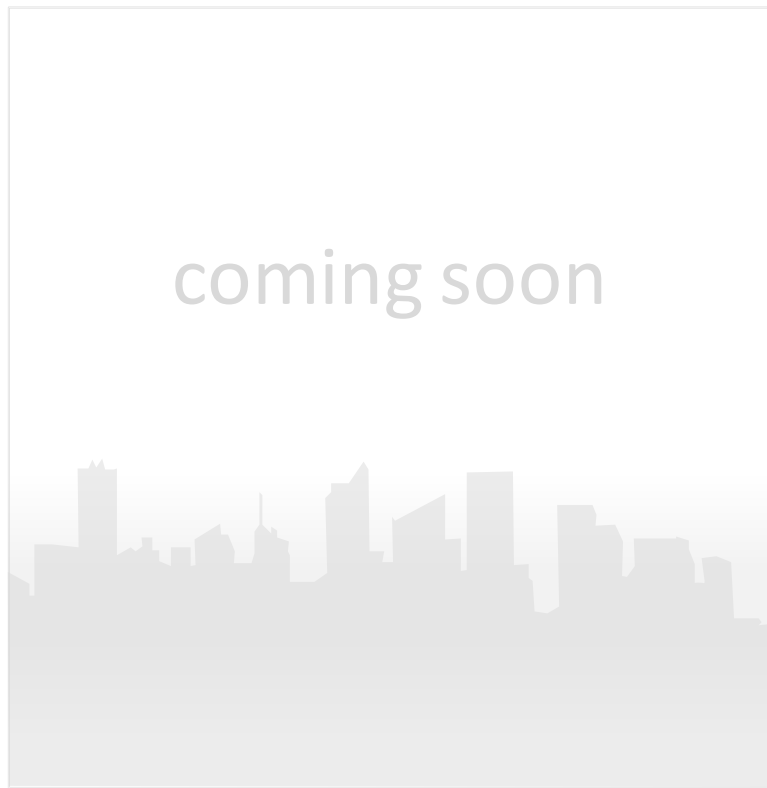
OH-1 Project (Otemachi 1-Chome Area 2)



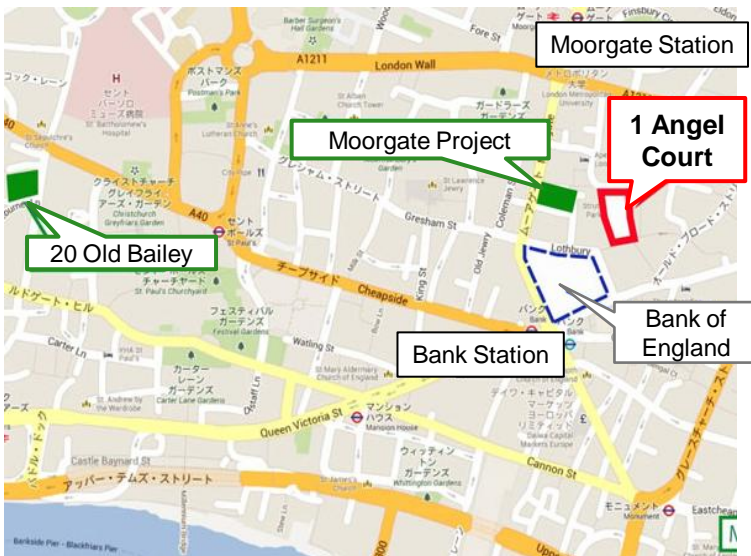
Project Overview

Map data ©2013 Google, ZENRIN

| | |
|-----------------------|----------------------|
| Location | Chiyoda-ku, Tokyo |
| Main use | TBD |
| Site area | 20,800m ² |
| Rentable floor space | TBD |
| Share | TBD |
| Start of construction | FY2016 |
| Completion | FY2019 |



1 Angel Court

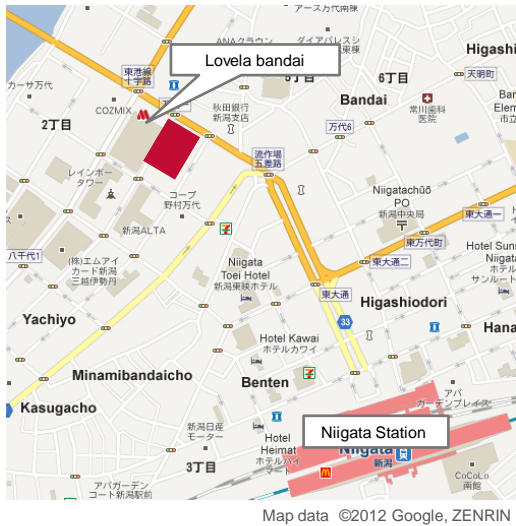


Map data ©2013 Google, ZENRIN

Project Overview

| | |
|-----------------------|--|
| Location | 1 Angel Court, City of London |
| Main use | office, retail |
| Site area | 3,900m ² (Existing Building) |
| Rentable floor space | 20,000m ² (Existing Building) |
| Share | TBD |
| Start of construction | TBD |
| Completion | TBD |





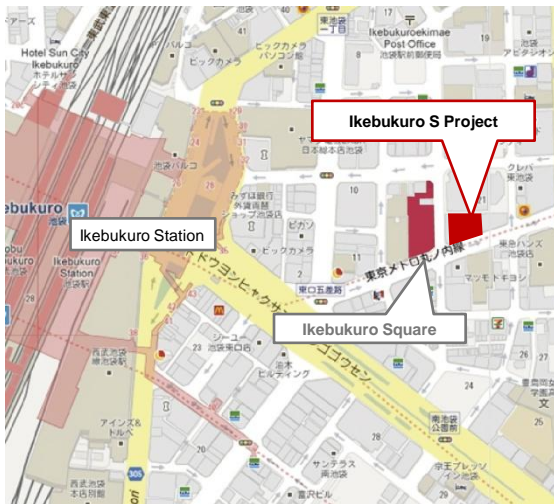
Map data ©2012 Google, ZENRIN

Project Overview

| | |
|-----------------------|----------------------|
| Location | Niigata |
| Main use | Retail |
| Site area | 6,000 m ² |
| Store floor space | 11,000m ² |
| Share | 100% |
| Start of construction | Jun.2012 |
| Open | Autumn.2013 |



Ikebukuro S Project

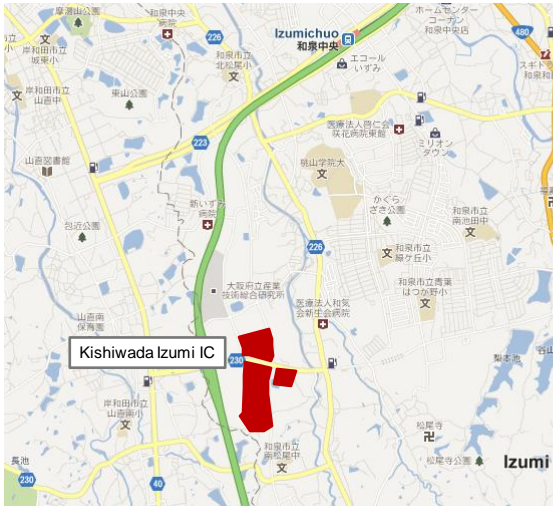


Map data ©2012 Google, ZENRIN

Project Overview

| | |
|-----------------------|----------------------------|
| Location | Toshima-ku, Tokyo |
| Main use | Retail |
| Site area | 900m ² |
| Store floor space | Retail 4,300m ² |
| Share | 100% |
| Start of construction | Aug. 2012 |
| Open | Spring. 2014 |





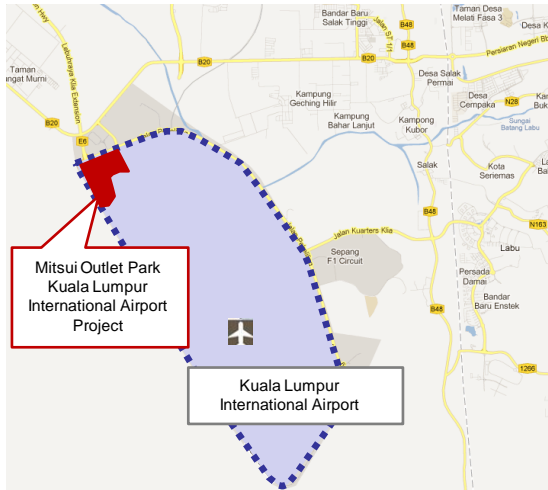
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coming soon

Project Overview

| | |
|-----------------------|-----------------------|
| Location | Izumi, Osaka |
| Main use | Retail |
| Site area | 114,000m ² |
| Store floor space | TBD |
| Share | 100% |
| Start of construction | TBD |
| Open | 2014 |

Mitsui Outlet Park Kuala Lumpur International Airport (KLIA)



Map data ©2013 Google, ZENRIN



Project Overview

| | First-Phase Plan Outline | Eventual Overall Plan Outline |
|-----------------------|--|-------------------------------|
| Location | On a premise of Kuala Lumpur International Airport in Malaysia | |
| Main use | Retail | |
| Site area | — | — |
| Store floor space | 19,800m ² | 46,300m ² |
| Share | 70% | |
| Start of construction | 2013 | TBD |
| Open | Winter.2014 | TBD |





Map data ©2013 Google, ZENRIN

Project Overview

| | |
|-----------------------|-----------------------|
| Location | Fujimi, Saitama |
| Main use | Retail |
| Site area | 152,000m ² |
| Store floor space | TBD |
| Share | 100% |
| Start of construction | TBD |
| Open | 2015 |



Osaka Expoland Site Plan



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Project Overview

| | |
|-----------------------|-----------------------|
| Location | Suita, Osaka |
| Main use | Retail, entertainment |
| Site area | 173,000m ² |
| Store floor space | 96,000m ² |
| Share | 100% |
| Start of construction | TBD |
| Open | 2015 |





Map Data ©2013 Google, ZENRIN



Project Overview

| | |
|-----------------------|------------------------------------|
| Location | New Taipei City, Republic of China |
| Main use | Retail |
| Site area | 67,000m ² |
| Store floor space | 45,000m ² |
| Share | TBD |
| Start of construction | 2015 |
| Open | 2017 |

