

May 29, 2025

To Our Shareholders and Investors,

Mitsubishi Estate Co., Ltd.
Nominating Committee
Tsuyoshi Okamoto (Outside Director)
Nominating Committee Chairman
(Securities Code: 8802, Prime Market, Tokyo Stock Exchange)

**Supplemental Explanation regarding the Proposal No. 2 Candidate No. 9 to be Resolved at the
126th Ordinary General Meeting of Shareholders**

Mitsubishi Estate Co., Ltd. (the “Company”) would like to thank you for your continued support and patronage.

In Proposal No. 2, “Election of Fourteen (14) Directors” at the Company’s 126th Ordinary General Meeting of Shareholders to be held on June 27, 2025, the Company plans to propose, among the Director candidates, Mr. Tetsuo Narukawa (“Mr. Narukawa”) as a candidate for Outside Director.

Accordingly, we would like to provide a supplementary explanation on Mr. Narukawa’s independence, knowledge, experience and capabilities, as follows, and ask the shareholders to take this information into consideration when exercising voting rights.

1. Background concerning this supplementary explanation

Mr. Narukawa has experience working at the Industrial Bank of Japan, Ltd. (currently Mizuho Bank, Ltd.) in the past, and the Company is providing this supplementary explanation to address the facts that the Company has borrowed funds from Mizuho Bank, Ltd. and in order to show that Mr. Narukawa maintains his independence.

2. The Company’s supplementary explanation

(1) The Company’s approach to governance and the election of Directors

The Company, in the “Mitsubishi Estate Co., Ltd. CORPORATE GOVERNANCE GUIDELINES*¹,” sets forth that in the composition of its Board of Directors, as a whole, it shall ensure a diverse background and an appropriate balance among individual Directors for their experience and knowledge in specialized fields. The candidates for Director at the Ordinary General Meeting of Shareholders form a structure for ensuring the effectiveness of management oversight while embodying diverse backgrounds and sufficient balance, with half of the fourteen (14) candidates being Independent Outside Directors, ten (10) being non-executive Directors, and two (2) being female Directors.

The Company's organizational structure is that of a Company with Nominating Committee, etc. and the process of nominating candidates for Directors is carried out by the Nominating Committee, comprising all Independent Outside Directors, based on the "Standards for the Independence of Outside Directors^{*2}" and the "Appointment Standards for Candidates for Directors^{*3}," which have been established by adding the Company's standards for independence to the standards for independence set forth by the Tokyo Stock Exchange. Candidates for Outside Directors are selected from among those who, in addition to possessing the qualities and capabilities required of candidates for Directors, have the necessary skills in light of the management strategy, who apply their experience and knowledge in specialized fields, who have the personality and knowledge enabling objective and fair judgments, based on the perspective that they would contribute to the common interests of the shareholders without bias toward the interest of any particular party of interest, and who satisfy the "Standards for the Independence of Outside Directors."

(2) Mr. Narukawa's independence

Mr. Narukawa joined the Industrial Bank of Japan, Ltd. (currently Mizuho Bank, Ltd.) in 1974, became Executive Managing Director in 2004, retired in March 2006, joined Kowa Real Estate Co., Ltd. (currently Nippon Steel Kowa Real Estate Co., Ltd.) in April 2006, and was appointed President of the company in April 2010. He has been a Director & Executive Advisor since 2014, retired from the company in April 2017, and has been a Director of the Company since June 2018. As described above, based on the fact that at the time he was appointed as Outside Director of the Company in June 2018, it had been approximately 12 years since he resigned from Mizuho Bank, Ltd., and, presently, it has been approximately 19 years since he resigned from the said bank, the Company's Nominating Committee believes that Mr. Narukawa does not have a relationship of interest with the said bank.

According to provisions of the Companies Act, which were revised in 2014, the requirements for outside status shall be fulfilled in the case of a person with experience working at the Company provided that 10 years have passed since their retirement from that position. Therefore, Mr. Narukawa sufficiently satisfies the requirements of independence even when assessing his status from the perspective of the "cooling-off period."

In addition, the Company raises funds from more than 60 financial institutions, not limited to the said bank, and the ratio of funds raised from the said bank to the Company's total borrowings from financial institutions on a consolidated basis as of the end of 2024 is as shown in the table below. The Company is a Company with Nominating Committee, etc., and the capital policy such as financial soundness and financing policy based on the annual plan, etc. is a matter to be resolved by the Board of Directors, but the authority to decide the individual financial institution

and the amount to be raised is delegated, and non-executive independent outside directors are not involved.

On that basis, the Company's Nominating Committee believes that Mr. Narukawa meets the Standards for the Independence of Outside Directors and that his independence has been adequately ensured.

*Major Lenders, Etc. (As of March 31, 2025)

: The balance of borrowings from Mizuho Bank, Ltd. was 9.38% of the Company's total borrowings from financial institutions on a consolidated basis

Name of Lender	Balance of Borrowings (Billions of yen)	Ratio
MUFG Bank, Ltd.	665.2	26.22%
Sumitomo Mitsui Banking Corporation	278.8	10.99%
Mizuho Bank, Ltd.	238.1	9.38%
Consolidated total borrowings from financial institutions	2,537.5	100%

(3) Mr. Narukawa's knowledge, experience and capabilities

Mr. Narukawa was appointed as an Outside Director in June 2018, and has been the Chairman of the Nominating Committee and the Member of the Compensation Committee from June 2018 to June 2019, and the Chairman of the Audit Committee since June 2019.

Mr. Narukawa has consistently provided dynamic comments and recommendations based on the excellent knowledge and insight based on corporate management experience, international experience, real estate business experience, etc. gained in his career at financial institutions and real estate companies, and has fulfilled his supervision and check functions by posing questions from an objective viewpoint. He attended all meetings of the Board of Directors and the Audit Committee in 2024 and has contributed to revitalizing and deepening the discussions of the Board of Directors and the Committee.

To give some concrete examples, we have received opinions in the strategy for improving shareholder value regarding matters such as the necessity of considering the global portfolio in light of the impact on the overseas businesses and the investment management business of the rapidly changing global economic situation and geopolitical trends; considering a revision of the assumptions of our stress cases for business execution based on environmental changes; our policy on utilizing debt; and the importance of providing disclosure from the investor's perspective on our capital policy. We also receive valuable opinions regarding our social value

improvement strategy, such as the necessity of preparing structures compliant with sustainability disclosure standards in Japan, and the necessity of employee education to further enhance ESG initiatives.

From the above, the Company's Nominating Committee has determined that Mr. Narukawa meets the independence standards and the "Appointment Standards for Candidates for Directors" and is well-suited as a candidate for Outside Director.

*1, *2 (on p.8), and *3 (on p.6 – 7)

https://www.mec.co.jp/assets/img/governance/guidelines2407_e.pdf

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