

Declaration of Coexistence with the Environment
in Neighborhood Creation

& EARTH for Nature

Transforming the city Transforming the future



Introduction

At the Mitsui Fudosan Group, we aim to create social value by solving a broad array of social issues under the “& Mark” principles* laid out in our Philosophy.

Furthermore, taking to heart the principle of “Getting Better With Age,” in which neighborhoods become more and more attractive as time passes, we have continued to take on the challenge of creating new value through the creation of neighborhoods.

Notably, regarding coexistence with the environment, in light of the significant impact that real estate development has on society and the environment, we have embraced the principle of “& EARTH With nature, sharing the future” and have been advancing various initiatives. In recent years, achieving a better environment has become an even more important social issue for realizing a well-being-focused society, a priority that has attracted greater public attention.

We, at the Mitsui Fudosan Group, believe that it is important to once again communicate broadly to society our vision for achieving coexistence with the environment in neighborhood creation. Based on this belief, we have formulated “& EARTH for Nature,” the Mitsui Fudosan Group’s declaration of coexistence with the environment in neighborhood creation.

* The “& Mark” principles refer to the GROUP DNA adopted by the Mitsui Fudosan Group, which upholds the philosophy of “To generate new value through cooperation, coexistence and co-creation, we forge ahead, innovating.”

Under “& EARTH for Nature,” what we aim for is to expand our network of prosperous environments not only in Nihonbashi, but throughout Tokyo and across Japan, and pass it on to future generations. We view the environment as a “*Holistic Environment*,” blending nature, people, and community into a cohesive whole. We strive to create prosperous “*Holistic Environments*” where the unique appeal of each element of nature, people, and community circulates and grows even more vibrant over time.

To create such prosperous environments, it is essential to take a long-term perspective that considers whether the environment is sustainable over the future. While being mindful of the current environment, we believe that rather than merely preserving it as it is, we must, at times, take an active role in enhancing it.

This declaration reflects the Mitsui Fudosan Group’s universal values and basic approach, which it has put into practice in past neighborhood creation efforts to date and aims to further evolve in future projects. Looking ahead, we will continue to contribute to society through a diverse spectrum of neighborhood creation.

“Transforming the city Transforming the future.”

April 2025

Takashi Ueda
President and Chief Executive Officer
Mitsui Fudosan Co., Ltd.

Declaration of Coexistence with the Environment
in Neighborhood Creation

& EARTH for Nature

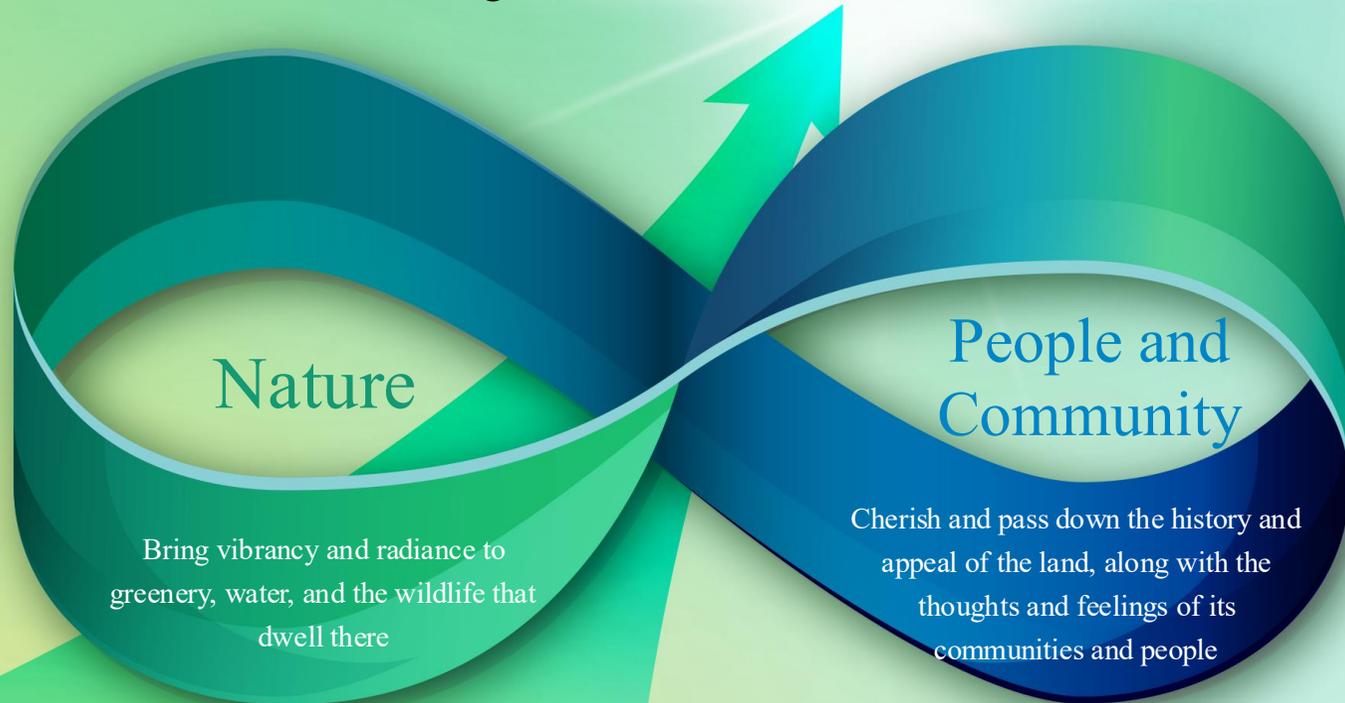
Through neighborhood creation, we aim to expand our network of sustainable and prosperous “*Holistic Environments*” not only in Nihonbashi, but also throughout Tokyo and across Japan, and pass it on to future generations



Our Concept of a “*Holistic Environment*”

We see the environment as a “*Holistic Environment*,” blending nature, people, and community into a cohesive whole.

We strive to create sustainable and prosperous “*Holistic Environments*” where the unique appeal of each element of nature, people, and community circulates and grows even more vibrant over time.



Our Vision for “& EARTH for Nature” (1) Nihonbashi

In Nihonbashi, where we were founded, we will expand the creation of a prosperous environment through neighborhood creation that further enriches nature, people, and community.



Nihonbashi Muromachi Mitsui Tower

We developed a space where people can relax among diverse greenery and planted a grand 200-year-old zelkova tree.



Nihonbashi

We will revitalize Nihonbashi, which was once a key hub for both water and land transportation, as a base for “Waterfront City Tokyo,” centered on waterway transportation. (Create an expansive space with a close affinity with water and develop a waterway transportation network)



Nihonbashi River

Develop the waterfront into an environment where wildlife can flourish through public-private collaboration to improve water quality



Fukutoku Shrine and Fukutoku Garden

We rebuilt the main hall of Fukutoku Shrine and developed Fukutoku Garden, featuring a plaza at the center of its over 1,000 m² (10,764 ft²) site. The site also serves as a temporary shelter for those unable to return home during disasters.



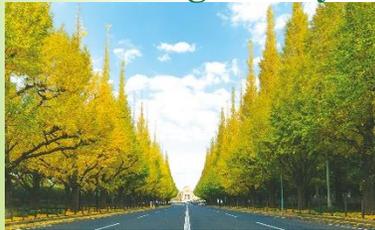
Nihonbashi Honcho Mitsui Building & forest

Timber from Group-owned forests is utilized for structural and interior materials used in development.

Key Issues to Address



Preserve and nurture greenery



Harness the allure of water



Enrich the ecosystem



Connect the aspirations of the community



Promote the circulation of natural resources



Key issue to address

Policy

Focus areas



Preserve and nurture greenery

By preserving greenery that carries the land's memories and history, and creating new greenery, we will create an environment where everyone can conduct activities alongside green spaces.

- Preserve greenery
- Revitalize and create lush green spaces that fit the characteristics of the land
- Create green spaces that provide a place for people's activities and relaxation
- Establish a network of greenery with surrounding areas
- Establish systems to maintain and oversee greenery



Harness the allure of water

We will revitalize the waterfront that carries the land's memories and history, while creating a water-rich environment that provides a place for people to relax.

- Revitalize and create bountiful waterfront spaces that fit the characteristics of the land
- Revitalize and create spaces with a close affinity with water that provide a place for people's activities and relaxation
- Establish a network of water with surrounding areas
- Establish a system to maintain and oversee the waterfront



Enrich the ecosystem

By considering the connection with the surrounding environment and the preservation of the ecosystem, we will create an environment where wildlife and people can coexist for generations to come.

- Show consideration for plants, wildlife, and habitats unique to the land
- Create habitats for wildlife in accordance with the characteristics of the land
- Establish systems to maintain and revitalize biodiversity



Connect the aspirations of the community

By valuing our coexistence with the surrounding communities, we will create an environment that preserves and passes down its nature, culture, and history to future generations.

- Pass down the aspirations and history of communities
- Contribute to communities
- Establish a system to pass down the aspirations and history of communities to future generations



Promote the circulation of natural resources

We will appropriately promote the circulation of natural resources, including through the creation of "never-ending forests," and advance neighborhood creation that connects to the future.

- Promote the creation of "never-ending forests"
- Implement measures focused on resource circulation



Preserve and nurture greenery

By preserving greenery that carries the land's memories and history, and creating new greenery, we will create an environment where everyone can conduct activities alongside green spaces

Focus areas	Examples of measures
<ul style="list-style-type: none"> • Preserve greenery 	<ul style="list-style-type: none"> • Conduct surveys of the current status of trees and other greenery prior to development • Establish a plan to utilize natural landforms to preserve as much greenery as possible
<ul style="list-style-type: none"> • Revitalize and create lush green spaces that fit the characteristics of the land 	<ul style="list-style-type: none"> • Preserve and transplant greenery that passes down historical scenery • Establish a planting plan that considers past vegetation and the area's native species • Secure as much green area as possible • Select native species in addition to those suited to climate change
<ul style="list-style-type: none"> • Create green spaces that provide a place for people's activities and relaxation 	<ul style="list-style-type: none"> • Develop plazas that provide places for people's activities • Create a mix of different types of greenery, such as plaza greenery, diverse plant greenery, and vertical greenery • Select plants that allow people to feel the changes of the seasons
<ul style="list-style-type: none"> • Establish a network of greenery with surrounding areas 	<ul style="list-style-type: none"> • Establish a plan mindful of the continuity of greenery with surrounding areas • Adopt a planting arrangement that visually connects the greenery
<ul style="list-style-type: none"> • Establish systems to maintain and oversee greenery 	<ul style="list-style-type: none"> • Conduct regular tree surveys and monitoring even after development • Organize community events involving residents to nurture greenery • Preserve existing trees, replanting them once they reach the end of their lifespan • Establish a planting plan that allows for future renewal, ensuring the area remains a space for people's activities and relaxation

Jingu Gaien District Urban
Redevelopment Project



* Conceptual image of the completed project as of April 2023

Preserve the Four Rows of Ginkgo Trees, and increase the number of trees* from 1,904 to 2,304

*Trees over 3.0 m in height

Nihonbashi Muromachi
Mitsui Tower



Developed a space where people can relax among diverse greenery and planted a grand 200-year-old zelkova tree

HOTEL THE MITSUI HAKONE



Plan to offer guests a full experience of nature's richness and the comfort of greenery, by taking advantage of the hotel's location and topography surrounded by mountains and a vast forest

TOKYO MIDTOWN HIBIYA



Planned to actively adopt the same species of trees as those found in the adjacent Hibiya Park, while also ensuring that the greenery is visually connected

TOKYO MIDTOWN



Somei Yoshino cherry trees that had been on the site since the time it was used by the Defense Agency were preserved in a cultivation field, with some of these trees supplied to the current Ministry of Defense (Ichigaya) in spring 2025



Harness the allure of water

We will revitalize the waterfront that carries the land's memories and history, while creating a water-rich environment that provides a place for people to relax

Focus areas

Examples of measures

- Revitalize and create bountiful waterfront spaces that fit the characteristics of the land

- Conduct surveys of the current status of the water environment prior to development
- Establish a plan that considers the past waterfront environment and the native species of the area

- Secure a bountiful waterfront environment to the fullest extent

- Revitalize and create spaces with a close affinity with water that provide a place for people's activities and relaxation

- Develop a waterfront that passes down historical scenery
- Develop a space with a close affinity with water that fosters relaxation and social interaction for people
- Use river water to create cool and comfortable spaces

- Combine the allure of water and greenery

- Establish a network of water with surrounding areas

- Develop a waterfront mindful of continuity with surrounding areas
- Establish a waterway transportation network

- Establish a system to maintain and oversee the waterfront

- Conduct regular water quality surveys and monitoring even after development
- Contribute to improving water quality including that of surrounding areas

- Conduct regular waterfront clean-up activities
- Plan activities and community events involving residents so that people can connect with water and appreciate its allure

Nihonbashi

Kashiwa-no-ha Smart City

NEMU RESORT

MITSUI OUTLET PARK
MARINE PIA KOBE

Tsukiji District
Development Project



Revitalize Nihonbashi, which was once a key hub for both water and land transportation, as a base for "Waterfront City Tokyo," centered on waterway transportation (Create an expansive space with a close affinity with water and develop a waterway transportation network)

Developed the Aqua Terrace as a place for people to relax

Created a waterfront space where people can engage with bountiful nature by developing a satoyama-style aquatic garden

Developed a lagoon where people can enjoy activities and is improving water quality through the creation of a seagrass bed

Develop boat docks and other facilities to establish a waterway transportation network for tourism and commuting



Enrich the ecosystem

By considering the connection with the surrounding environment and the preservation of the ecosystem, we will create an environment where wildlife and people can coexist for generations to come

Focus areas	Examples of measures	
<ul style="list-style-type: none"> Show consideration for plants, wildlife, and habitats unique to the land 	<ul style="list-style-type: none"> Conduct surveys of the current status of wildlife and ecosystems prior to development Preserve and transplant greenery that passes down historical scenery, leaving greenery and waterfront with rich biodiversity 	<ul style="list-style-type: none"> Engage in conservation activities for plants and wildlife Through proper management of Group-owned forests, enrich not only the forest ecosystems but also the ecosystems of the rivers and seas connected to them
<ul style="list-style-type: none"> Create habitats for wildlife in accordance with the characteristics of the land 	<ul style="list-style-type: none"> Establish a planting plan that considers the potential vegetation of the area Establish greenery and waterfronts as wildlife habitats Create a network of wildlife habitats connected to surrounding areas 	<ul style="list-style-type: none"> Arrange outdoor furniture that serves as a habitat for wildlife native to the land Establish a layered planting structure ranging from ground cover plants, such as grass, to tall trees
<ul style="list-style-type: none"> Establish systems to maintain and revitalize biodiversity 	<ul style="list-style-type: none"> Work to improve management by conducting regular ecosystem surveys Obtain environmental certifications and other qualifications 	<ul style="list-style-type: none"> Establish a plan for systems that allow people to experience biodiversity first-hand

MFLP ICHIKAWA-SHIOHAMA II



Developed a planting plan based on native species and a plan for a bird path to serve as a transit zone for animals and plants that live in adjacent areas

Halekulani Okinawa



Engaged in development while protecting the land hermit crab, a nationally designated natural treasure

Nihonbashi River



Develop an environment where wildlife can flourish through public-private collaboration to improve water quality

TOKYO MIDTOWN



Work to improve management by conducting regular ecosystem surveys

Group-owned forests



Through proper management of Group-owned forests, enrich not only the forest ecosystems but also the ecosystems of the rivers and seas connected to them



Connect the aspirations of the community

By valuing our coexistence with the surrounding community, we will create an environment that preserves and passes down its nature, culture, and history to future generations

Focus areas	Examples of measures
<ul style="list-style-type: none"> • Pass down the aspirations and history of communities 	<ul style="list-style-type: none"> • Pass down historical scenery • Preserve and restore structures and parks worthy of being passed down • Use traditional architectural styles and materials as they are, or as motifs
<ul style="list-style-type: none"> • Contribute to communities 	<ul style="list-style-type: none"> • Create exhibits that preserve the memory of existing facilities and reuse legacy items • Maintain the places and functions that have long been valued by the community
<ul style="list-style-type: none"> • Establish a system to pass down the aspirations and history of communities to future generations 	<ul style="list-style-type: none"> • Plan public spaces that can be utilized by members of the community • Contribute to improving regional resilience as a disaster readiness hub for surrounding areas
	<ul style="list-style-type: none"> • Continuously participate in festivals and other events that deepen community bonds and pass down history
	<ul style="list-style-type: none"> • Form an area management organization to further improve greenery, waterfronts, and the region as a whole • Collaborate with the local community to hold events and exhibits that help to create an even better environment

Fukutoku Shrine and Fukutoku Garden



Rebuilt the main hall of Fukutoku Shrine and developed Fukutoku Garden, featuring a plaza at the center of its over 1,000 m² (10,764 ft²) site. Also serves as a temporary shelter for those unable to return home during disasters

(Photo provided by Fukutoku Shrine)

Nihonbashi



Created a townscape where historical and modern architecture harmonize by setting the building base height at 100 shaku and unifying the skyline (A shaku is a traditional Japanese measure of length equivalent to approximately 30.3 m or 99.4 feet)

Jingu Gaien District Urban Redevelopment Project



Preserve the Four Rows of Ginkgo Trees and pass down to future generations the beautiful, unobstructed scenic vista of the Meiji Memorial Picture Gallery framed by them. Also functions as a wide-area evacuation site during disasters

Park City Hamadayama



Functions as a temporary evacuation site for surrounding areas during disasters

Kashiwa-no-ha Smart City



Participating in UDCK*, a public-private-academia organization for collaboration, as a joint operator, working together with various groups to advance neighborhood creation

* Urban Design Center Kashiwa-no-ha



Promote the circulation of natural resources

We will appropriately promote the circulation of natural resources, including through the creation of “never-ending forests,” and advance neighborhood creation that connects to the future

Focus areas

- Promote the creation of “never-ending forests”

- Implement measures focused on resource circulation

Examples of measures

- Promote the creation of “never-ending forests” by implementing a cycle of planting, cultivating, and using
- Maintain the functions of forests through tree planting
- Manage forests through proper human intervention, including underbrush clearing and selective thinning, to maintain healthy forests
- Use Group-owned forests for construction materials such as structural and interior materials and furniture used in development
- Preserve native forests with consideration for biodiversity

- Actively use timber
- Use materials with a low environmental impact, such as upcycled timber
- Conduct planning and design considering recycling after use
- Properly collect resources after use



Creating “never-ending forests” that last into the future

We plant saplings, cultivate them properly, and use trees obtained from the forests. Through this cycle, we are working to create sustainable forests that last for the future.



* From 2022, we have been conducting tree-planting training activities jointly organized with the Japanese Olympic Committee (JOC) and The Winter Industry Revitalization Agency.

* Mitsui Fudosan is a TEAM JAPAN Gold Partner for neighborhood creation.

- Establish a plan focused on water circulation such as rainwater use

Nihonbashi Honcho
Mitsui Building & forest



Utilize timber from Group-owned forests for structural and interior materials used in development

Wooden condominium MOCXION



Develop a wooden condominium brand that uses timber for structural materials and other features (Photo: MOCXION INAGI)

MFIP Ebina & forest



Adopt a wooden structure, utilizing timber from Group-owned forests for structural and interior materials, as Japan’s first multi-tenant logistics warehouse*

* In addition to logistics use, approximately half the building consists of a mixed-use space for offices, research facilities, laboratories, and more

MIYASHITA PARK



Upcycled felled trees into furniture for use in the hotel’s common areas

NEMU RESORT



Research the flow of water and promote the circulation of water from the ocean to rain and back again

Appendix

Our Ongoing Efforts to Create “never-ending forests”

The Mitsui Fudosan Group owns approximately 5,000 ha (12,355 acres) of forest in Hokkaido. Over the past 5 years, we have planted around 100,000 saplings annually, and over the past 20 years, we have planted a cumulative total of approximately 1.3 million saplings.

We own forests spanning 31 municipalities, primarily in the Dohoku region of Hokkaido.



Certified as a Nature Harmony Site*¹,*²

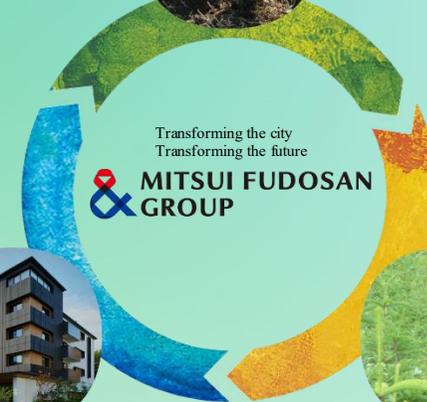


*1 Sites designated by the Japanese government where biodiversity is being preserved through efforts by the private sector and others.

*2 Yudoromap Forests in Rumoi City, Hokkaido, were certified. These forests are part of the forests owned by the Mitsui Fudosan Group.

Planting

Planting saplings individually by hand
Additionally, employees plant saplings as part of a tree planting training program



Using

Timber from Group-owned forests is used for construction and other purposes



Cultivating

Regular maintenance such as underbrush clearing and thinning

Using: Examples of timber use



Wooden condominium MOCXION
(Photo: MOCXION INAGI)



Nihonbashi Honcho Mitsui Building & forest



Wooden city benches at Nihonbashi Muromachi Mitsui Tower

Creating a “Holistic Environment” at TOKYO MIDTOWN

Under the “Diversity on the Green” development concept, we are advancing the creation of a prosperous “Holistic Environment” where people, plants and wildlife flourish in vibrancy and radiance.

In combination with the adjacent Hinokicho Park (Minato-ku), approximately 40% (approx. 4 ha or 10 acres) of the development area forms a lush green open space



A wide variety of birds visit the premises.

Birds of 6 orders, 18 families, and 25 species have been confirmed, including the northern goshawk, great egret, black kite, and bull-headed shrike, which are listed on the Red List of Important Wildlife Species for Protection by the Tokyo Metropolitan Government.



Great egret



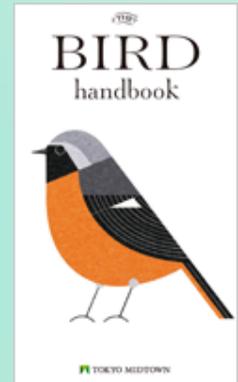
Bull-headed shrike



Barn swallow



White wagtail



THE BIRD handbook is prepared and distributed to visitors to the neighborhood to introduce bird species that visit the premises.

In order to continue passing down the cherry trees inherited from the former Defense Agency, seedlings propagated from the cherry trees on the premises through air layering and grafting are being grown and preserved at a cultivation field. (Cherry Tree Inheritance Project)



The Creation of a “Holistic Environment” Underway in Nihonbashi, Where We Were Founded

Based on the concept of “Proceeding to Create While Retaining and Reviving,” we are creating a lushly green and prosperous “Holistic Environment” that is alive with crowds of people day and night, on weekdays and holidays alike, through a collaborative public, private, and community initiative.

Fukutoku Shrine has stood at this location since the Heian era (794-1185). During the post-war period of urbanization, the shrine’s precincts were gradually reduced, and the shrine was eventually relocated to the rooftop of a building.



Fukutoku Garden is a space of over 1,000 m² (10,764 ft²) where people can enjoy greenery in the heart of Nihonbashi.

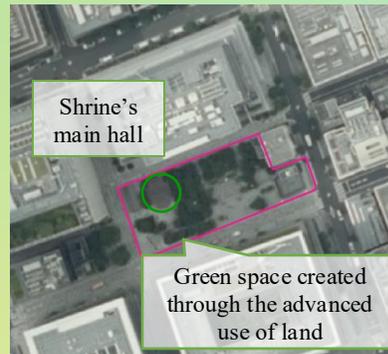
The disaster supply warehouse in the basement beneath the shrine stores enough food and water to support 1,800 people for three days (72 hours). The site serves as a temporary shelter for those unable to return home during disasters.



In conjunction with the development of COREDO Muromachi 1, 2, and 3, the advanced use of land allowed for the creation of a green space in this area, where the shrine’s main hall was rebuilt.



Aerial photo in 2009



Aerial photo in 2019



The Greenery We Have Created, Maintained, and Managed

We have created, maintained, and managed expansive greenery through neighborhood creation projects across Japan and the creation of “never-ending forests” in Hokkaido.

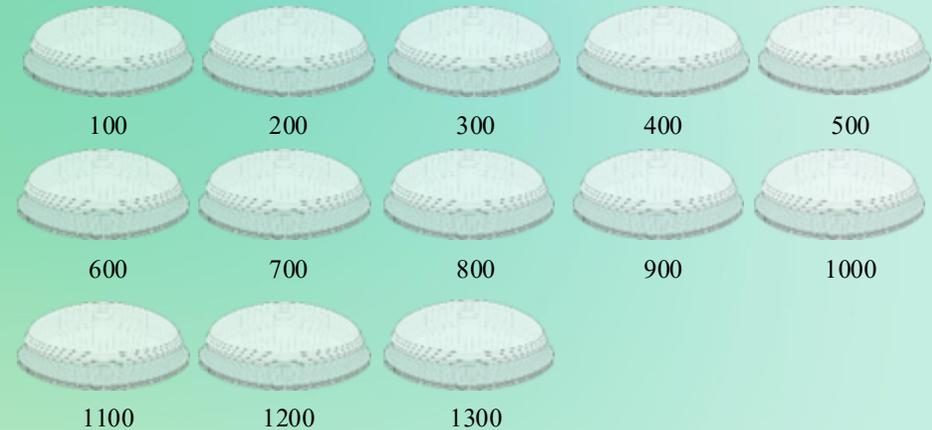
Diverse asset classes offered by the Mitsui Fudosan Group and its creation of “never-ending forests”



The green space we have created, maintained, and managed to date is estimated to be approximately 6,000 ha (14,826 acres)*.

* Estimated based on the site area of properties developed, maintained, and managed by the Mitsui Fudosan Group

For example, this green area is equivalent to about 1,300 Tokyo Domes (area of Tokyo Dome: 4.7 ha or 11.6 acres)



In another example, it is roughly the same size as the area inside the loop of the Yamanote Line (approximately 6,300 ha or 15,568 acres).



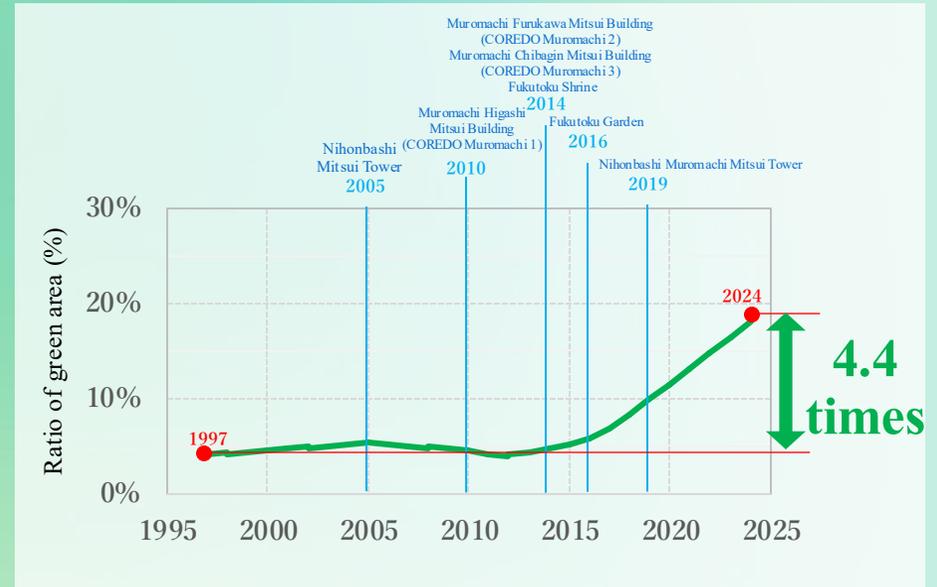
The Amount of Greenery Increasing Year by Year Alongside Neighborhood Creation

Compared to before development, the amount of greenery increased by 2.6 times in the Company's 9 major large-scale development properties*¹ and by 4.4 times in 6 properties*² in the Nihonbashi area*³.

The Company's major large-scale developments (9 properties)



Nihonbashi area (6 properties)



*1 TOKYO MIDTOWN, TOKYO MIDTOWN HIBIYA, Otemachi One, Nihonbashi Mitsui Tower, Nihonbashi Muromachi Mitsui Tower, Muromachi Higashi Mitsui Building (COREDO Muromachi 1), Muromachi Furukawa Mitsui Building (COREDO Muromachi 2), Muromachi Chibagin Mitsui Building (COREDO Muromachi 3), Fukutoku Shrine and Fukutoku Garden

*2 Properties underlined in *1

*3 The green area of each property is determined using aerial photography, satellite images, and AI technology. Follow-up evaluations of changes in the amount of greenery before and after development were conducted.



TOKYO MIDTOWN (before development)



TOKYO MIDTOWN (after development)

Contributing to the Increase in the Amount of Greenery at Each Property

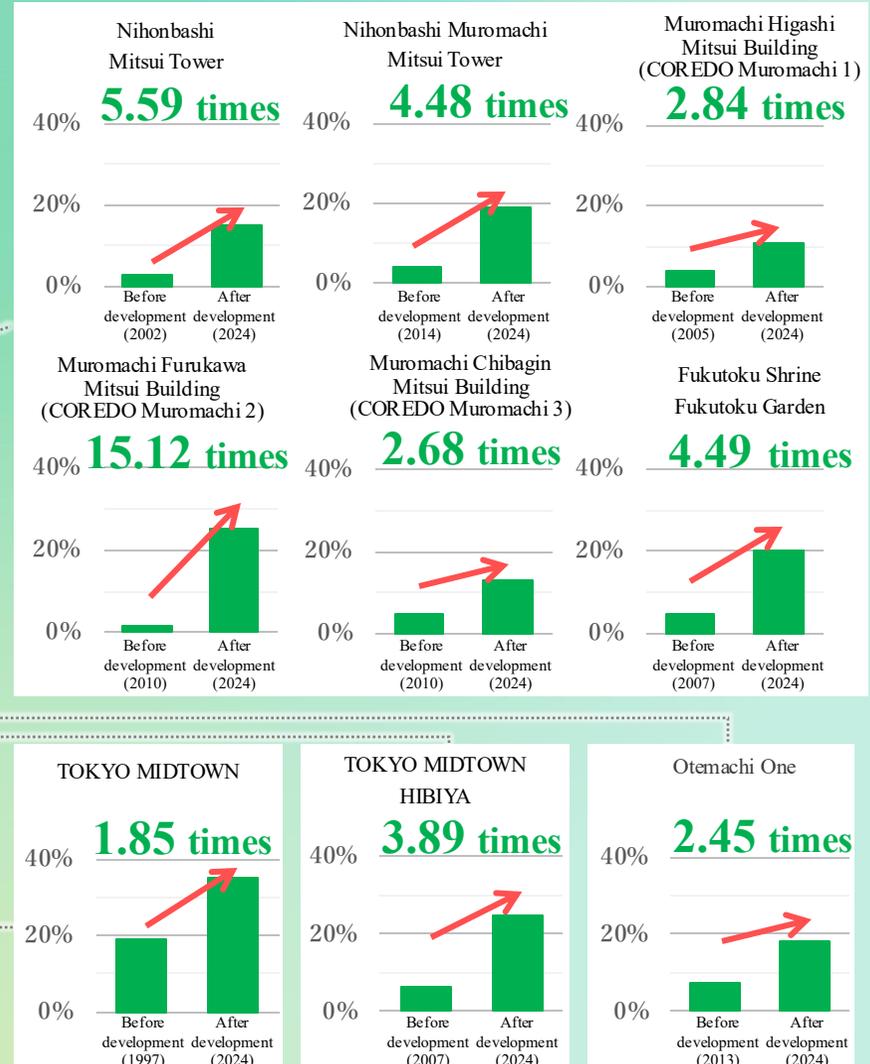
The ratio of green area after development has increased at each property. In the Nihonbashi area, where we have many development properties, the rate of increase in green area ranges from approximately 2.7 times to as much as 15 times*.

* Muromachi Furukawa Mitsui Building (COREDO Muromachi 2)

Map of properties



Trend in the ratio of green area for each property

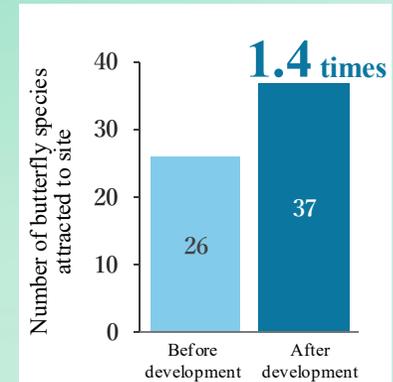
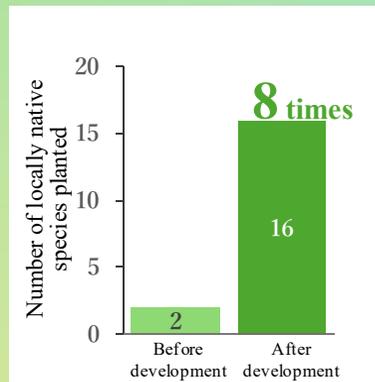
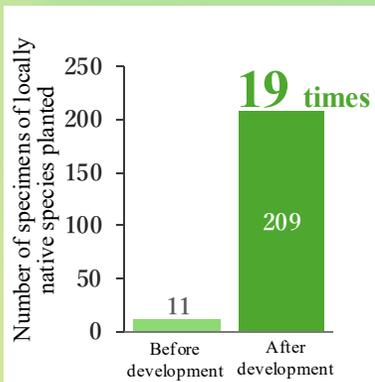
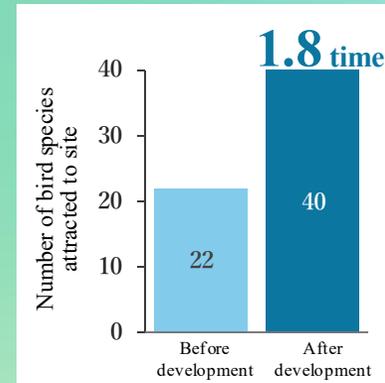
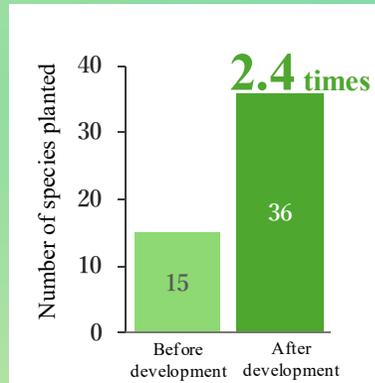
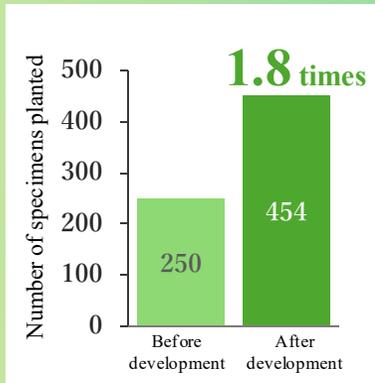


Improving the Quality of Greenery and Supporting Biodiversity <Appendix> by Planting Native Species –TOKYO MIDTOWN as an Example

As a result of development, the number of locally native species planted*¹ increased by 19-fold, and the quality of greenery improved. This led to a 1.8-fold increase in the number of bird species attracted to the site, and a 1.4-fold increase in the number of butterfly species*².

As a result of development, the number of specimens and species planted increased. Notably, the number of locally native species planted increased significantly.

With an increasing number of locally native tree species, the number of bird and butterfly species attracted to the site increased.



*1 Refers to tree species estimated to be naturally distributed within a 5 km radius of the site.

*2 The change in biodiversity was analyzed, and the effects of improved green space quality were evaluated using data on the distribution of native species originally living in the area and data on plant use by birds and butterflies. The number of specimens and species planted before development was estimated based on historical records of street tree plantings.

Comments by the Supervisor



Institute for Future Initiatives, The University of Tokyo

Professor Yukari Takamura

Graduated from the Faculty of Law, Kyoto University. Completed coursework in the doctoral program at the Graduate School of Law, Hitotsubashi University, without obtaining a degree. Held positions including Professor of Ryukoku University, Professor at Graduate School of Nagoya University, and Professor at the Integrated Research System for Sustainability Science (IR3S), the University of Tokyo. Since April 2019, she has served as Professor at the Institute for Future Initiatives, the University of Tokyo.

Human activity, to varying degrees, affects nature and the environment. Neighborhood creation is an effort to make our lives more comfortable and prosperous, and it shapes the future of society over the long term. That is why a key challenge is to minimize its negative impact on nature and the environment as much as possible, protect nature and the environment to ensure they remain sustainable into the future, and pass them down to future generations.

I believe that “& EARTH for Nature,” the declaration of coexistence with the environment in neighborhood creation, expresses the Mitsui Fudosan Group’s strong determination and resolve to continue facing this challenging issue, which is far from easy, with the aim of realizing the principle of “& EARTH With nature, sharing the future.” Through this endeavor, I expect the Mitsui Fudosan Group to contribute to and realize neighborhood creation that ensures that sustainable nature and environments are passed down to future generations over the long term.