
Viewing Nature, People, and Community as a Cohesive Whole and Passing Down Prosperous Environments to Future Generations Mitsui Fudosan Formulates “& EARTH for Nature,” a Declaration of Coexistence with the Environment in Neighborhood Creation

Key Points of this Press Release

Mitsui Fudosan has formulated “& EARTH for Nature,” its declaration of coexistence with the environment in neighborhood creation. This declaration reflects the Mitsui Fudosan Group’s universal values and its vision for the future regarding coexistence with the environment in neighborhood creation.

- (1) The Mitsui Fudosan Group declares that it will see the environment as a “*Holistic Environment*,” blending nature, people, and community. Through neighborhood creation, the Group will expand its 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.
- (2) The Group has quantified environmental initiatives undertaken to date through neighborhood creation and the creation of “never-ending forests.” It will continue these efforts into the future.
 - The green space the Group has created, maintained, and managed to date is estimated to be approximately 6,000 ha (14,826 acres), roughly the same size as the area inside the loop of the Yamanote Line.
 - In approximately 5,000 ha (12,355 acres) of Group-owned forest, the Group has planted around 100,000 saplings each year over the past 5 years, and a cumulative total of around 1.3 million saplings over the past 20 years.
 - The Group has visualized the changes in the amount of greenery before and after development. In large-scale properties, green space has increased to approximately 2.6 times the previous amount, and in the Nihonbashi area, by about 4.4 times.
- (3) The Group has established five key issues to address: Preserve and nurture greenery, Harness the allure of water, Enrich the ecosystem, Connect the aspirations of the community, and Promote the circulation of natural resources.
- (4) This declaration was prepared under the supervision of Professor Yukari Takamura, Institute for Future Initiatives, The University of Tokyo.

Tokyo, Japan, April 22, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has formulated “& EARTH for Nature,” the Mitsui Fudosan Group’s declaration of coexistence with the environment in neighborhood creation (hereafter, “the Declaration”), to communicate broadly to society its vision for achieving coexistence with the environment in neighborhood creation.

In light of the significant impact that real estate development has on society and the environment, the Mitsui Fudosan Group has embraced the principle of “& EARTH With nature, sharing the future” and has been advancing various initiatives through the creation of neighborhoods.

Under the Declaration, the Mitsui Fudosan Group views the environment as a “*Holistic Environment*,” blending nature, people, and community into a cohesive whole. The Group will expand its 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.

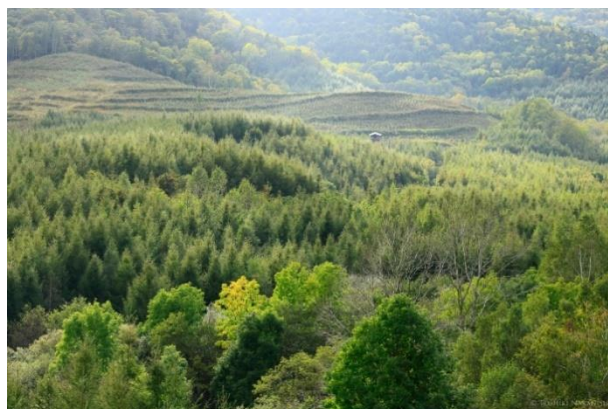
The Mitsui Fudosan Group's Concept of a "Holistic Environment"

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.



■ About the Mitsui Fudosan Group's Ongoing Efforts to Create "never-ending forests"

The Mitsui Fudosan Group owns approximately 5,000 ha (12,355 acres) of forest in Hokkaido. The Group has planted around 100,000 saplings each year over the past 5 years, and a cumulative total of around 1.3 million saplings over the past 20 years. It is working to create sustainable forests through a cycle of planting, cultivating, and using.



Taken at a forest owned by the Mitsui Fudosan Group (Biei Town)

■ The Green Space the Mitsui Fudosan Group Has Created, Maintained, and Managed

The green space that the Mitsui Fudosan Group has created, maintained, and managed to date through its diverse asset classes and the creation of "never-ending forests" in Group-owned forests is estimated to be approximately 6,000 ha (14,826 acres)*. This is roughly the same size as the area inside the loop of the Yamanote Line (approximately 6,300 ha or 15,568 acres).

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

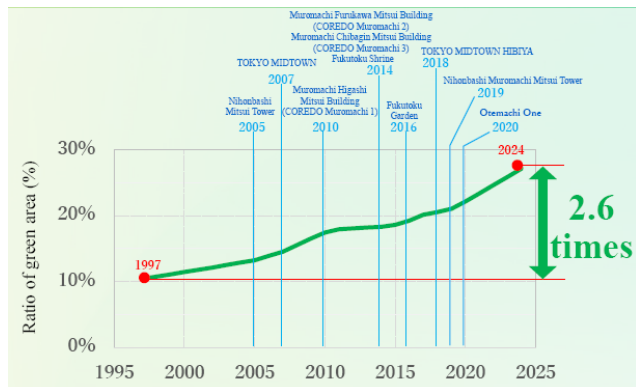


■ Neighborhood Creation Undertaken by the Mitsui Fudosan Group and Changes in the Amount of Greenery

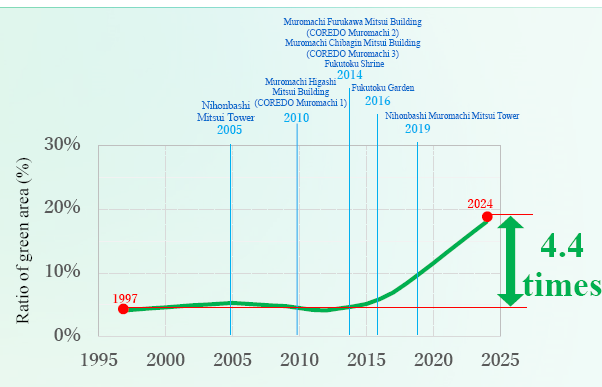
We requested the assistance of Think Nature Inc., which has expertise in analysis using biodiversity and natural capital big data. By combining biodiversity big data and AI technology, we analyzed changes in the amount of greenery over the years.

We found that, compared to before development, the amount of greenery increased by 2.6 times in the Group's 9 major large-scale development properties*¹ and by 4.4 times in 6 properties in the Nihonbashi area*².

The Mitsui Fudosan Group'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

■ Key Issues to Address

In formulating the Declaration, we established five key issues to address with a view to realizing prosperous environments. Each of these issues will also be addressed through individual projects.

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.

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.

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.

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.

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.



■ Initiatives to Create a Prosperous Environment in Nihonbashi

In Nihonbashi, where we were founded, we have been promoting the Nihonbashi Revitalization Plan through a collaborative public, private, and community initiative since the late 1990s, based on the concept of “Proceeding to Create While Retaining and Reviving.” We will expand the creation of a prosperous environment through neighborhood creation that further enriches nature, people, and community.



■ A Network of Prosperous Environments, Expanding Throughout Tokyo and Across Japan



The following are examples of main initiatives in the Mitsui Fudosan Group's major projects.



- Jingu Gaien District Urban Redevelopment Project / Tokyo

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



Preserve and nurture greenery

* This is a conceptual image of the completed project as of April 2023.



- MITSUI OUTLET PARK MARINE PIA KOBE / Hyogo

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



Harness the allure of water



- TOKYO MIDTOWN (Roppongi) / Tokyo

Work to improve management by conducting regular ecosystem surveys



Enrich the ecosystem



- Kashiwa-no-ha Smart City / Chiba

Participating in Urban Design Center Kashiwa-no-ha (UDCK)*, a public-private-academia organization for collaboration, as a joint operator, working together with various groups to advance neighborhood creation



Connect the aspirations of the community



- Group-owned forests / Hokkaido

Promote the creation of “never-ending forests” by implementing a cycle of planting, cultivating, and using



Promote the circulation of natural resources

* 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.

The full text of the “& EARTH for Nature” declaration of coexistence with the environment in neighborhood creation can be viewed at the URL below.

URL : <https://www.mitsuifudosan.co.jp/english/business/development/earth/for-nature/>

■ Individuals Who Supported Us in Formulating the Declaration

In formulating the Declaration, Mitsui Fudosan received a variety of opinions and advice from Mr. Shiro Wakui, Distinguished Professor at Tokyo City University, who has expertise in and raises public awareness toward the realization of a society that coexists with nature. Overall supervision was provided by Professor Yukari Takamura of the Institute for Future Initiatives at The University of Tokyo, who has extensive knowledge of environmental law and policy in Japan and overseas.

Mr. Shiro Wakui, Distinguished Professor, Tokyo City University

<Profile>

Founded ISHIKATSU EXTERIOR INC. following studies at the Department of Landscape Architecture Science of Tokyo University of Agriculture.

He has been involved in many landscaping projects, including serving as general site producer of EXPO 2005 Aichi, Japan, a world expo, along with projects at Huis Ten Bosch and Ohashi Junction of the Shuto Expressway. He has also held numerous positions in national and local government organizations and served as a member on various committees.

President, Gifu Academy of Forest Science and Culture

Specially Appointed Professor, Faculty of Economics, Aichi Gakuin University

Chairperson, Japan Association for the International Horticultural Expo 2027 Yokohama Japan (GREEN X EXPO 2027 YOKOHAMA JAPAN)

Representative Director, Research Association for the Coexistence of Society with Nature (General Incorporated Association)



Supervisor: Professor Yukari Takamura, Institute for Future Initiatives, The University of Tokyo

<Profile>

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.

<Comments>

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.



■ About Mitsui Fudosan Group's Environmental Initiatives

The Mitsui Fudosan Group has established the Group Environmental Policy as its overarching environmental policy for overall corporate business activities. In addition, the Group has positioned “& EARTH for Nature,” its declaration of coexistence with the environment in neighborhood creation, along with the Mitsui Fudosan Group Biodiversity Policy and the Group Action Plan to Realize Decarbonized Society, as individual policies addressing specific areas.

These policies are aligned with the purpose of realizing the Paris Agreement, an international framework to prevent global warming, the Kunming-Montreal Global Biodiversity Framework, formulated in December 2022, and Nature Positive initiatives promoted by the Ministry of the Environment.

Looking ahead, the Mitsui Fudosan Group will continue to contribute to society through a diverse spectrum of neighborhood creation.



■ Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value.

Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

(References)

- Group Long-Term Vision

<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>

- Group Materiality

https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/