

To foster a new international urban center
Loop Road No. 2 Zone III Project named Toranomom Hills
Topping out today and project on schedule for 2014 open

Mori Building Co., Ltd., as the designated builder, has completed the building framework for the Loop Road No. 2 Shimbashi-Toranomon Redevelopment District Type II Project Zone III (Executor: Tokyo Metropolitan Government). The topping out ceremony was held today and it was also announced by the Loop Line No. 2 Zone Redevelopment Association, Toranomom District Subcommittee* that Toranomom Hills has been selected as the name for Zone III.

*This is the subcommittee for the Toranomom Zone (Zone III) of the Association consisting of the rights holders to the project, the Tokyo Metropolitan Government, Minato City, and the designated builder (Mori Building).

A new Tokyo landmark and symbolic street are born

The Shimbashi/Toranomon area where this project is located is (Tokyo's) Special Zone for Asian Headquarters, the International Strategic Comprehensive Special Zone, which is a project to attract foreign companies to newly locate there to create a higher concentration of company headquarters and R&D facilities for the Asia Region.

Toranomon Hills will play an important role in improving the international competitiveness of the area and will be completed in 2014 along with Loop Road No.2, a new symbolic street for Tokyo, and employs the innovative Multi-Level Road System, which integrates road building with redevelopment.

The super high-rise mixed-use tower will be 52 floors above ground and 247 m high. It will provide offices of the highest specifications, high-standard residences with superb views, international class conference venues, shops that support a diversified urban life, and the Andaz Tokyo, an innovative hotel,



which is the chain's first in Japan, among other offerings and will make a significant contribution to accelerating the area's objective of being a place for international companies and globally-minded people to congregate.

Fostering a new international urban center, with the new "Hills" as its core

The "Hills" that forms part of the newly chosen name is also used in the ARK Hills and Roppongi Hills large-scale mixed-use development projects undertaken by Mori Building and represents the global brand for "districts" that has been created and nurtured over many years by Mori Building together with the local community.

Together with the completion of the new Toranomom Hills, which will prime the redevelopment of Tokyo, Mori Building is also actively engaged in the area management of the Shimbashi/Toranomon area so that the local communities and tenant businesses prosper together to increase the overall value of the entire area and further evolve "Hills" as an internationally recognized district brand and foster a new international urban center concept.

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Main Project Points

① Significant contribution to the Shimbashi/Toranomon Area as the center of the International Strategic Comprehensive Special Zone “Special Zone for Asian Headquarters”

Toranomon Hills, which is located in the International Strategic Comprehensive Special Zone being promoted by the Tokyo Metropolitan Government and the Toranomon/Shimbashi area, extends north to south across Loop Road No.2 and forms a node between the Akasaka/Roppongi area with its international flavor, and the Shiodome area with its concentration of leading companies, and together with the passing of Loop Road No.2 through the area is expected to significantly increase the flow of people and information in the area. Toranomon Hills, a multifunction mixed-use area, will serve as part of the International Business Center and greatly improve the attractiveness of the area while also contributing to Tokyo’s international urban center concept by priming the development of the surrounding urban area.

② Promotion through public and private cooperation

This was the first Tokyo Metropolitan Government executed redevelopment project to incorporate the “business collaborator method,” and Mori Building utilized its experience and know-how as an urban-development developer to partner with the executor (Tokyo Metropolitan Government) and the rights holders from 2002 to offer advice and make proposals regarding the redevelopment building plan. In 2009, Mori Building became the “designated builder” to carry out the construction of the redevelopment building and acquisition and operation of reserved floor space. Recently, Mori Building was selected by the Loop Line No.2 Zone Redevelopment Association as the expected manager and expected management company, so the company will also have responsibility for the management and operation stage after project completion.

③ Central Tokyo new urban development model utilizing the Multi-Level Road System

This project utilizes the Multi-Level Road System to proceed with the road project and redevelopment project in an integrated manner. The main road of Loop Road No.2 is being constructed underground and the redevelopment building is being constructed using the space above and below the road as a constructible zone to effectively utilize the land area. The urban development project is an innovative method that demonstrates that urban planning roads can be an incentive for urban renewal in the future while also being a model case for new urban development that maximizes the use of scarce urban land and makes it possible to realize multifunctional and advanced multi-level urban development in the city center.



Artist rendering of completed building



Overview of the Loop Line No.2 Shimbashi-Toranomon District Type II Urban Redevelopment Project

Loop Line No.2 will finally open in the spring of 2014

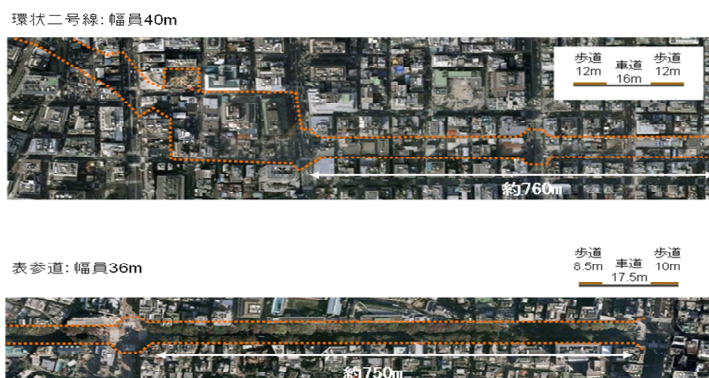
The road plan for Loop Line No.2 was adopted in 1946 as part of a city plan covering a section of approximately 9.2 km from Shimbashi to Kanda Sakumacho. However, much time passed and the plan remained unrealized in the Shimbashi/Toranomon district. With the establishment of the Multi-Level Road System in 1988, it became possible to construct roads and redevelopment buildings at the same time. This led to an agreement regarding the construction of this section, and work is now proceeding toward opening the road to traffic in the spring of 2014.



(Source: Tokyo Metropolitan Government)

Shimbashi/Toranomon district: Creating a new symbol street for Tokyo

By moving the expressway into an underground tunnel, it is possible to secure both above-ground lanes for intra-city traffic and ample spaces for pedestrians, and to create a 40 m-wide road, which will be even wider than Omotesando Street. These wide road spaces and roadside trees will create a new Tokyo symbol street, and are also expected to create paths for the wind to help reduce the heat island effect in the city center. In terms of the transportation network, this project is also expected to relieve traffic congestion in the city center, and when connected to the seafront in the future the road will also link to Haneda Airport and its growing list of international flights via the coastal highway, dramatically improving access to and from the city center and airport.



Artist rendering of completed project

(Source: Tokyo Metropolitan Government)

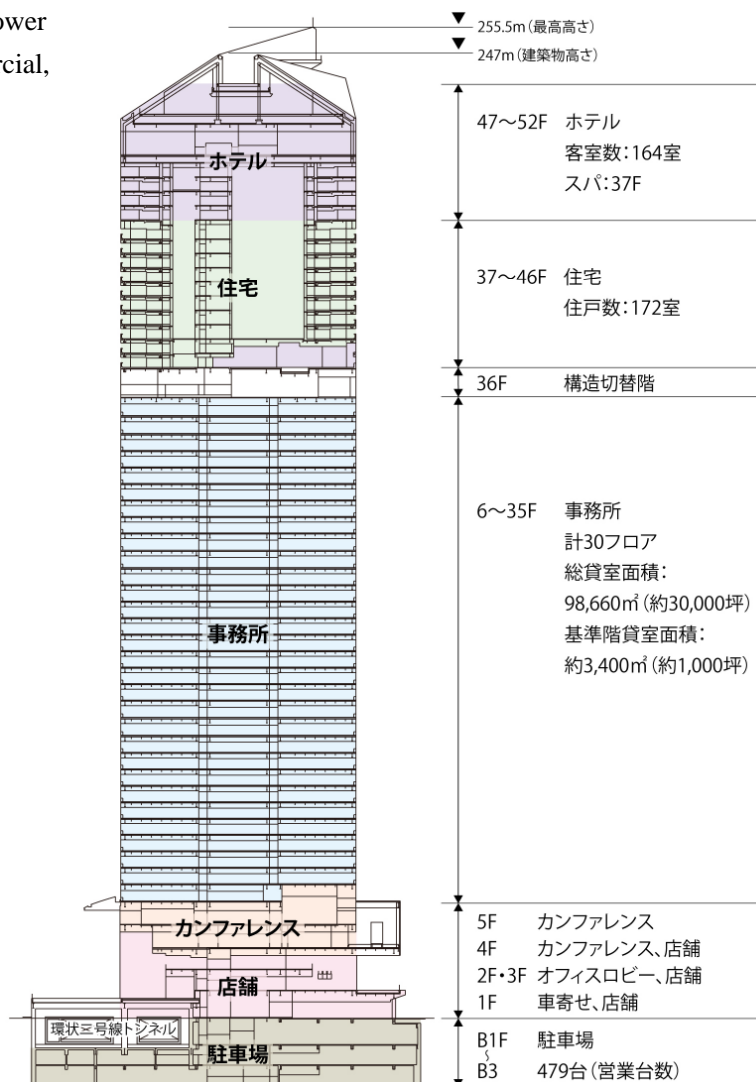
Sidewalks wider than those on Omotesando Street will be constructed.

Overview of Toranomom Hills Facilities

Multifunction mixed-use super high-rise tower that is part of the International Business Center

The height and scope of Toranomom Hills, which will be 247 m high and have a floor space of 244,360 m², makes it one of the top-class projects in Japan. The super high-rise mixed-use building will house an international hotel, luxury specification offices, conference rooms for international conferences, high-class residences with superb views, and shops that provide maximum support for a variety of urban activities. The surface will feature an approximately 6,000 m² open space that includes an expansive grass plaza. Toranomom Hills integrates a variety of facilities to an advanced degree and will become a new landmark in Tokyo standing on the symbol street. It is being developed with the know-how Mori Building has fostered through the development of Roppongi Hills and other projects to become an international business center that attracts major companies and globally-minded people from around the world.

Project name	Zone III (Toranomom Zone) of the Loop Line No.2 Shimbashi-Toranomom District Type II Urban Redevelopment Project
Address	1-chome 26 Toranomom, Minato-ku, Tokyo
Site area	17,069 m ²
Building footprint	9,391 m ²
Floor space	244,360 m ²
No. of floors	5 floors underground, 52 floors above ground, 1 floor tower
Application	Office, residential, hotel, commercial, conference rooms, parking
Height	247 m above ground (Highest point 255.5 m)
Construction	Steel framed structure (Some SRC, RC)
Project executor	Tokyo Metropolitan Government
Designated builder	Mori Building Co., Ltd.
Designer	Nihon Sekkei, Inc.
Contractor	Obayashi Corporation
Completion	2014 (planned)

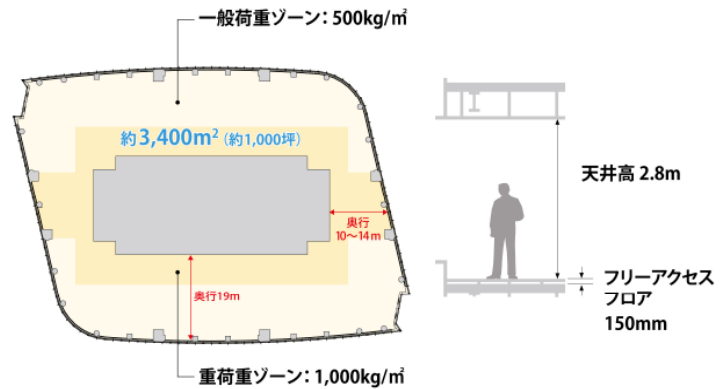


[Offices: Floors 6 to 35]

Luxury grade office environment with business continuity in mind

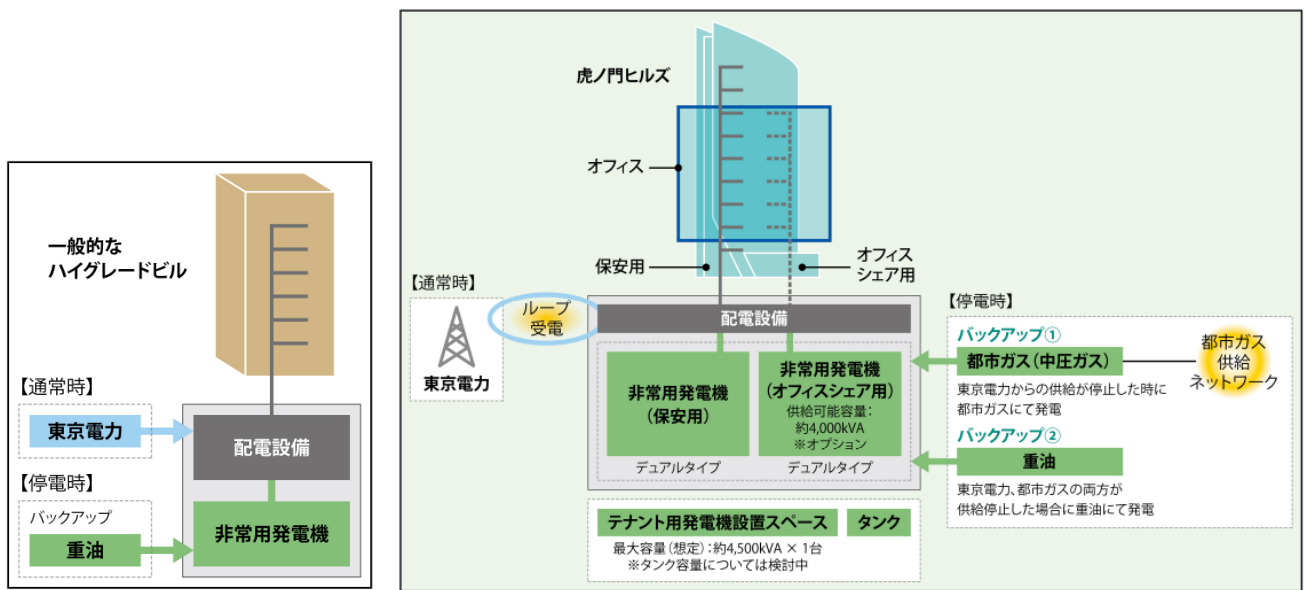
The lease offices on the 30 standard offices floors cover approximately 3,300 m² of pillar-less space with a ceiling height of 2.8 m to create a comfortable working space with a high degree of flexibility. The site has good access to 6 train stations and 11 rail lines as well as Haneda Airport making it optimum for global business. The building common-use space and outdoor areas are planned be equipped with Wi-Fi access to expand the working environment for office workers.

The building is equipped with 3 types of damping devices to provide high seismic performance, an emergency power generator to supply emergency power even to private areas, and other measures to support business continuity. Further, employment of environmentally friendly measures, such as use of Low-E double-pane windows and installation of LED lighting in the private and common-use areas, have garnered the building the highest “S” rank by CASBEE.



Equipped with an emergency power generator to realize business continuity planning (BCP)

A diesel generator has been installed to provide emergency power in case the power normally supplied by Tokyo Electric Power Company is interrupted for some reason. The generator can provide emergency power for a maximum of 72 hours. Space has also been provided for tenants to install and use their own power generators, and support the BCP guidelines of individual companies.



[Residences: Floors 37 to 46]

Proposing a new Tokyo lifestyle in cooperation with hotel Andaz Tokyo

A total of 172 residences will be located on floors 37 to 46 and all of them will have an attractive view of central Tokyo including the Tokyo Tower, Rainbow Bridge, Tokyo Sky Tree, and grounds of the Imperial Palace.

In cooperation with the hotel Andaz Tokyo occupying the top floors, the residences will be able to enjoy the interior design of common-use spaces like the entrance and lounge being produced by world-famous New York designer Toni Chi, and to use a variety of hotel services.

Toranomon Hills offers even a higher level of Tokyo lifestyle by combining the services of Andaz Tokyo with MORI LIVING brand lifestyle that is the core of the residential space proposed by Mori Building.



Common-use area designed by Tony Chi



A variety of services have been prepared in cooperation with Andaz Tokyo

[Hotel (Andaz Tokyo): Floors 47-52]

Hotel chain’s first luxury boutique hotel to come to Japan reflects the urban culture and personality

Andaz, which means “personal style” in Hindu, is the luxury boutique hotel brand that Hyatt is developing at resorts and major cities around the world including New York, London, and Shanghai to target fastidious guests who think freely without stereotypical notions, are full of curiosity, and have established their own lifestyle. The hotel offers a characteristic design reflecting urban culture and personality of each city, a hospitable atmosphere, flexible and friendly service to match the guest’s style, and lively social space to stimulate creativity.

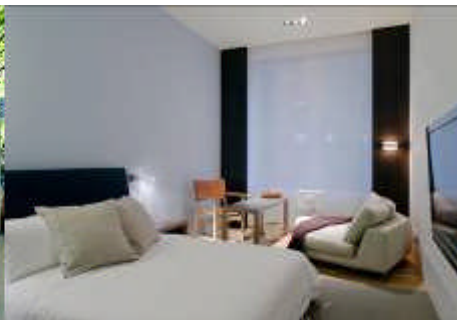
The 164 functional and comfortable guest rooms are located on floors 47 to 50; the Andaz Lounge where guests can check in, all-day dining, and other services are available on the 51st floor, and the 52nd floor, the top floor, contains a penthouse bar with open-air space, the first ever for a high-rise hotel in Japan; the Andaz Studio, an event space with an outdoor terrace; and an independent chapel.

The interior design was done by world-famous hotel and restaurant designer Tony Chi in collaboration with Shinichiro Ogata, who incorporated a Japanese essence including Japanese culture and customs.

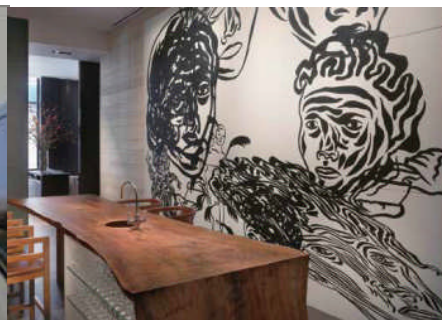
As with Andaz hotels around the world, local creators and opinion leaders active in a variety of fields will be invited to perform at the regularly scheduled Andaz Salon social events to stimulate the creativity and originality of hotel guests and the local community through live performances, concerts, exhibitions, speaking engagements, and other activities.



Andaz Wall Street
(New York)



Andaz Fifth Ave
(New York)



Andaz Fifth Ave wall art

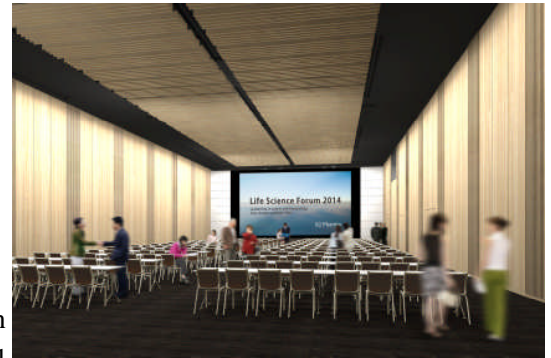
[Conference Rooms: Floors 4 to 5]

Hosting a broad range of activities from international conferences to exhibitions

Largest “smart conference center” in the area utilizing the know-how of Roppongi Academy Hills

With a total rentable floor space of 2,200 m², the facility is the largest of its type in the Shimbashi/Toranomon area, and Mori Building is utilizing the facility operation know-how it gained from operating the Roppongi Academy Hills for 10 years to make this facility a hub of “human interaction capability” in the Shimbashi/Toranomon area under the concept of a smart conference center having easy-to-use functionality and hotel-like hospitality.

The 590 m² main hall has a 7.2 m high ceiling and is equipped with an electric motor operated suspended stage truss, control room, and special cloak room to both handle events well and to provide a high-grade atmosphere. A large 320-inch screen can also be arranged.



Main hall

The natural light entering through the 50 m long glass curtain wall of Hall A gives it a bright, open feeling suitable for product exhibitions, business negotiations, and parties, which make good use of its 755 m² size.

The 434 m² Hall B with its own 380 m² foyer can be rented out to customers by closing the lobby gate. These 3 halls with different characteristics can all be subdivided to create a variety of hall configurations. In addition, 4 meeting rooms and 4 waiting rooms are available to enhance the ability to host a variety of conferences and events.

Staff members knowledgeable and experienced in hosting conferences and events serve as event coordinators to handle operations and propose plans that satisfy customer requirements. During the day of the event, hospitality-minded captains attend to provide assistance from check-in to check-out. The resident technical director provides the necessary technical assistance to make the conference or event a success.

This facility has the operation capability to handle a wide range of events from international conferences, society meetings, and symposiums to new product announcements, exhibitions, and private shows.

[Commercial facilities: Floors 1 to 4]

An area communication hub that provides maximum support for a diversified urban lifestyle

The Toranomon Hills commercial facilities will become a hub for a variety of people including business people with a new work style involved in borderless activities, hotel and conference guests, and neighborhood residents to interact and give birth to new communication.

The dining and drinking establishments facing the 3-level atrium provide an open atmosphere through the connection with the neighboring garden and will become a new symbol spot for the district. The area is lit by natural light during the day and is lit up by soft lighting at night to provide a relaxing space for people throughout the entire day. In addition, a broad lineup of dining and drinking establishments are available in the building to serve the needs of customers from Japan and abroad including dining establishments and cafes that can cater to foreign guests. All of the establishments are popular and use carefully selected ingredients, have skillful chefs, and provide enthusiastic service.



3-level atrium

The 3rd floor is home to a new third place to support office workers. The approximately 560 m² zone integrally merges a convenience store and a café to form a third place café where people can hold business meetings or work alone. There is also a flower shop, hair salon, shoe repair shop, and other services to support the work style of busy business people.

Environmental and safety activities contribute to the surrounding community

[Environment]

■6,000 m² open space and green network

An approximately 6000 m² open space spreads across the artificial ground created using the Multi-Level Road System. This open space contains an expansive grass plaza, pleasant babbling brook, and ubiquitous greenery that displays seasonal changes, and other features to create an urban oasis. It also links to the road above Loop Road No.2 to form a wonderful urban space (North-South environment axis) where people can gather and relax. Toranomom Hills is also located in the center of the greenery formed by the Imperial Palace, Hibiya Park, and Atagoyama (East-West axis) to link together a city center green network, which is one of the roles of this project.

■Designated a “Model Project for Promoting CO₂ Reduction in Housing and Buildings” in FY2010 by the Ministry of Land, Infrastructure, Transport and Tourism

The project plan calls for not only installing LED lighting and an ultra efficient heating system and taking other measures that increase the energy saving performance of the building, but also for using a cloud computing service to promote CO₂ reduction measures in the surrounding district. Since this experiment is a leading effort to achieve district-wide CO₂ reduction, it was designated a “Model Project for Promoting CO₂ Reduction in Housing and Buildings” in 2010 for the impact it will have on other large projects.



[Safety and Security]

■1,218 dampers of 3 different types to ensure business continuity

The building employs 3 different types of dampers: 516 oil dampers, 620 brake dampers, and 82 unbound braces. This provides high seismic performance to realize business continuity by preventing the structure from sustaining major damage if a rare major earthquake, such as the Great Hanshin Earthquake or Great East Japan Earthquake, occurs. The dampers also reduce the discomfort from small- and medium-sized earthquakes and wind swaying to provide a more comfortable office environment as well as dampening the shaking caused by long-period ground motion, which is a concern for super high-rise buildings.

■Can handle several thousand disaster-stranded people as a local disaster preparedness center

The lower levels are equipped to serve as a temporary space for several thousand disaster-stranded persons in an emergency to contribute to improving the disaster preparedness function of the entire district.

- ① Emergency power is supplied to the areas necessary for the disaster-stranded persons staying in the building, such as for lighting, sanitation, and communications.
- ② The space is outfitted with an earthquake well, supplies storage room, water, food stocks, and other materials and equipment required during an emergency. This will improve the district function by transitioning it from a “district to run away from” to a “district to run to,” and serve as a disaster preparedness shelter for the entire district.

