

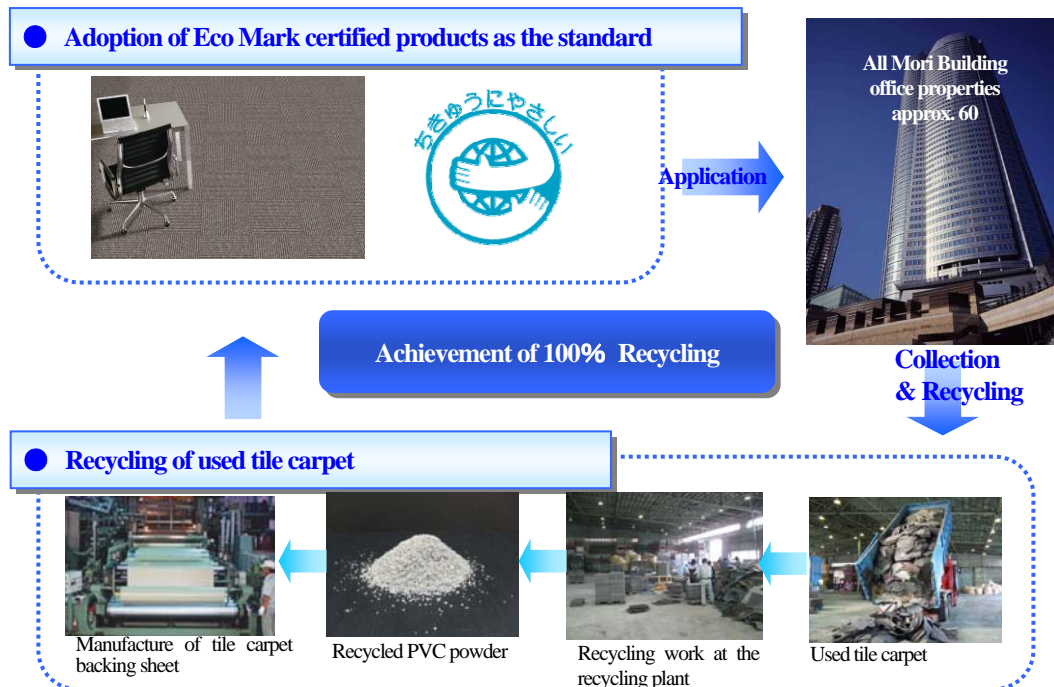
February 5, 2009
Mori Building Co., Ltd.

For the first time within the industry 100% Recycling System for Office Tile Carpet

～Recycling used materials and adoption of Eco Mark-certified products as the standard ～

Mori Building Co., Ltd. has developed an innovative system for recycling of used tile carpet that had previously been discarded after tenants vacates office buildings managed by the company. In addition, the company has adopted Eco Mark-certified tile carpet as its standard, realizing 100% recycling system for tile carpet for the first time within the industry.

By employing this new system in parallel with its ongoing efforts to eliminate the wasteful disposal of virtually unused materials by adoption of the “Quarter Skeleton” approach (handing over premises to tenants with interiors in semi-finished state instead of completely finished), Mori Building is bolstering its endeavors to institute comprehensive eco-friendly measures throughout the company and its operations.



As a result of recycling used tile carpet...

Annual elimination of 60,000m² of waste

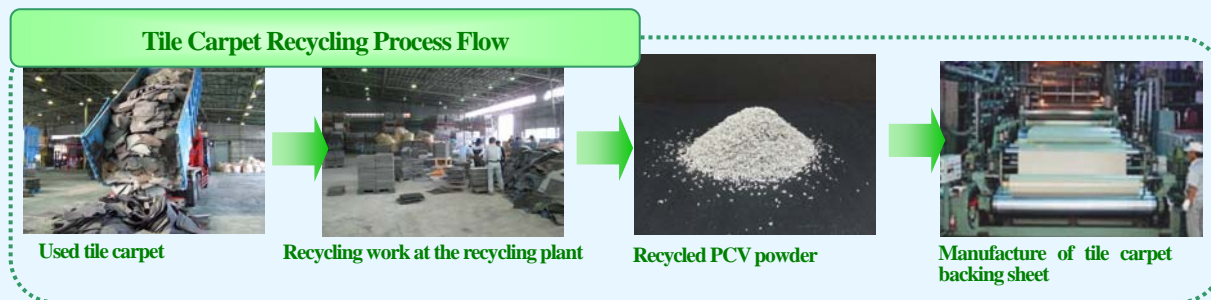
As a result of adoption of Eco Mark-certified products as the standard...

Annual CO₂ reduction: 42t (equivalent to the amount absorbed by 3,000 Japanese cedar trees) ※

~System for 100% Recycling of Tile Carpet~

● Recycling of used tile carpet achieved by cutting-edge recycling technology

Used tile carpet that previously ended up in landfills is now collected for recycling. In a cooperative project with a company possessing state-of-the-art recycling technology, a recycling system for tile carpet has been developed. The recycled material can be reused for the manufacture of tile carpet, completing the cycle.



The adoption of the above process is estimated to eliminate the landfill disposal of approximately 60,000 m² of tile carpet annually. (Mori Building estimate)

● Adoption of Eco Mark-certified carpet as the standard

Mori Building has launched the use of Eco Mark-certified tile carpet

as its standard for tile carpet installed in all current and future office properties under its management.

Under the management of the Japan Environment Association (JEA), Eco Mark is the eco-friendly brand mark that can be displayed only by products that are certified to pass a strict regimen of standards. In the case of tile carpet, the acquisition of Eco Mark certification requires satisfaction of a variety of requirements, for example, plastic content must consist of 50% or higher pre-consumer material and 25% or higher post-consumer material.

- ※ Pre-consumer materials are generated by manufacturers and processors that have never been used by consumers and have traditionally been discarded as waste (for example, scrap, trimmings, etc.)
- ※ Post-consumer materials are end materials and products that have reached the end of their life cycle and have traditionally been discarded as waste.



As a result of the adoption of Eco Mark-certified carpet, an annual 42t reduction of CO₂ (of the equivalent of CO₂ absorbed by 3,000 Japanese cedar trees) can be achieved. (Mori Building estimate)

● “Quarter Skeleton” approach eliminates wasteful disposal of unused materials.

In office leasing in Japan, it is general practice to hand over the premises with finished interiors to a new tenant. However, if the new tenant desired to install an original interior, the tile carpet and other materials used in the previously “finished” interior had to be removed, and the wasteful disposal of these virtually unused materials was unavoidable.

The “Quarter Skeleton” approach, which consists of handing over the premises to the new tenant in a semi-finished state without installation of ceiling or carpet, is an original Mori Building solution to eliminating the wasteful disposal of the virtually unused materials that was previously generated when a new tenant moved in. In addition to the significant benefits of a reduction in the costs and time required to prepare premises, this approach has been well received by tenants for enhancing their freedom in creating their office interior and its eco-friendliness.

Skeleton (Core and Shell)



Virtually unfinished interior

General practice in USA

1/4 Quarter

Mori Building “Original”

“Quarter Skeleton” Finish

Semi-finished state (no ceiling and uncarpeted)
According to Mori Building research, approximately 30% of tenants desire an interior other than the “Standard Specifications”.



Standard Specifications



Completely finished interior

General practice in Japan

As a result of the above approach, annual elimination of approximately 18,000 m² of waste materials or a 153t reduction of CO₂ (equivalent to the annual amount of CO₂ absorbed by 11,000 Japanese cedar trees) can be achieved. (Mori Building estimate)

※ A single mature Japanese cedar tree absorbs approximately 14kg of CO₂ per year.

● System to be used for all Mori Building office properties

This new system for 100% recycling of tile carpet will be used for all new and existing office buildings under Mori Building management including the Akasaka Enoki-zaka Mori Building and Hirakawacho Mori Tower scheduled for completion this year.



Hirakawacho Mori Tower

Location Hirakawacho 2-chome, Chiyoda-ku Tokyo
Size of site 5,592.19 m²
Total floor area approx. 1,800 m²
Total leasable area approx. 18,626 m²
Floors Above ground: 24/Basement Levels: 2
Uses Office, Residences, Shops
Start of Construction August, 2007
Construction to be completed December, 2009 (planned)



<http://www.mori.co.jp/en/office/japan/akasakaenokizakamb/>

Akasaka Enoki-zaka Mori Building

Location Akasaka1-chome, Minato-ku, Tokyo
Size of site 1,382.87 m²
Total floor area 9,283.35 m²
Total leasable area 5,670 m²
Floors Above ground: 13/Basement Levels: 2
Uses Office, Shops
Start of Construction December, 2008
Construction to be completed February, 2009



Akasaka2-chome Project (Fukuyoshi-cho)

Location Akasaka 2-chome, Minato-ku, Tokyo
Size of site 2,006.45 m²
Total floor area 24,858.49 m²
Floors Above ground: 22/Basement levels: 1
Uses Office, Residences, Shops
Start of construction January, 2009
Construction to be completed January, 2011 (planned)



Toranomon-Roppongi Area Project

Location Roppongi 1-chome and Toranomon 5-chome, Minato-ku, Tokyo
Size of site approx. 15,350 m²
Total floor area approx. 143,450 m²
Floors Mixed-use tower: Above ground: 47/Basement levels: 4
Residential building: Above ground: 6/Basement levels: 2
Uses Office, Residences, Shops
Construction to be started Autumn, 2009 (planned)
Construction to be completed 2012 (planned)

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