

Azabudai Hills Fact Book 2023



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“Hills of the Future” Leveraging the Experiences of Previous Hills-series Developments

The Azabudai Hills site lies adjacent to the ARK Hills complex at the midpoint between Roppongi Hills, the “Cultural Heart of Tokyo,” and Toranomon Hills, the “Global Business Center,” in an area with both cultural and business personalities.

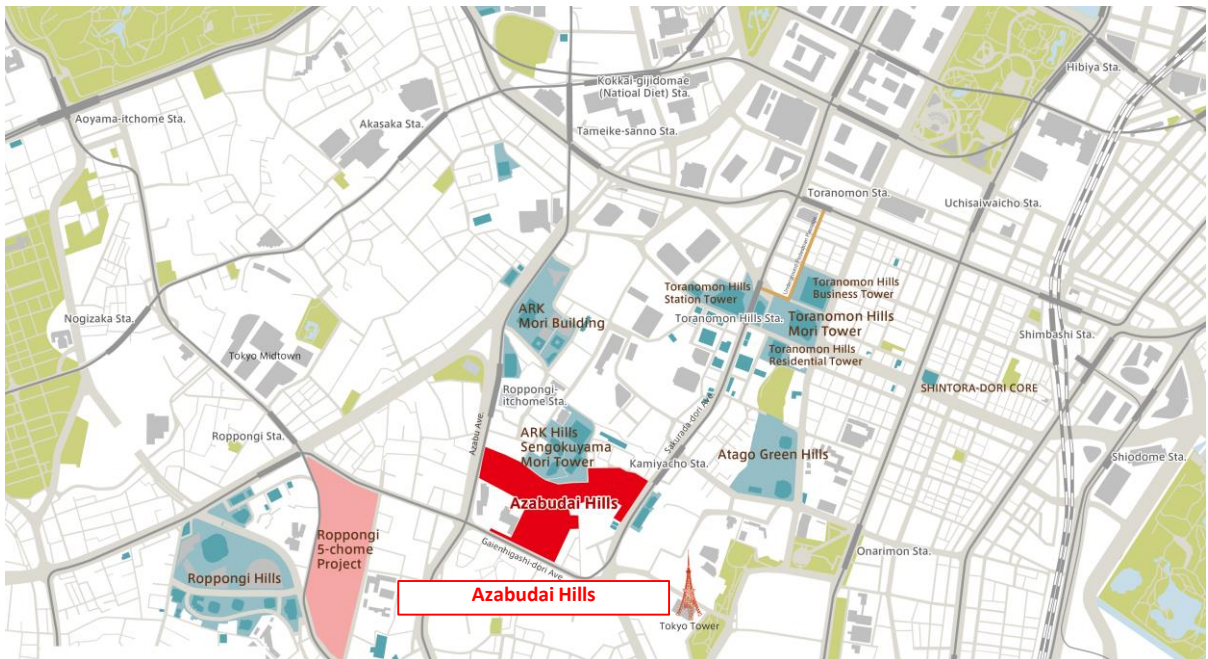
The vast 8.1-hectare area will be filled with lush greenery as a verdant urban oasis with approx. 24,000m² of greenery, including in its approx. 6,000m² central square. The complex will have a total floor area of approx. 861,700m², including approx. 214,500m² of office space, approx. 1,400 residential units and Mori JP Tower soaring to a height of approx. 330 meters. This mixed-use complex will be able to host some 20,000 employees and 3,500 residents, and welcome 30 million visitors per year.

In total, Azabudai Hills will become “a city within a city” as the “Hills of the future,” leveraging the learnings and experiences of past Hills-series developments.



Azabudai Hills completion image (rendition)

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Area map

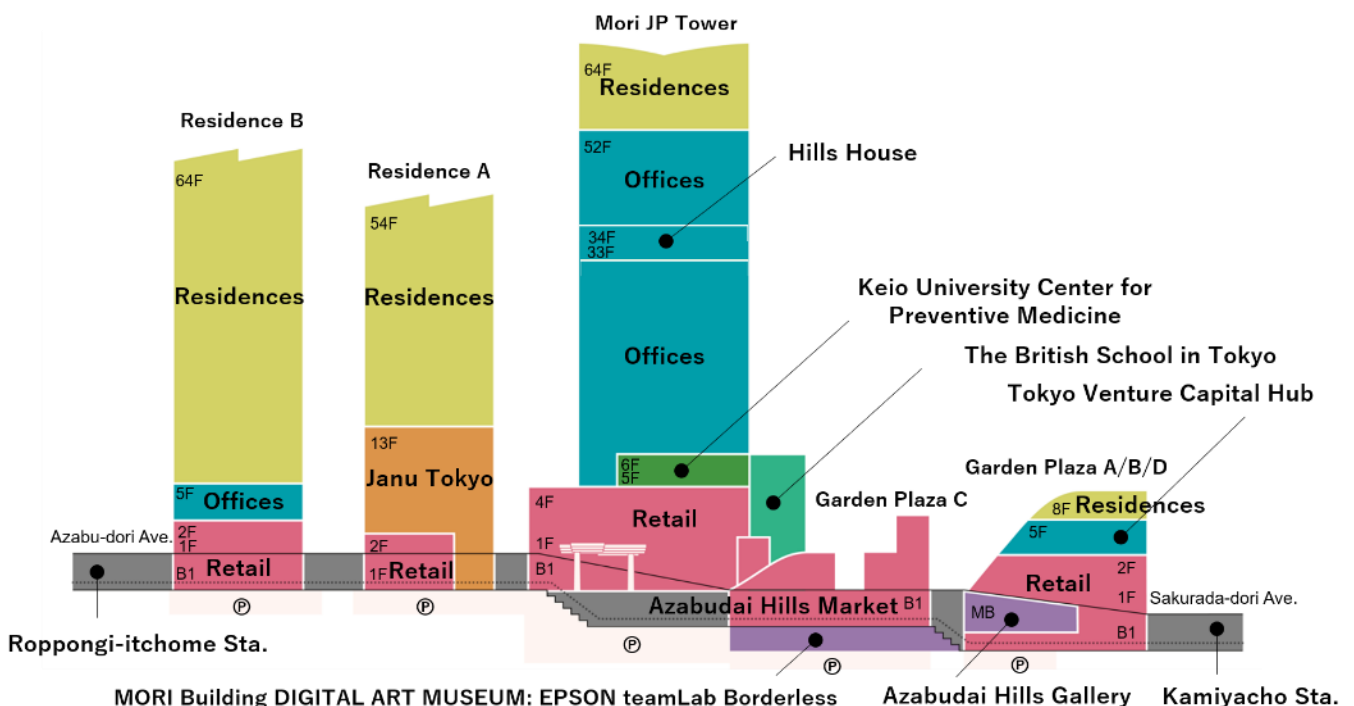
Project name: Toranomon-Azabudai District Category 1 Urban Redevelopment Project
 Project executor: Toranomon-Azabudai District Urban Redevelopment Association
 Project type: Urban Redevelopment Project
 Location: Parts of Toranomon 5-chome, Azabudai 1-chome, and Roppongi 3-chome, Minato-ku

Site area:	Approx. 8.1 hectares	Parking:	1,874 spaces
Building Ground area:	Approx. 63,900m ²	Project cost:	Approx. JPY 640 billion
Total floor area:	Approx. 861,700m ²	Association members:	273 (May 2023)
Facilities:	Offices, residences, retail facilities, hotels, cultural facilities, international school, medical facilities, etc.	Construction start:	August 5, 2019
		Completion:	November 24, 2023 (planned)

Site Plan



Cross Section Plan



Large-scale Type 1 Urban Redevelopment Project Undertaken Over Many years in Cooperation with Local Residents

To implement the Azabudai Hills project, the Council of Redeveloping Cities was established in 1989. Since then, in collaboration with some 300 landowners representing different positions and circumstances, the Toranomom-Azabudai area was discussed and planned over more than 30 years. In 2017, the City Plan was approved based on the Law of National Strategic Special Zones, and following approval of the establishment of Toranomom-Azabudai District Urban Redevelopment Association, construction began on August 5, 2019. Completion is scheduled for November 24, 2023.

March 1989	Establishment of the Council of Redeveloping Cities (Gazenbou District)
May 1989	Establishment of the Council of Redeveloping Cities (Yawata-cho District)
December 1989	Establishment of the Council of Redeveloping Cities (Sengokuyama District)
February 1993	Establishment of Toranomom-Azabudai District Urban Redevelopment Preparations Committee
July 2014	Expansion of Redevelopment Area
October 2014	First Tokyo National Strategy Special Zone Conference
December 2016	Proposal of the City Plan
September 2017	Approval of the City Plan (Designated based on Law of National Strategic Special Zones)
March 2018	Approval of the establishment of Toranomom-Azabudai District Urban Redevelopment Association
February 2019	Approval of the plan of rights conversion
August 2019	Start of construction
November 24, 2023	Scheduled opening



Committee meeting



Groundbreaking ceremony (August 5, 2019)



Groundbreaking ceremony (August 5, 2019)



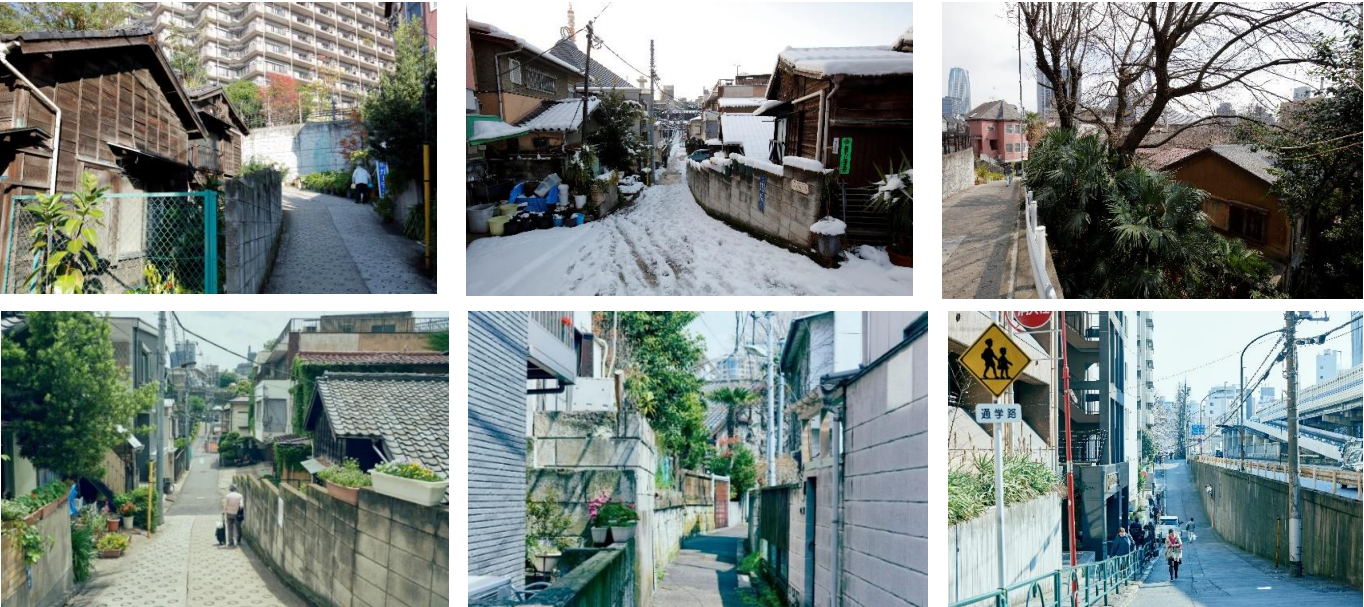
Frame completion ceremony of Mori JP Tower (April 21, 2022)

The Azabudai Hills project site encompasses a long, narrow district running from east to west, originally broken up by hills and valleys in a convoluted terrain. The fragmented district was populated with small, old wooden houses and buildings, many of which were deteriorating. Overall, the area's infrastructure was in great need of an upgrade.

It was decided that a Category 1 urban redevelopment project based on Japan's Urban Redevelopment Law should be implemented to address various issues, improve the area's infrastructure of roads and parks, and upgrade local urban functions for purposes including crime prevention and disaster preparedness.





Aerial view of the project site before redevelopment



Azabudai Hills area before redevelopment

Overwhelming Scale and Impact Comparable to Roppongi Hills

The scale and impact of Azabudai Hills will be overwhelming. The new complex will have a total floor area of approx. 861,700m², including approx. 214,500m² of office space with approx. 4,800m² per floor, and approx. 1,400 residential units. This mixed-use complex will be able to host some 20,000 employees and 3,500 residents. Mori JP Tower will soar to a height of approx. 330 meters. The project's scale, comparable to Roppongi Hills, is the largest urban redevelopment project that Mori Building has ever undertaken.

	Azabudai Hills	Roppongi Hills (at opening in 2003)
Project Name	 © DBOX for Mori Building Co., Ltd - Azabudai Hills	

Site Area	Approx. 8.1ha	Approx. 11.6ha
Height	Approx. 330m (Mori JP Tower)	Approx. 238m (Mori Tower)
Ground Area	Approx. 63,900m ²	Approx. 89,200m ²
Total Floor Area	Approx. 861,700m ²	Approx. 759,100m ²

Offices	Leasable floor space	Approx. 214,500m ²	Approx. 190,870m ²
	Standard floor space	Approx. 4,800m ²	Approx. 4,500m ²
	Employees	Approx. 20,000 people	Approx. 15,000 people
Residences	Units	Approx. 1,400 units	Approx. 840 units
	Residents	Approx. 3,500 people	Approx. 2,000 people
Retail Facilities	Shops	Approx. 150 stores (Approx. 23,000m ²)	Approx. 210 stores (Approx. 40,000m ²)
Hotel	Rooms	122 rooms	Approx. 390 rooms

Green area	Approx. 24,000m ²	Approx. 19,000m ²
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Collaboration with Top Global Innovators

Top global creators who were invited to join the Azabudai Hills project came together to refine the overall plan.

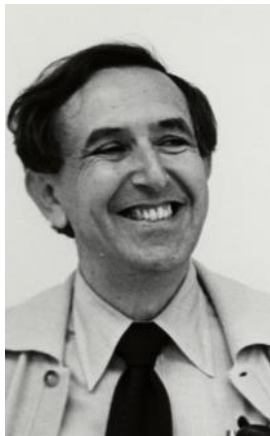
The appearance of the three skyscrapers was designed by Pelli Clarke & Partners (USA), who designed skyscrapers that became landmarks in many countries. They also designed Mori Building's Atago Green Hills and ARK Hills Sengokuyama Mori Tower in Tokyo. César Pelli, a founder of Pelli Clarke & Partners and a great architect, believed that individual architectural designs exist to make better cities, which closely matched the philosophy of Mori Building.

Public realm and lower-level architecture was created by Heatherwick Studio (UK) led by Thomas Heatherwick, a designer who has worked on many ingenious projects such as the Olympic Cauldron for the London 2012 Olympic Games. Azabudai Hills is the studio's first project in Japan to go into construction.

Sou Fujimoto and Ryu Kosaka from Japan designed the retail area of Mori JP Tower, and residential interior designs were handled by Glenn Pushelberg and George Yabu of Yabu Pushelberg (Canada, USA), Marco Costanzi (Italy), and Soo K. Chan of SCDA Architects (Singapore). Tyler Brûlé (Switzerland) managed the project's concept work.

Under the strong leadership of Mori Building, these talented creators all over the world came together to realize a highly diverse yet harmoniously unified large-scale urban complex.

Façade design of three towers



César Pelli (dec.)
Pelli Clarke & Partners
(USA)



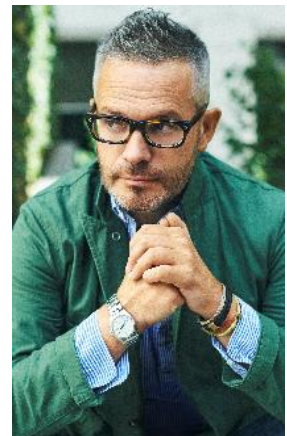
Fred Clarke
Pelli Clarke & Partners
(USA)

Public spaces and lower-level architecture



©Raquel Deniz
Thomas Heatherwick,
Heatherwick Studio
(UK)

Concept work



Tyler Brûlé
Winkreative
(Switzerland)

Interior design of residences



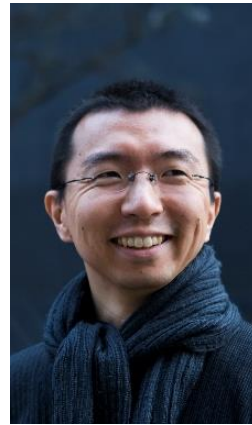
Glenn Pushelberg and
George Yabu
Yabu Pushelberg
(Canada, USA)



Marco Costanzi
Marco Costanzi Architects
(Italy)



Soo K. Chan
SCDA Architects
(Singapore)



©David Vintiner
Sou Fujimoto
Sou Fujimoto Architects
(Japan)

Design of retail facilities



Ryu Kosaka
A.N.D., NOMURA Co., Ltd.
(Japan)

Modern Urban Village –“Green & Wellness”– A Huge Open Space Filled with Lush Greenery Bringing People Together

Azabudai Hills is a completely new urban development, unparalleled in terms of its development philosophy.

As technology advances, drastically changing ways of working and living, questions like “What should a future city be like?” and “What is the essence of a city?” abound. Mori Building has always believed that “the essence of a city exists within people living and working there.” Our ideas have continued to evolve, and now our approach is completely centered on people, and urban environments as places where people live and work in vibrant and creative ways.

The concept of Azabudai Hills is a Modern Urban Village, a huge open space in the heart of Tokyo filled with lush greenery that brings people together to build a new community. The two pillars of the Modern Urban Village are “Green & Wellness,” which support the formation of a diverse new community where people can enjoy genuine human lives in an overwhelmingly verdant environment in harmony with nature.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Large 6,000m² Central Green with lush greenery (rendition)



Live while enjoying advanced, convenient urban lifestyle



© DBOX for Mori Building Co., Ltd - Azabudai Hills
Coexisting with a lush and sustainable natural environment every day



© DBOX for Mori Building Co., Ltd - Azabudai Hills
Utilizing the entire city as a workplace, working freely and creative



Nurturing internationally-minded children in a rich natural environment



© DBOX for Mori Building Co., Ltd - Azabudai Hills
Discovering new experiences while shopping



© DBOX for Mori Building Co., Ltd - Azabudai Hills
Experiencing the essential pleasure of food and enriching daily life



Living a healthier and more fulfilling life



MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless
Disseminating culture and art from the complex
©teamLab

“Green”

Where People, Surrounded by Greenery, Achieve Harmony with Nature

Compact high-rise towers have allowed a large amount of green space—a symbol of Azabudai Hills—to be added to the area. By aggregating numerous small plots of land and then building three skyscrapers on the site, a huge open space filled with greenery has been created on the ground level. This is the basis of the Vertical Garden City concept that Mori Building has been focused on over many years.

The architectural planning of Azabudai Hills began with planning the flow of people and a seamless landscape with a central square, aiming to realize a Modern Urban Village. Proper locations were then considered for three high-rise towers, enabling them to melt into the lush greenery. This is the opposite of the traditional approach of placing the buildings first and then filling in the rest of the space with greenery.

By taking advantage of the topographical differences of the area and providing greenery throughout the site—including the low-rise rooftops of podium buildings—approx. 24,000m² of green space were created, including the approx. 6,000m² Central Green (central square).

As a result, Mori Building has been able to create a relaxing urban oasis filled with trees, flowers and waterscapes in the heart of Tokyo.

Green area (Minato City Green Plan System) :	Approx. 24,000m ²
Central Green (central square)	: Approx. 6,000m ²
Plants	: Approx. 320 species



© DBOX for Mori Building Co., Ltd - Azabudai Hills

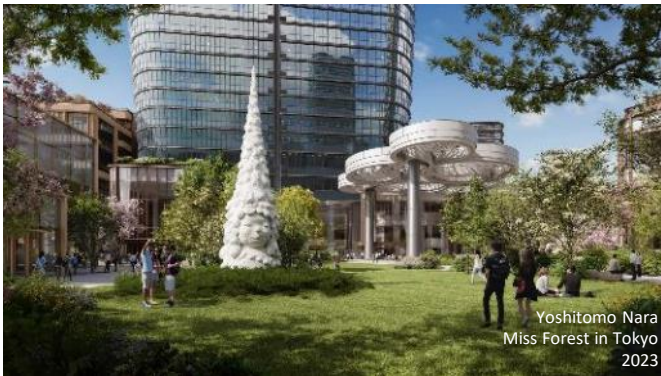
Introducing compact high-rises has enabled a vast amount of greenery to be added to the area (rendition)

Azabudai Hills will provide greenery that touches people’s daily lives with a diverse array of some 320 species of plants that will change the atmosphere of the complex with each new season. For example, the Central Green area is planned around deciduous trees so that people can feel the change of seasons, reflected by a 13-meter-high zelkova as well as other indigenous trees including hakuunboku, inushidashi, konara, aodamo and Japanese maples.

Water flowing throughout the site among the terrain's differing elevations will lead to the Central Green, where an ecotone of aquatic plants, grasslands and shrubbery will create a hierarchical structure of plants providing homes for living creatures.

Revived nature in an urban setting requires constant care, so people at Azabudai Hills will be encouraged to immerse themselves in the greenery and help to nurture it. This will be a place where people live, work and think about life while nurturing a sustainable natural environment.

The diverse vegetation of the area's plateaus, valleys and waterscapes will be woven into the richly undulating topography, nurturing creatures and changing with the seasons. At Azabudai Hills, people will feel like they are part of this ecosystem, living in harmony with a wide variety of plants and animals.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

The approx. 6,000m² large Central Green with lush greenery (rendition)



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Orchard on a building rooftop (rendition)



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Low-rise architecture with rooftop greenery (rendition)



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Combination of landscape and waterscape (rendition)

Furthermore, the entire city is promoting citywide efforts to decarbonize and recycle resources. 100% of the electricity supplied to the complex will come from renewable sources, meeting the targets set by the Renewable Energy 100% (RE100) international environmental initiative led by the UK’s Climate Group.

Azabudai Hills is on track to receive a top-level Platinum certification in the Leadership in Energy & Environmental Design (LEED) ND (Neighborhood Development) category for mixed-use developments. In addition, LEED’s BD+C (Building & Design/Core and Shell Development) certification for newly constructed tenant buildings is highly expected.



“Wellness” A Complex where Residents can Achieve Wellness

Wellness is not just about eating a healthy diet and exercising regularly; it is also about mental well-being, working smart, and creating fulfilling relationships with one’s community. Wellness, including both physical and mental health—all important topics in today’s world—is one of the pillars supporting the concept “Modern Urban Village” of Azabudai Hills.



Wellness Concept

Azabudai Hills will be a place where people can strive for better health in a nourishing living environment. By connecting spas, fitness clubs, restaurants and grocery stores with medical facilities at the core, everything will work together in a system that links wellness to all aspects of living and working in the complex.

Furthermore, Azabudai Hills will deploy cutting-edge digital technology through joint research with Keio University, for advanced wellness focused on modern issues such as extended healthy lives and improved well-being.



The office and retail spaces of Mori JP Tower have received preliminary WELL precertification in recognition of features such as greenery in the Central Green, high-quality indoor air, healthy meals at cafes, and exercise opportunities including walkways throughout the property. Upon completion, this will be the world’s largest Platinum-certified property.

Moreover, if the Tower receives the envisioned top-ranking Platinum certifications from WELL, in addition to LEED ND and LEED BD+C, it is expected to become the world’s first skyscraper to achieve these.



Keio University and Mori Building Conclude Basic Agreement



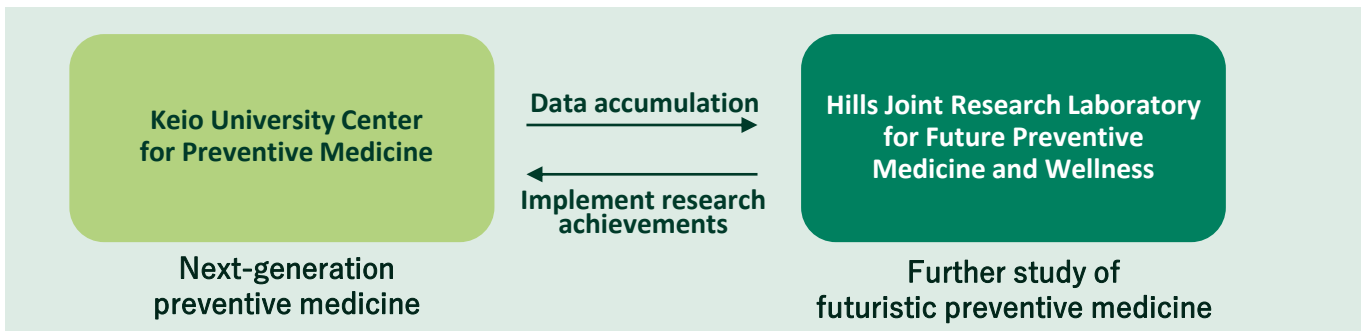
Keio University, in the spirit of Shibusaburo Kitasato, the first dean of the school, has upheld preventive medicine as the starting point for its Keio Medical School since the establishment of the Faculty of Medicine and University Hospital. Keio University is pursuing futuristic preventive medicine with the aim of creating an affluent society in which people lead more healthy lives in an era when 100-year life expectancies will become practical. However, Keio University was deeply aware that the continuing development of preventive medicine will require society to take action beyond the boundaries of hospitals.

Mori Building believes that the value of wellness, including both physical and mental health and well-being, will become increasingly important for urban living. Accordingly, it is now incorporating the concept of wellness into its urban development initiatives and the urban living styles it is proposing. As part of this change, in March 2021, Mori Building and Keio University reached a basic agreement to pursue advanced preventive medicine and wellness in Azabudai Hills, a large-scale complex that combines diverse urban functions for people of different ages, nationalities, and health conditions living together.

Under the basic agreement, the Center for Preventive Medicine is being expanded and relocated from Keio University Hospital (Shinanomachi, Shinjuku-ku, Tokyo) to Azabudai Hills. The center will provide the latest equipment and high-precision physical examinations that only a university hospital can offer, to detect the risk of disease at an early stage, as well as optimal preventive medical care tailored to the individualized needs and risks of each patient.

The two entities also launched the Hills Joint Research Laboratory for Future Preventive Medicine and Wellness in April 2021. The laboratory is developing preventive medicine in an interdisciplinary manner by identifying health issues related to life stages among people living and working at Hills properties managed and operated by Mori Building. In collaboration with the Center for Preventive Medicine, the lab is also researching future-oriented preventive medicine and wellness.

In addition, Mori Building is sponsoring the Wellness League, established in fiscal 2023 as part of the KEIO HEALTHCARE VENTURE CONTEST, to commercialize research results and support venture companies in the wellness field to further enhance health for future generations.



Cooperation between the Center for Preventive Medicine and the Joint Research Laboratory



Yuko Kitagawa
Vice-President,
Keio University



Masayuki Amagai
Vice-President,
Keio University



Takanori Kanai
Dean, Keio University
School of Medicine

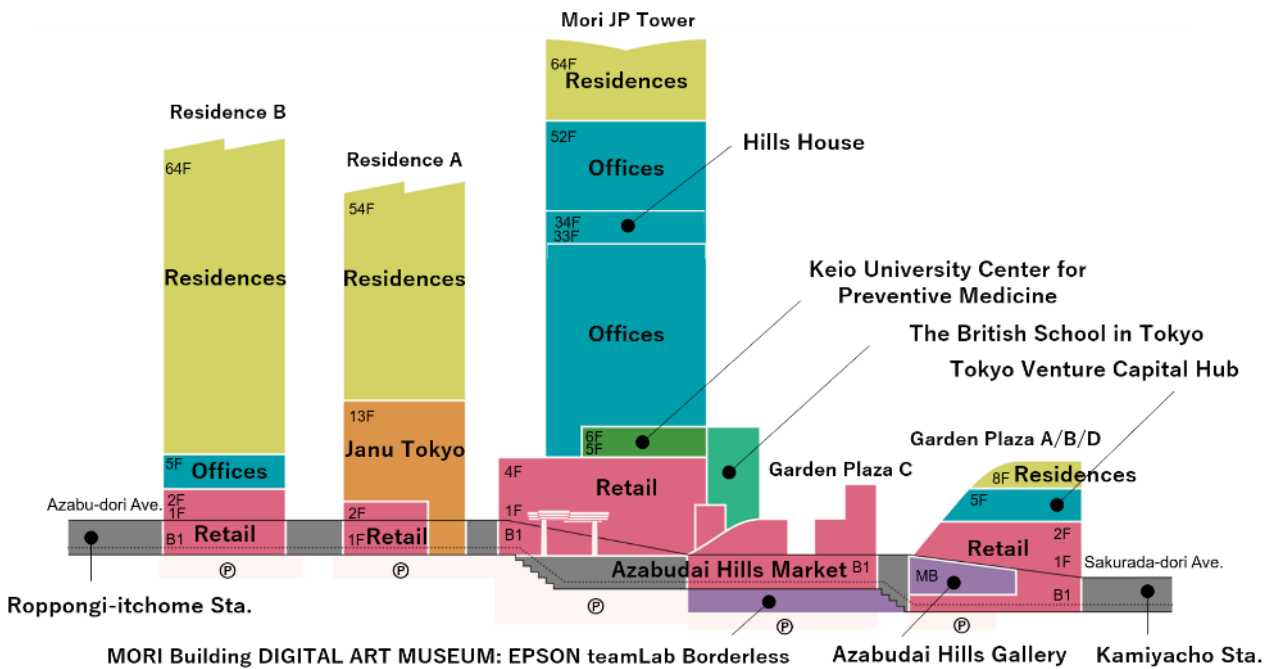


Morio Matsumoto
University Hospital
Director General

Compact "City within a City" Concentrating Urban Functions within Walking Distance

Rather than designing the complex around facilities such as offices, residences and hotels, Mori Building conceived Azabudai Hills' design from the perspective of human activity, including the removal of barriers between facilities.

Azabudai Hills will be an urban environment that seamlessly connects diverse aspects of human life, including living, working, gathering, relaxing, learning and recreating. As a result, it will realize rich "Hills Life," allowing people to live in harmony with nature, form a thriving community and enjoy creative, stimulating lives. The entire complex, full of lush greenery, will become a place of learning, working, living and recreating, all within walking distance.



International-standard offices to meet global needs

Approx. 214,500m² of space will accommodate about 20,000 people in advanced office facilities that provide added value, including robust BCP and RE100-compliant power for all facilities to support new free and creative workstyles.

© DBOX for Mori Building Co., Ltd - Azabudai Hills

Hills House, a base for turning the entire complex into a workplace

Hills House will function as a "clubhouse" where employees of tenant companies can access various functions and services at Azabudai Hills, enabling their employers to collaborate with the complex to organize ideal new ways of working.

© DBOX for Mori Building Co., Ltd - Azabudai Hills

Tokyo Venture Capital Hub, Japan's first VC cluster

Some 70 independent and corporate venture-capital firms will gather in this hub, providing a base for the provision of the critical capital needed to fund the growth of startups, thereby helping to revitalize the Japanese economy.

Center for Preventive Medicine for longer healthy lives

Patients will receive customized healthcare including high-precision physical examinations by specialist university hospital personnel using state-of-the-art equipment. The clinic will also conduct research into advanced methods of preventive medicine.

Aman Residences, Tokyo; the ultimate in serene living

Azabudai Hills has partnered with Aman, the operator of luxury diverse world-class hotels and resorts, to create an unique and exclusive 91-unit residence.



Janu Tokyo, Aman's sister brand hotel to make world debut

Aman's world's first "Janu" brand hotel, a 122-room property with one of the Tokyo's largest wellness facilities, will welcome guests from Japan and abroad with warm hospitality.



Retail facilities support affluence and new experiences

Surrounded by lush greenery, approx. 150 stores will offer fashion, food, beauty, culture, art, wellness and more to support affluent lifestyles and provide new experiences.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Azabudai Hills Gallery, the complex's culture promotion facility

Based on the concept "the entire city is a museum," the Gallery will be the core facility promoting cultural activities, showcasing genres, including art, fashion and entertainment.



Public art blurring the boundaries between art and daily life

Artworks in public spaces will visualize the energy of the natural world made in Azabudai Hills, by fusing its grand scale with human scale and connecting people with the universe.



©Jafun, Eliaxson
"A Cycle of Interconnected Moments in Harmony"
2023

Residences that maximize urban affluence amidst greenery

The residences, which embody Mori Building's decades of experience in residential business, allow residents to fully enjoy the richness of urban living: "Hills Life."



One of largest international schools in central Tokyo

Situated amongst urban nature, The British School in Tokyo with students of over 60 different nationalities will educate globally minded people to become the leaders of tomorrow.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Market offering essential enjoyment and richness of food

31 leading Japanese specialty stores will gather in this world-class market to offer not only products but also opportunities for learning and discovery and offering essential enjoyment and richness, organized with diverse partners.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless

This popular digital art museum, which attracted a global audience at its original home in Odaiba, will now present a combination of evolving and Japanese-debut works in Azabudai.



©teamLab

Central Green to connect people in a vast green space

In the lush Central Green (central square), people will interact with some 320 plant species changing with the seasons as well as experience lively urban events at Azabudai Hills Arena inside the square.

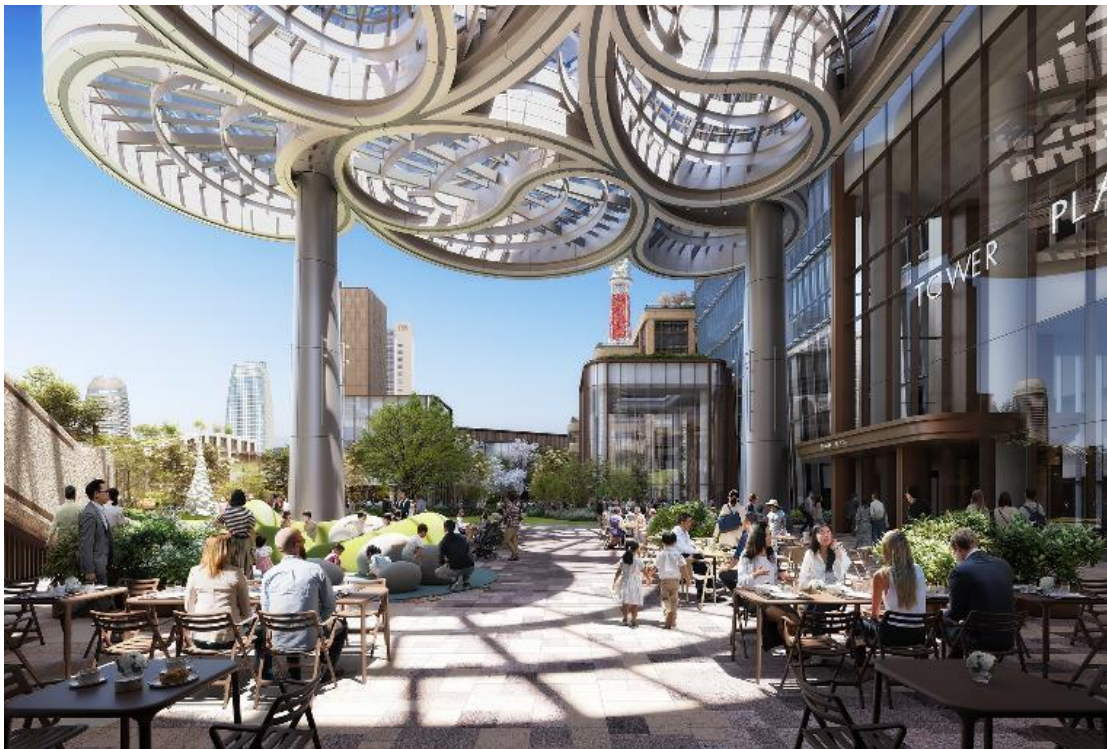


© DBOX for Mori Building Co., Ltd - Azabudai Hills

Central Green

Creating a Lively Urban Atmosphere, Surrounded by Rich Greenery

The approx. 6,000m² Central Green (central square), a symbol of the complex, will bring people together in a lush green space for rest and relaxation. Its focal point will be the Azabudai Hills Arena, which will be surrounded by abundant greenery. Crowned by a canopy designed by Heatherwick Studio, who also worked on the area's distinctive landscape, the space will be equipped to accommodate a variety of events. In addition to an adjacent 550m² grass area, it can also be used with Azabudai Hills Cafe, a dining and event space. Seasonal activities organized among the lush greenery will create a vibrant urban atmosphere in the heart of Azabudai Hills.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Azabudai Hills Arena (rendition)

Central Green:	Approx. 6,000m ²
Azabudai Hills Arena:	Approx. 500m ² ; ceiling approx. 16 meters
Azabudai Hills Cafe:	Approx. 148m ²



Azabudai Hills Cafe (rendition)

The Cloud (Canopy)

The area under the large roof adjacent to Mori JP Tower, nicknamed "The Cloud," will play an important role functioning as an outdoor event space, while simultaneously serving as a large public artwork that will be an iconic symbol of the Central Green.

The design represents a floating cloud that reflects the flowing energy of the events and activities that will be hosted in Azabudai Hills Arena.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

The Cloud (rendition)

Green Space where People will Feel the Seasons and Relax among Nature and Natural Topography

By utilizing the natural topography of the area as well as the rooftops of low-rise buildings, approximately 24,000m² green space has been created despite being located in the heart of Tokyo. A landscape of greenery and water will create natural spaces in various areas within Azabudai Hills, including in the Orchard, along streets and at entrances to the site.

The Orchard

An orchard of approx. 200m² will be located on a sloping green space overlooking the Central Green. There will be 11 types of fruit trees, including mandarin oranges, blueberries, lemons, apples, peaches, sour oranges, and plums. During harvests, the orchard will provide people with rare opportunities to physically interact with nature.

Herbs and edible plants will be planted underfoot to create an area that can be enjoyed with all five senses. In addition, there will be a terrace and a vegetable garden of about 45m². Programs will be planned in collaboration with retail shops and other facilities in Azabudai Hills.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

The Orchard created on building rooftop (rendition)

Sakura-asa Street

In order to partially revive the area's indigenous natural environment and to harmonize with the existing streetscape, this street will host a rich mix of evergreen and deciduous trees, similar to a path through a wooded area. It will be lined with a selection of 10 species of large trees, and 34 kinds of native vegetation (including private land). People can experience the changing seasons as if they were strolling through the countryside.

In spring, Japanese maples will sprout; in early summer, dogwoods and Cornus kousa will bloom; in midsummer, leaves will become deep green; in autumn, maples will turn red, and in winter, Japanese white oaks and other evergreens will add accents of color. Underfoot will be diverse plant life, and blooming flowers will change with the seasons. People will discover something new each time they walk through the area.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Sakura-asa Street, where the change of seasons can be experienced yearlong (rendition)

Cherry blossom gateways

Cherry blossom gateways will be established at each entrance to Azabudai Hills by planting species that bloom at different times. The blossoms will appear in three stages, starting from lower elevations, making it possible to enjoy cherry blossoms throughout the spring.

Along Sakurada-dori Avenue, Kawazu-zakura will begin to bloom in February and the Central Green entrance will feature Someiyoshino fully blooming in April. At the same time, Yamazakura, Oshima-zakura, Shidare-zakura and Zindai-akebono will bloom in the Central Green. Finally, along Azabu-dori Avenue and Gaien-higashi-dori Avenue, double-flowered cherry trees such as Fukurokuge and Kanzan will be at their best in early May.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

The cherry blossom gateway will allow the enjoyment of Japanese spring for a long time (rendition)

■ Facility Overview: Keio University Center for Preventive Medicine

Keio University Center for Preventive Medicine New Possibilities for Preventive Medicine and Healthy Life Expectancy

The Keio University Center for Preventive Medicine, originally established in 2012, will now move to Azabudai Hills. Building on its past achievements and striving to provide medical care that accompanies people throughout their lives, the Center will support the realization of a society in which all people can enjoy healthy, fulfilling and prosperous lives.

Supported by the latest medical equipment and highly specialized university hospital personnel, the center will provide high-precision physical examinations for early detection of disease risks, as well as a program optimized to meet the individual needs of each patient. Expanded in size as a result of its relocation, the new facility will alleviate congestion and provide a comfortable environment for medical examinations.

On the 5th floor, various examinations for specific diseases and parts of the body will be offered, utilizing the latest medical equipment, and aftercare in collaboration with various departments of Keio University Hospital will be provided. On the 6th floor, the new Keio University Hospital Preventive Medicine Membership facility will deliver personalized preventive medicine. Personal support teams offering full-body examinations will provide each member with ongoing health management support tailored to their specific health issues and goals.

In addition, the Center will explore new diagnostic and testing methods for advanced preventive medicine in collaboration with the Joint Research Laboratory. It will also work with facilities such as the Azabudai Clinic and the AZABUDAI NISHIBORI DENTAL CLINIC in the same building, and the HILLS SPA membership fitness club, to promote health throughout the complex.

Location: Mori JP Tower, floors 5-6

Facility area : Approx. 3,900m²

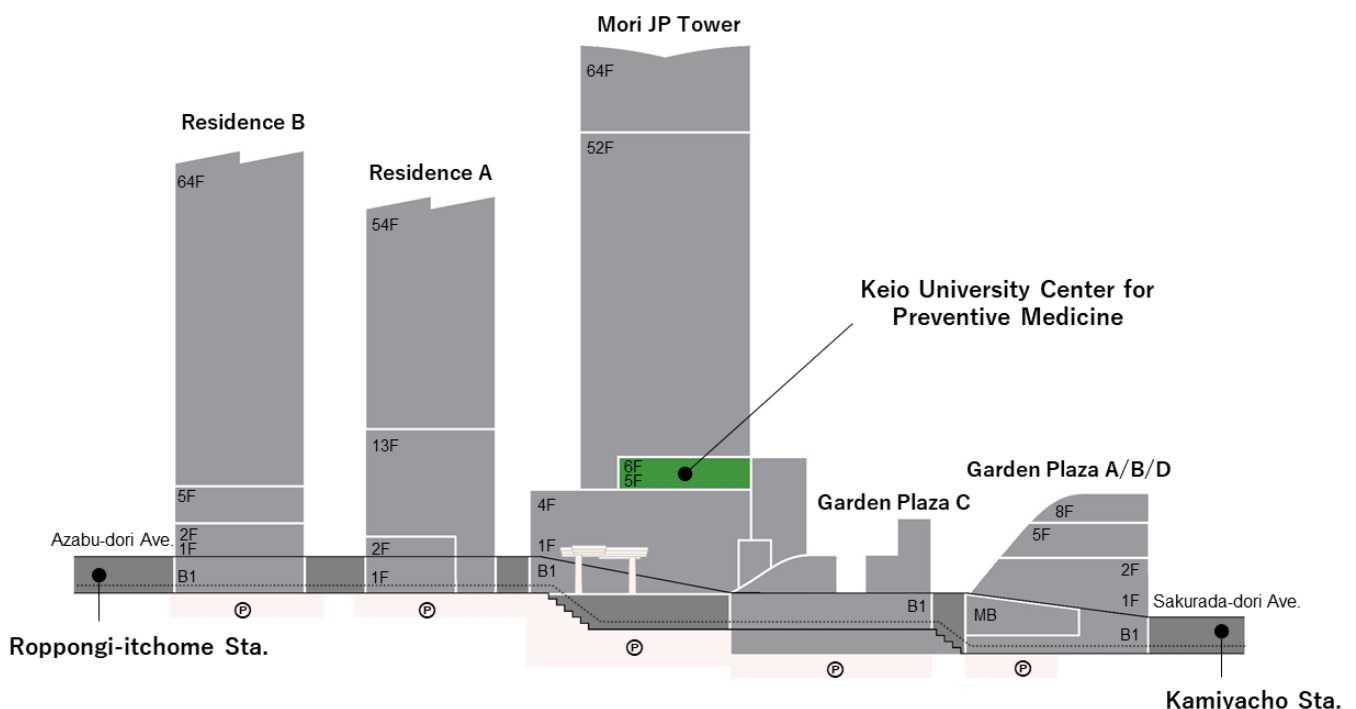
Layout: Checkups (5th fl.) & member services (6th fl.)

Note: Tests to begin on November 6, 2023



Hiromasa Takaishi M.D. PhD. (Professor and Director, Keio University Center for Preventive Medicine)

After serving as director of the Oncology Center at Keio University School of Medicine, Takaishi became director of the Center for Preventive Medicine in 2020 to lead the relocation to Azabudai Hills. His goal is for the new center to provide highly personalized preventive medicine tailored to each patient, believing that preventive medicine should be a comprehensive discipline that aims not only to prevent disease but also to prolong healthy life expectancy.





5th floor entrance hall to the Center for Preventive Medicine (rendition)



6th floor consultation room at the Center for Preventive Medicine (rendition)

Other Medical Institutions

Azabudai Clinic (Tower Plaza, floor 4)

Our physicians and other personnel, who also work at Keio University Hospital and other hospitals, will provide medical care in close collaboration with neighboring medical institutions, aiming to help patients realize healthier and richer lives. In addition to general internal medicine, we have physicians specializing in gastroenterology, rheumatoid arthritis and collagen diseases. We also offer a full range of medical checkups and physical examinations. The director, a graduate of Keio University Hospital's Department of Dermatology and a specialist in nail diseases, provides both general and cosmetic dermatology treatments and procedures.

Dr. Tetsuya Takada (President, Medical Corporation Nakayoshikai)

After graduating from Keio University School of Medicine, Dr. Takada performed clinical and research work and taught at the Department of Rheumatology and Collagen Disease as well as served as an assistant professor in the Department of Internal Medicine. He became director of the Hiyoshi Medical Clinic in 2011 and then chairman in 2013. He is a strong advocate of providing "true" medical care to patients without hesitating to collaborate with other physicians.



AZABUDAI NISHIBORI DENTAL CLINIC (Tower Plaza, floor 4)

We opened our original Sendagaya clinic in 1971 to pursue international standards of dental health and beauty pioneered by the American dental community, particularly the Department of Periodontics and Prosthodontics at the University of Pennsylvania. We then opened our Roppongi Hills clinic in 2003, and the Azabudai clinic will now be our fourth clinic. With more than 50 years of experience, we treat people of all ages, including children, based on the latest knowledge of disease prevention, focusing not only on treatment but also on preventive dentistry.

Dr. Masakazu Nishibori (Chairman, Medical Corporation Dental Periodontics)

With a long history of clinical practice as a periodontist and supervising dentist in Japan and the United States, Dr. Nishibori applies a comprehensive and balanced approach to implants, prosthodontics and periodontics. After 20 years of practice in Roppongi Hills, he will now provide world-class treatment in Azabudai Hills with the support of specialist personnel.



Azabudai Clinic, Medical Corporation Nakayoshikai

Location: Tower Plaza, floor 4

Facility area: Approx. 560m²

AZABUDAI NISHIBORI DENTAL CLINIC,

Medical Corporation Dental Periodontics

Location: Tower Plaza, floor 4

Facility area: Approx. 250m²

The British School in Tokyo One of Tokyo's Largest International Schools

For Tokyo to compete with other international cities, it must attract foreign companies and talented global players from around the world; one way to do this is improving the living environment for foreign businesspeople and their families. A key step will be enhancing its international education environment, given that central Tokyo still has fewer international schools than most other major cities, even those in Asia.

The British School in Tokyo, one of the largest international schools in Tokyo, will open in Azabudai Hills. The new campus is the culmination of the school's desire to educate children in a relaxed, natural environment in the heart of the city, and Mori Building's vision to support Tokyo's global magnetism. Founded 34 years ago, the school offers a British-style curriculum with a rich international flavor to students of more than 60 nationalities. Approx. 740 students from nursery to year 6 will attend the new campus. It will be a lush natural environment for the education of young people to become the leaders of tomorrow.



Location:	International School, floors B1-7 (Mori JP Tower)
Site area:	Approx. 15,000 m ²
Students:	Approx. 740 (planned)
Nationalities:	More than 60 nationalities
Yards:	Two, each approx. 900 m ²
Opening:	August 30, 2023 (planned)



© DBOX for Mori Building Co., Ltd - Azabudai Hills
Exterior view of school (rendition)



Learning environment with world-class facilities to help students' talents flourish

The treehouse-inspired school building was designed by Thomas Heatherwick, the world-renowned designer of the London Olympic torch stand. In addition to lush greenery, the campus will have two libraries, an art studio, two music rooms, and a digital technology studio for science, technology, engineering, and mathematics (STEM) tuition. Physical education facilities will include two sport pitches, a gymnasium, an indoor swimming pool and a dance studio. These facilities will provide a world-class learning space where each student's talents can develop and flourish.



School yard



Classroom



Gymnasium



Pool

The entire Azabudai Hills community as a place of learning for students

The British School in Tokyo will support their students' development with experienced teachers and administrators, as well as providing a personalized learning environment to meet the needs of each student, including opportunities for high-achieving students to challenge themselves at higher levels. The school will also offer more than 100 extra-curricular activities and clubs, such as football, music, art, and gardening, to develop each student's potential.

The campus will be located near office buildings, shops, restaurants, hotels, art galleries, a hospital, and residences. Close contact with people who live, work, gather, relax, learn and recreate here will turn the entire complex into a place of learning and provide experiences that cannot be learned only in school, leading to opportunities for further growth.



Art & Gallery

Presenting a Diverse Range of Cultures to the World from Modern Art to Entertainment

Mori Building strongly believes that in cities where there is only economic activity and no culture, it is impossible to attract people from around the world. We are devoted to incorporating "culture" as a crucial element of urban development, creating distinctive cultural facilities within each of our Hills projects. As awareness of the need for wellness has grown, culture and art have become even more vital in enhancing the quality of urban life, providing as they do a more fulfilling experience for city dwellers.

At Azabudai Hills, our approach has been based on the concept of "making the whole city a museum." At the center of the overall facility is a museum and art gallery with a total space of around 9,300m². Public art installations are dotted throughout the area, in offices, residences, hotel lobbies and squares, creating a urban space where art and culture blend seamlessly.

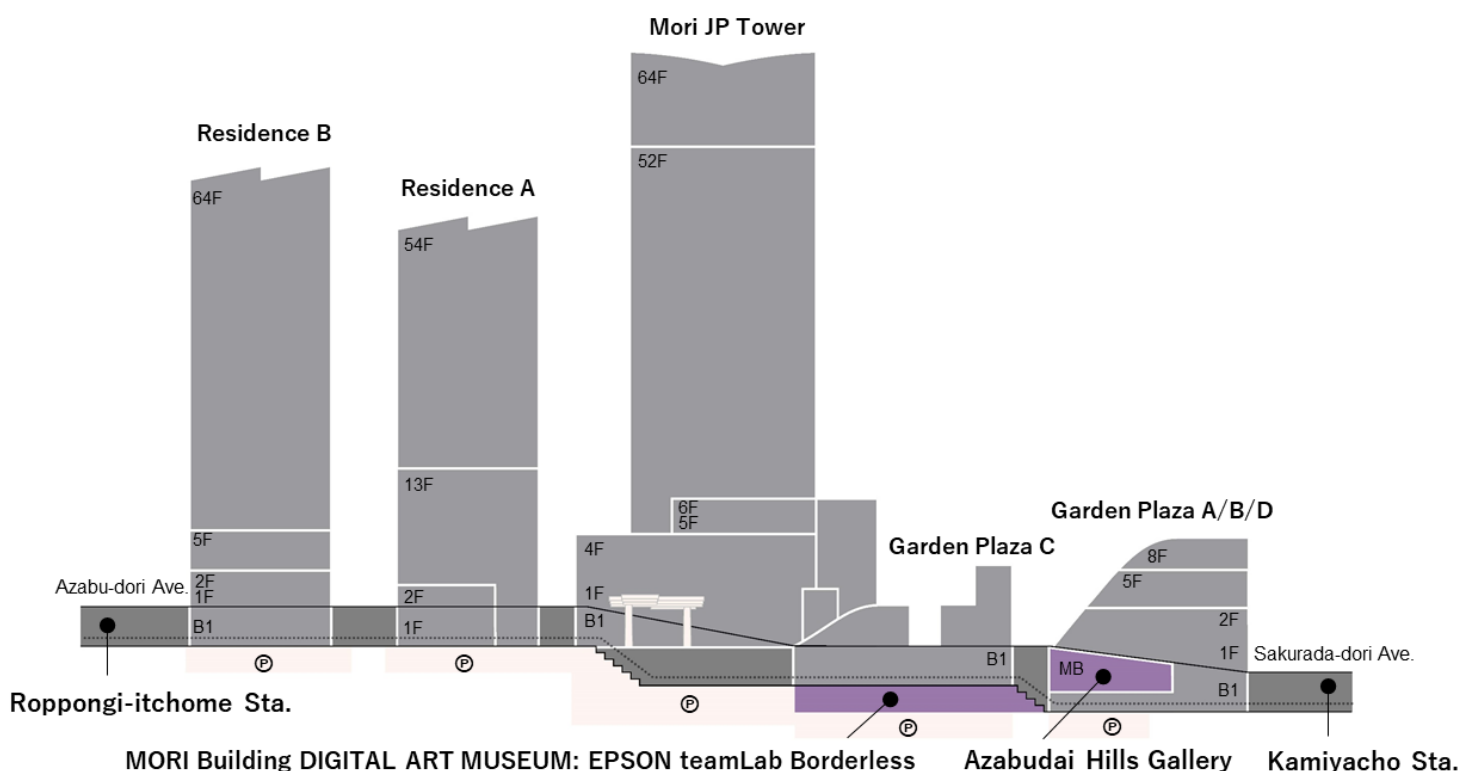


Azabudai Hills Gallery (exhibition rendition)



MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless ©teamLab

Location: Garden Plaza A, floors B1-MB; Garden Plaza B, floor B1
Art & Gallery area: Approx. 9,300m²



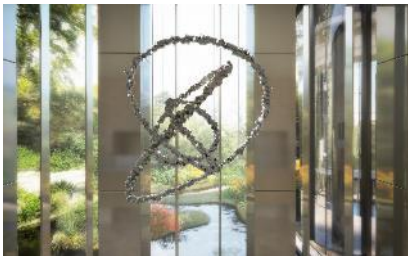
Public Art

Eliminating the Boundary between Art and Daily Life

For the artworks in the public spaces and living environments in Azabudai Hills, a large and lushly vegetated space in the heart of Tokyo, the Mori Art Museum has curated a selection of works that help people to visualize the energy of the natural world that exists in Azabudai Hills, blending the complex's grand scale with the human scale. These works also allow people to feel the connection between humans and the universe. They embody craftsmanship handed down over time and use materials that stimulate the senses and evoke the wildness and artistic sensibility inherent in human nature. The art spaces in Azabudai Hills, including "EPSON teamLab Borderless" and "Azabudai Hills Gallery," enable people to move about the complex to experience museum-quality art produced in collaboration with artists who are leading the contemporary art world with their timeless works.

Mori JP Tower

Olafur Eliasson (Denmark) "A harmonious cycle of interconnected nows", 2023



Olafur Eliasson
A harmonious cycle of interconnected nows
2023

These four successive sculptures follow the twisting, moving trajectory of a single point to express the movement found in all things. They represent the movement of everything: people in action, centripetal forces and free-moving dancing. The spiral sculptures seem to interrelate and harmonize with other elements in the space, including the windows and columns. These progressively complex forms were inspired by the Lissajous curve, which represents vibration and from which they have been transformed into dynamic three-dimensional forms. A close look reveals that the overall composition is a series of numerous dodecahedrons comprising rhomboids, kite shapes, and triangles. Based on Studio Olafur Eliasson's long-standing research into geometric forms and conceptual questions about geological time, this is his first work to incorporate recycled metal.

Central Green

Yoshitomo Nara (Japan) "Miss Forest in Tokyo", 2023



(reference artwork) Nara Yoshitomo
Miss Forest
2017
Installation view: N's YARD, Tochigi
Photo: Morimoto Mie

This creation, a forest spirit with its antennae stretched high into the sky but with its eyes closed, seems to be either communicating with the universe or praying for peace in the natural world. This conical shape reaching toward the sky is the eighth work in the "Forest Child" series, which includes works permanently displayed in Aomori, Nasu-shiobara, Los Angeles and other locations since 2016. It began with "Miss Tannen" in 2012, which represented a resumption of creative activities following the tragedy of the Great East Japan Earthquake in 2011. This is Nara's first outdoor sculpture to be permanently installed in Tokyo. The original clay sculpture was cast in bronze and coated with urethane paint, leaving vivid finger marks on the surface that graphically convey the artist's physicality and emotions. The series, which embodies memories, sensitivities and intuitions etched deep within the artist's mind, speaks to the depths of our hearts through layers of Nara's own conflicts, wishes for world peace, and hopes.

Yutaka Sone (Japan) "Last night of the stone age" 2017/2023



(reference artwork) Sone Yutaka
Wood Log (long version)
2017

The sculptures, which take various forms such as logs and two-way stumps, are made of tuff, or volcanic ash, from the Sanuki area around Mt. Washinoyama in Takamatsu, where there are layers of hexagonal columnar stones, called columnar joints. The title "The Last Night of the Stone Age" imagines the last night of the Stone Age before the dawn of a new era, based on the hypothesis that humans would have melted metals and had them harden within a day, some thousands to tens of thousands of years ago, when Stone Age civilizations around the world transitioned to the Bronze Age. Sone says that his works are a fusion of multiple times: the time of stones being created by crustal movement long ago, the time of tree growth, and the time when the artist was chipping away at stones with the Stone Age in mind. The development of mankind, industrialization and modernization are also intertwined with this time. The future is always uncertain, but as you sit on a log or stump made of stone, Sone asks you to think about both the history and the future of the earth.

Zhan Wang (China) "Artificial Rock No.109", 2015



(reference image) Zhan Wang
Artificial Rock No.109
2015
Photo: Kitoku Keizo
Courtesy: KENPOKU ART 2016

Stainless steel sculptures that imitate natural rocks are a signature series by Chinese sculptor Zhan Wang. The culture of appreciating natural rocks in China, known as "scholar's rocks," dates back to the Tang dynasty. The culture of appreciating natural rocks is called "suiseki" in Japan and is said to have been introduced from China in the 14th century. The natural rocks used in this stone are mainly limestone, and their shapes, dissolved by natural phenomena, are a metaphor for landscapes. In the midst of China's rapid economic development and industrialization, Zhan Wang has recreated a traditional landscape associated with natural rock formations, using modern materials to imitate nature, which has attracted many intellectuals and hobbyists. While questioning the meaning of nature and its imitation, the work's mirrored surface reflects the changing seasonal landscape in Azabudai Hills, as well as the sky, connecting the past with the future.

MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless, the Borderless World Featuring Art Groupings by Art Collective teamLab

The digital art museum, a joint project of Mori Building and teamLab, originally opened in Odaiba and attracted 2.3 million visitors from more than 160 countries in its first year. The relocated museum, now set to open at Azabudai Hills in January 2024, will showcase teamLab's evolving collection of artworks, including several that will make their Japan debut.

Location: Garden Plaza B, floor B1
Facility area: Approx. 7,000m²
Projectors: Approx. 560
Computers: Approx. 610
Opening: January 2024 (planned)



©teamLab

MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless (in Odaiba)

2.3 million annual visitors, over half from overseas, 50% of whom came to Tokyo to visit this museum

The original teamLab Borderless digital museum opened on Tokyo's Odaiba waterfront in June 2018. It attracted over 2.3 million visitors in its first year of operation, over half of them from overseas. Visitors came from more than 160 countries, mainly (in descending order) from the USA, Australia, China, Thailand, Canada and the UK, highlighting that many came from more distant locations, not just nearby countries. In addition, a survey conducted by the museum revealed that about 50% of the overseas visitors said they had come to Tokyo for the express purpose of visiting the museum.

World's most visited museum showcasing a single art group

By attracting nearly 2.2 million visitors between January 1 and December 31, 2019, a world record for that year,¹ the museum was recognized as the globe's most visited museum showcasing a single art group. The total number eclipsed the number of visitors to many world-famous single-artist museums the same year, including the Van Gogh Museum in Amsterdam (2.1M),² the Picasso Museum in Barcelona (1.1M),³ Museo de Teatro Dali in Figueras, Spain (0.8K).³

Nationally and internationally acclaimed as a unique museum

In addition to being named one of the "World's Greatest Places 2019" by TIME, an international news magazine, the museum became only the third Japanese facility to receive a "Thea Award for Outstanding Achievement;" these are presented to the world's most outstanding cultural facilities (previous awards in Japan were to Tokyo Disney Sea and Universal Studios Japan).

1 Press release (Japanese only): <https://prtimes.jp/main/html/rd/p/000000776.000007339.html>

2 "Van Gogh Museum Annual Report 2019," Van Gogh Museum

3 "Most Popular: Exhibition and museum visitor figures 2019," The Art Newspaper. Number 322, April 2020

Ever-evolving teamLab Borderless

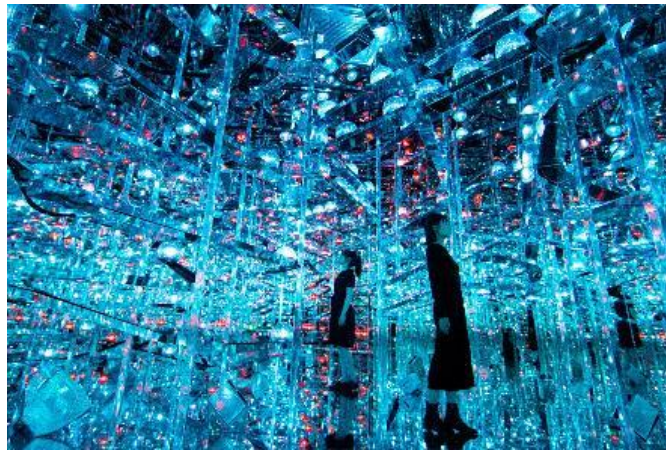
teamLab Borderless, a "museum without a map," showcases borderless digital artworks produced by the art collective teamLab. The borderless artworks expand dynamically into adjacent rooms and communicate with, are influenced by, or intermingle with each other.

Through such a group of works, teamLab Borderless is one borderless world without boundaries. Visitors can additionally immerse themselves in the borderless art to "wander, explore, discover in one borderless world."

New artworks

The new EPSON teamLab Borderless in Azabudai Hills will present a number of new artworks, including some that have not yet debuted in Japan. Several examples are shown below, and it is also planned to introduce additional new works.

"Microcosmoses" (tentative name)



Hundreds of lights run continuously along tracks, as varying orders create a continuity that overlaps in the space.

"Birth" (Light Sculpture series)



Lines of light reconstruct space and create three-dimensional objects. ©teamLab

"Sea of Clouds" (Light Sculpture series)



A three-dimensional object is born from the haze at the center of the space. ©teamLab

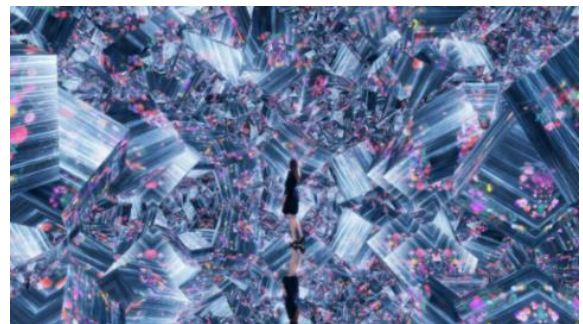
"The Sculpture of Time Distortion in a Mirror" (Light Sculpture series)



©teamLab

A circular, three-dimensional object slows down the flow of time when reflected in a mirror. The flow of time differs between the entity and its mirror image.

"Untitled"



©teamLab

Borderless art evolves, moves, interacts in complex ways, and forever changes.

Azabudai Hills Gallery A Core Cultural Promotion Facility in the Toranomom/Azabudai Area

Azabudai Hills Gallery will be the core cultural promotion facility in Azabudai Hills, a development based on the concept that “the entire city is a museum.” Azabudai Hills Gallery is equipped with museum facilities and equipment, and will showcase diverse cultural genres, including art, fashion and entertainment.

To commemorate the opening, an exhibition by Olafur Eliasson will be held. Eliasson is a pioneering artist who is also actively involved in environmental issues and who created one of the public artworks for Azabudai Hills.



Azabudai Hills Gallery (rendition)

Location: Garden Plaza A, floors B1-MB
(floor B1) Azabudai Hills Gallery Cafe / Azabudai Hills Gallery Space
(floor MB) Azabudai Hills Gallery
Facility area: Approx. 2,300m²
Display area: Approx. 700m²
Opening: November 24, 2023 (planned)

Azabudai Hills Gallery Cafe / Azabudai Hills Gallery Space

As an affiliate facility of Azabudai Hills Gallery, the Cafe and Space facilities will offer visitors the opportunity to stop by before or after viewing art. The Azabudai Hills Gallery Cafe will operate as a special cafe in collaboration with exhibitions and events, with a branch store in front of Kamiyacho station offering take-out drinks. The Azabudai Hills Gallery Space will be a facility hosting pop-up stores and other events.



Azabudai Hills Gallery Cafe (rendition)



Azabudai Hills Gallery Space (rendition)

Opening Exhibition "Olafur Eliasson Exhibition: A Cycle of Interconnected Moments in Harmony"

Friday, November 24, 2023 to Sunday, March 31, 2024.

Icelandic-Danish artist Olafur Eliasson is internationally renowned for his artworks that challenge the way we engage with the world around us and, in recent years, for his active engagement with social issues including the climate crisis. Driven by his interests in perception, embodied experience and ecology, Eliasson's artworks often employ the use of movement, color and light to invite the viewer to actively co-create their experiences. In this way, Eliasson's artworks often highlight the entanglement between humans and the natural environment, addressing the shared responsibility we have in shaping the future. Not limited to the confines of the museum and gallery, his practice includes installations, paintings, sculptures and photography, and also architectural projects, interventions in civic space, arts education, policy-making, and climate action.



Olafur Eliasson
Firefly biosphere (falling magma star) 2023
Photo: Jens Ziehe
© 2023 Olafur Eliasson



Olafur Eliasson
Photo: Lars Borges

Olafur Eliasson

Born in 1967, raised in Denmark and Iceland, Olafur Eliasson is now based in Berlin and Copenhagen. He founded Studio Olafur Eliasson in Berlin in 1995, which has developed into a diverse group of professionals, including craftspeople, architects, archivists, researchers, art historians, chefs and programmers. In 2014, Eliasson and architect Sebastian Behmann founded Studio Other Space to explore art and architecture. Eliasson has had solo exhibitions in major museums around the world, including in Kanazawa and Tokyo, Japan. He frequently participates in major international exhibitions and remains a leader of the contemporary art world's efforts to raise awareness of climate change. In 2019, Eliasson was appointed as a Goodwill Ambassador of the United Nations Development Programme.

■ Facility Overview: Art & Gallery

Other art venues and galleries

In addition to Azabudai Hills Gallery, MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless and public art displays, various other venues will also contribute to the promotion of culture at Azabudai Hills. These diverse tenants, each with their own distinctive character, will operate side by side to transmit diverse culture from Azabudai Hills.

“Shueisha Manga Art Heritage” by Shueisha

First Real Storefront

Manga works such as Eiichiro Oda’s “ONE PIECE,” Taito Kubo’s “BLEACH,” Riyoko Ikeda’s “The Rose of Versailles,” and many more represent a genuine genre of art that deserves to be preserved and passed on to future generations. This is a manga art gallery run by the publisher Shueisha. The “Shueisha Manga Art Heritage,” which has been available only on Shueisha’s website since 2021, is now available as a permanent gallery in its first real storefront. The gallery creates stunning prints produced with the latest high-quality materials and techniques under the supervision of manga artists and publishers. For limited-edition works, NFT blockchains will be available to guarantee each work and to record its history.



“Gallery Restaurant Butaiura” by The Chain Museum

The Chain Museum, which has been operating an online space to give artists and fans a place to interact, will now create a combined gallery and restaurant, appropriately named “Gallery Restaurant Butaiura” (butaiura = “behind the scenes”).

Head around the back of the exhibition space and you'll find yourself in the chef's kitchen, where you can enjoy chilled white wine, casual appetizers, and even full-course meals. There are also theater and dance performances by veteran artists whose work can be found in museum collections and by artists who are attracting attention in the global market. It is a gallery and restaurant for people who enjoy talking over a glass of beer or wine after enjoying art.



Facility Overview: Retail Facilities

Retail Facilities

Enriching Urban Life by Providing New Experiences and Enjoyment

In line with Azabudai Hills' theme of "Green & Wellness," some 150 stores offering fashion goods, food, cosmetics, culture, art, wellness, and more will gather in an environment that will be accentuated with intense greenery despite its central-Tokyo location. They will support affluent lifestyles for all those who live, work and visit here, a place where people can enjoy not only shopping but also the value of new experiences.

In addition, a large-scale food market called Azabudai Hills Market will be created in the basement of the Central Green area. Boasting an area of approx. 4,000m², it will emphasize the essential richness and enjoyment of food through careful selection of ingredients, Tokyo's rich food culture, and the promise of healthy gourmet lifestyles. Also, to further support affluent and healthy lifestyles through learning, experience and communication, an association of specialty stores will be created and market research will be conducted by collaborating with various facilities and projects.

Retail facility area: Approx. 23,000m²

Number of stores: About 150

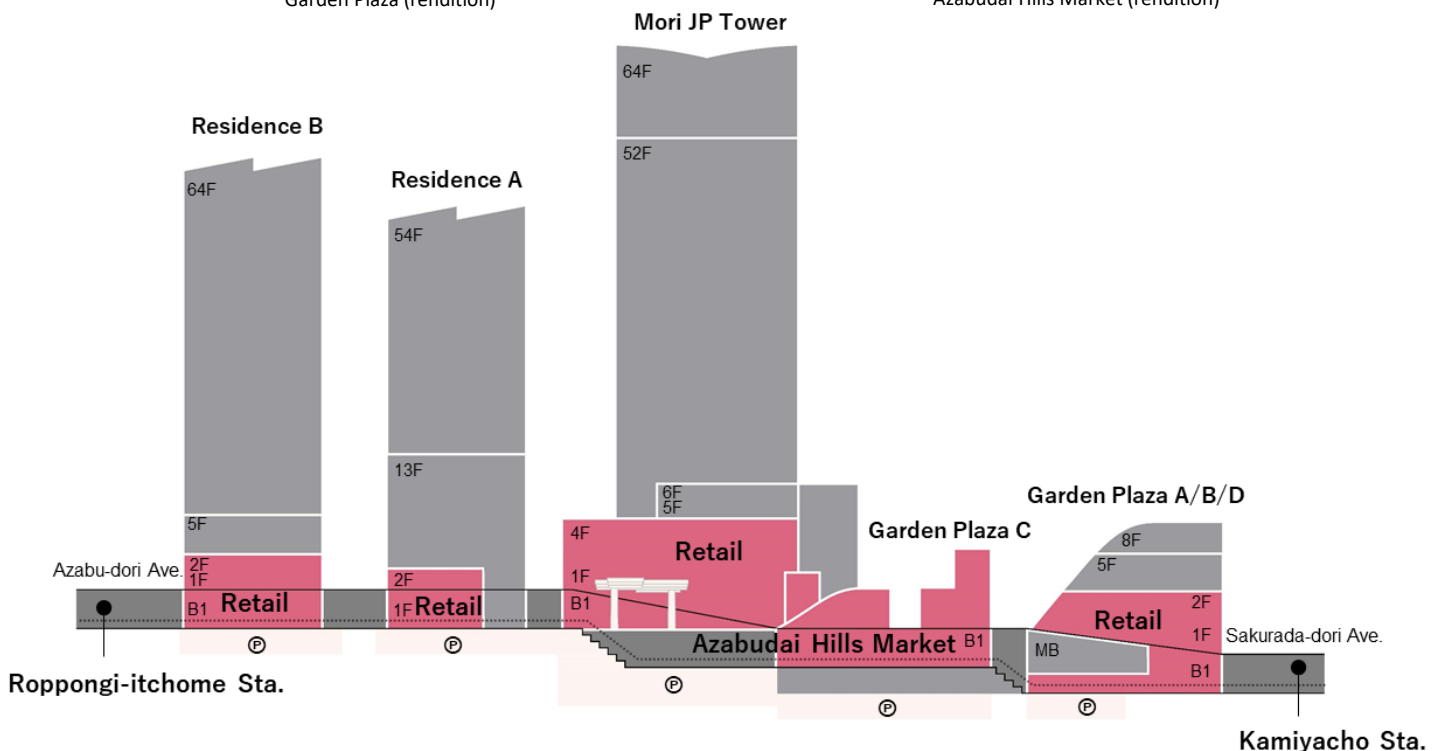
Location: Mori JP Tower, floors B1-4
 Residence A, floors 1-2, Residence B, floors B1-2
 Garden Plaza A, floors B1-3, Garden Plaza B, floors B1-2
 Garden Plaza C, floors B1-2, Garden Plaza D, floors B1-2



© DBOX for Mori Building Co., Ltd - Azabudai Hills
 Garden Plaza (rendition)



© DBOX for Mori Building Co., Ltd - Azabudai Hills
 Azabudai Hills Market (rendition)

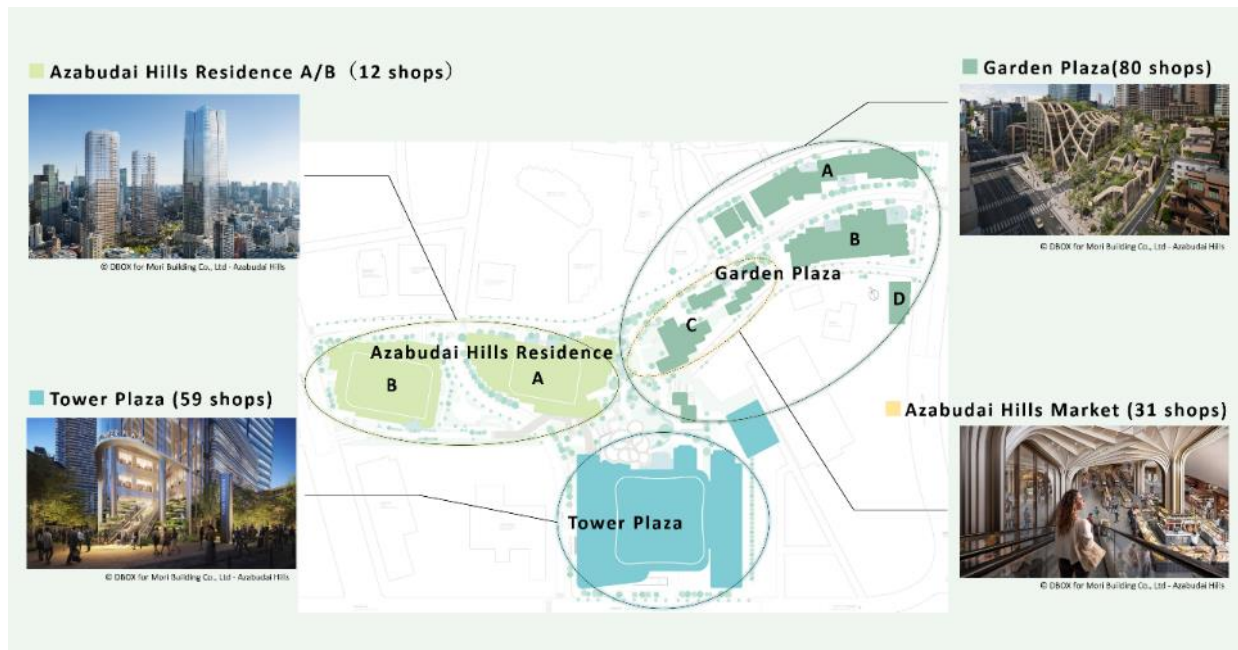


■ Facility Overview: Retail Facilities (area introduction)

Commercial area offering affluent lifestyles and new experiential value

Azabudai Hills will operate some 23,000m² of a large commercial area, surrounded by beautiful greenery. The Mori JP Tower will include Tower Plaza with an extensive variety of fashion and lifestyle stores and many restaurants, and the low-rise Garden Plaza will feature luxury brands, cafes with liberating terraces, and several high-end restaurants. In total, the area will offer some 150 stores.

Azabudai Hills will forge a strong relationship with its residents and visitors through shopping and dining, enabling people to enrich their lives and enjoy new experiences.



■ Garden Plaza (80 stores)

- High-end brands and restaurants surrounded by lush greenery, creating a unique luxury shopping street in Tokyo.
- Beauty zone supporting body and mind wellness.
- Restaurants, cafes and confectioneries, casual yet high quality and highly individual.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Floor B1 (51 stores)

Directly connected to Kamiyacho Station via an underground passageway, this gateway to the complex will feature casual yet high-quality restaurants with rich individuality, as well as cafes and confectioneries offering tempting menus full of fresh ingredients for on-the-spot enjoyment. The Art & Design Zone, located toward Azabudai Hills Gallery, will feature a manga-art gallery, art stores, a gallery-restaurant, and more (see p. 27).

Floor 1 street-level (14 stores)

From Sakura-asa Street to the Central Green, Tokyo's newest luxury shopping street will feature high-end brands in a lush green setting. Along Hachiman Street and Sakurada Street, diners will choose from Japan's leading restaurants, offering high-end sushi, tempura and other Japanese cuisine, and sweets, as well as eateries making their debut in Japan.

Floor 2 (15 stores)

The Beauty Zone for body and mind wellness will also offer diversified food options, including classy French and teppanyaki, vegan and "bean-to-bar" (chocolate) cuisine as well as distinctive cafes and confectioneries.

■ **Tower Plaza (59 stores)**

A one-stop commercial zone for lifestyle, fashion, dining and wellness in the low-rise area of Mori JP Tower, covering an area of some 11,500m².

Floors B1-1 (7 stores)

Near the Central Green, cafes and restaurants will comprise a rich lineup of takeout items, flower stores, and cafes that collaborate with events in the plaza. Along Gaien-Higashi-Dori Avenue will be a store functioning like a community hub encompassing various themes to allow people to experience the world of global car brands.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Floor 2 (14 stores)

These stores will focus on fashion, sports and the related needs of urban consumers. This trendy fashion floor will emphasize original products, novel services and various pop-up stands.

Floor 3 (23 stores)

In addition to home and lifestyle goods, there will be large-scale stores covering genres such as greenery, fashion and food. Also, a selection of 20 restaurants will serve as the complex's main dining hall, featuring well-known names from various genres, all offering top-quality everyday cuisine that is sure to be loved by residents.

Floor 4 (15 stores)

Lifestyle specialty stores and the Japan debut of a new vegan restaurant, all centered around a large bookstore, will promote both knowledge and healthy living. Other facilities embodying the “wellness” concept will include medical and dental clinics linked to the Center for Preventive Medicine on the 5th and 6th floors, personal training gyms, acupuncture and moxibustion clinics, and more.

■ **Azabudai Hills Residence A and B (12 stores)**

A selection of high-end jewelry, fragrance stores and restaurants will be located in an elegant space leading to the hotel, where fine stores will support the daily lives of residents and neighbors.

Residence A (4 stores)

Leading Japanese jewelry brands and fragrance stores from Italy will be located in a sophisticated space connected directly to the entrance of Janu Tokyo, while top Italian restaurants and a dog salon for pet lovers will be situated along the street.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Residence B (8 stores)

In addition to a full-service salon where top-notch specialists will repair and clean high-quality clothing and shoes, a collection of childcare facilities, convenience stores and drugstores will provide close-at-hand support for various daily needs.

■ **Azabudai Hills Market (31 stores)**

A variety of leading specialty food stores will populate this luxury market in the basement below the Central Green

A number of Japan's leading specialty stores will gather in this market to celebrate the enjoyment and richness of food, offering fresh produce, prepared foods, groceries, wine and liquor, baked goods, sweets, flowers, and more. Shoppers will be able to find rare and seasonal foods from Japan and abroad, including semi-cooked and high-quality processed foods, prepared foods from specialty stores, and freshly prepared made-to-order items to add flair to their dining tables.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

■ Facility Overview: Retail Facilities (examples of stores in each category)

■ Luxury brands (Garden Plaza street-level stores, scheduled to open from February 2024)

A new luxury street like no other will make its debut, featuring top-class exclusive luxury brands nestling side by side in a lush green environment in the heart of the city.

A beautiful streetscape designed by the acclaimed British designer Thomas Heatherwick will house the stores of 10 of these brands, all of them embracing the concept of the city, and with each of them providing a unique experience based on their individual attention to each customer.



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HERMÈS
PARIS

Officine Universelle Buly
FONDÉE EN 1803
PARIS

LES PLUS HAUTES RECONNAISSANCES
DES ÉTATS EUROPÉENS
A TOUTES LES
EXPOSITIONS

Cartier

ST LOUIS

CELINE

TIMEVALLÉE
HERITAGE AND BEYOND

DIOR

BVLGARI

1895
BERLUTI
PARIS

BOTTEGA VENETA

Listed in Japanese alphabetical order

■ Top Restaurants in Garden Plaza (floors 1-2) and Residence A (floors 1-2)

Food will be a core foundation of wellness and sustainability at Azabudai Hills, where world-class restaurants will offer a pleasing variety of cuisines that have become a source of great pride in Japan.

In fact, Azabudai Hills is destined to become a center of gastronomy in Tokyo, led by master chefs who have developed their own distinctive styles while continuing to incorporate new culinary concepts from around the world.

Kagurazaka Teppanyaki Nakamura

Garden Plaza A

Since opening in Kagurazaka in 2011, this famous purveyor of iron-griddle-style cuisine has been serving delicious, premium Japanese beef and seasonal ingredients, cooked perfectly to bring out the best in each ingredient. The relocated facility will also offer oven-baked and charcoal-grilled dishes.



鉄板焼
中村
神楽坂

Terakoya Sushisho

Garden Plaza B

After training for 16 years under Chef Keiji Nakazawa of Sushisho, who cultivated his artistry by incorporating Japanese culture and traditions as well as cooking techniques, Chef Tatsushige Somaki will now stand behind his own sushi counter in Azabudai Hills to serve guests.



すし匠

Tempura Niitome

Garden Plaza D

This famous restaurant run by Shuji Niitome, a leader in tempura cuisine, is now expanding to Tokyo. Their "live batter" tempura can only be enjoyed here. The new location will allow global customers to learn how tempura, a Japanese cultural delight, maximizes the aroma, taste and juiciness of food.



天婦羅
にいとめ

Tominokoji Yamagishi

Garden Plaza B

This will be the new Tokyo branch of one of Japan's most famous *kaiseki* restaurants. While preserving the traditions of Kyoto cuisine, the venue will offer dishes prepared in the spirit of "*cha-kaiseki*" hospitality, allowing guests to leisurely and fully experience cuisine that expresses the four seasons.



たみ野
やまぎし

Florilege

Garden Plaza D

French gastronomy by Hiroyasu Kawate, winner of two Michelin stars, a Michelin Green Star, The World's 50 Best Restaurants and other prestigious awards, will relocate from Tokyo's Gaienmae area to explore the flavor potential of plant-based cuisine and expand its approach to food sustainability.

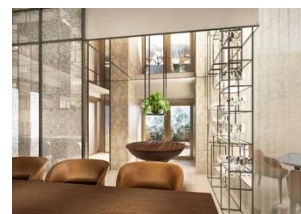


Florilège

Le Salon Privé / Satinée

Garden Plaza A

Issei Narita, who has received worldwide acclaim including "Best of New York" from the New York Times, "Best Pastry Chef" from Asia's 50 Best Restaurants and "Best Patisserie Award" from Gault et Millau, will now open at this long-awaited location in Azabudai Hills.



■ Facility Overview: Retail Facilities (examples of stores in each category)

aca° (tentative name)

Garden Plaza A

Owner-chef Tetsuo Higashi opened “aca°” in Kyoto in 2013 offering a course menu of Spanish cuisine, and it was awarded a Michelin star for four consecutive years commencing in 2017. At Azabudai Hills, guests can enjoy the chef's handiwork at the counter and on the comfortable terrace, with a range of casual yet sophisticated Spanish dishes.



DepTH brianza

Residence A

This restaurant is the culmination of the Brienza Group's efforts to date, and it allows owner-chef Yoshiyuki Okuno to maximize his skills. In addition to offering an appealing menu using seasonal ingredients, DepTH Brianza always listen to its customers and offers Italian cuisine that continues to evolve flexibly and quickly, featuring locally produced or additive-free ingredients to meet the needs of the times.



DepTH
brianza

■ Main Dining (Tower Plaza, floor 3)

These restaurants will offer a wide range of rich menus featuring food for "top-quality daily life" that are sure to be loved by local residents and office workers for years to come. It will also serve as a must-visit attraction for visitors. The new restaurant aims to be “the main dining area of the city,” somewhere that can be used for many different occasions; it will include an open terrace with a sense of greenery and private rooms offering a relaxed atmosphere.

SAAWAAN BISTRO

Tower Plaza

SAAWAAN, a modern Thai restaurant representative of the capital Bangkok, was awarded a Michelin star only 7 months after its opening. Chef EARTH, who received Thailand's Best Chef award, and pastry chef PAPER, who was the first Thai chef invited to participate in the World Women's Pastry Championships, offer authentic Thai cuisine in a more casual bistro style, in a space with an iconic bar counter.



SAAWAAN

Balcony BY 6th

Tower Plaza

A modern classic all-day restaurant that bustles with activity throughout the day. The cozy open-air balcony and the sophisticated restaurant leading from it offer a variety of international cuisine, from timeless classics to dishes created using ingredients and cooking methods from all over the world, along with faultless hospitality and service.



Balcony
BY 6TH

RACINES

Tower Plaza

This is the flagship restaurant of RACINES, a popular bistro in Ikebukuro operated by Grip Second. It will offer a colorful, healthy and hearty menu using ingredients carefully cultivated by more than 60 producers throughout Japan. It will be open for lunch and dinner and will also operate as a tearoom during cafe hours.



RACINES

RistoPizza by NAPOLI STA CA

Tower Plaza

NAPOLI STA CA is a fusion of a ristorante and a pizzeria created by its owner Pizzaiolo Pepe. He pours his love and passion into every single dish; they are all made with seasonal ingredients selected from Japan and around the world.



Risto
Pizza
BY NAPOLI STA CA

Sweets & Cafés (Garden Plaza, floors B1-2)

The lineup includes some of Japan's best-known stores and popular restaurants backed by proven techniques and flavors – a wide range of carefully selected cafés and stores where you can enjoy freshly prepared dishes on site or to take out. In addition to a variety of sweets and beverages, you can also find a wide range of products that are ideal as gifts or souvenirs for your friends and loved ones.

ARABICA Tokyo B1

Garden Plaza B

Under the slogan "From Kyoto to the World," Arabica competes on the world stage with Japanese taste, minimalist design, and diligence. The owner himself visits and carefully selects coffee beans from coffee-growing regions around the world and brews them using a Slayer, the world's most advanced espresso machine. The store has its own roasting machine, and a barista recommends the best beans and roasting conditions for each customer and performs custom roasting.



% ARABICA®
SEE THE WORLD THROUGH COFFEE

ÉCHIRÉ L'Atelier du Beurre

Garden Plaza B

The ÉCHIRÉ fermented butter used at this establishment has been certified by France's national AOP institute for its quality. ÉCHIRÉ L'Atelier du Beurre is the largest of all the ÉCHIRÉ specialty stores, selling original pastries and Viennese pastries that can only be found here. It is a place where the taste of the ÉCHIRÉ butter is perfected, and where the unique qualities of the product are created. Visitors can enjoy shopping in a relaxing space while enjoying the sounds and aromas of the baking process.



ÉCHIRÉ
L'Atelier du Beurre

Suzukake

Garden Plaza B

Suzukake is a famous 100-year-old Japanese confectionery store with its main store in Hakata, where long lines of customers often form. Based on the teachings of Saburo Nakaoka, the founder of Suzukake, who was recognized as a "Contemporary Master Craftsman," Suzukake has been expanding the world of Japanese confectionery by mastering the taste and techniques derived using carefully selected ingredients, and by blending them with enterprising experimentation. Here is the only street-level store in the Kanto region where customers can fully enjoy Suzukake's sophisticated and unique space.



鈴ヶ敷

NIHOMBASHI SEMBIKIYA Sohonten

Garden Plaza B

Sembikiya Sohonten, established in 1834, is a next-generation fruit parlor where customers can enjoy a new gastronomic experience. The restaurant offers the grand menu of the Nihonbashi main store in a more glamorous style, with a showcase of beautifully arranged fruits and a special counter, all creating a special atmosphere. It will also offer a variety of original menus as well as gifts that make the most of the deliciousness of fruit.



NIHOMBASHI
千疋屋 総本店
TOKYO 1834

Nakamura Tokichi Azabudai

Garden Plaza B

This is based on a new takeout-oriented business model first operated by Nakamura Tokichi, a tea merchant born in 1854 in Uji, Kyoto, who founded one of the most famous tea houses in Japan. Customers can enjoy Japanese tea in various ways and arrangements. The Azabudai Hills store also offers a variety of dessert drinks using popular fresh tea jellies and other exclusive menu items, most of which can be easily taken out.



銘 中
茶 村
中村 藤吉 麻布台店
NAKAMURA TOKICHI AZABUDAI

Minimal the Specialty

Garden Plaza A

Signature sweets from Minimal, a chocolate store specializing in bean to bar chocolate, will be available at this store. It will offer a "new chocolate experience," including a comparison of the finest chocolates and chocolate gateaux. It will also offer pairing with top-quality beverages such as sake from Shinmasa Sake Brewery, Doburoku sake from Toonoya Kaname, selected as one of "The World's 50 Best Discoveries," and specialty coffees.



Minimal
Bean to Bar Chocolate

■ Facility Overview: Retail Facilities (examples of stores in each category)

■ Lifestyle (Tower Plaza, floors B1-4)

This area will bring together lifestyle stores that enrich urban life, such as a new large-scale store offering total solutions for "clothing, food, and housing," a large bookstore disseminating various cultures centering on books, a training gym that supports physical and mental wellness, and a flower store that resembles a museum, all offering a one-stop shopping experience to meet the lifestyle needs of various customers.

OGAKI BOOKSTORE

Tower Plaza

OGAKI, a Kyoto-based bookstore that continues to disseminate a variety of culture, has opened its first store in Tokyo. Based on the concept of "a bookstore that connects people with books," OGAKI BOOKSTORE offers a range of carefully selected books. The approx. 1,000m² store also includes a café and art zone, providing a cosy space to stay and enjoy reading at leisure, and the chance to encounter an important book.



THE CONRAN SHOP TOKYO

Tower Plaza

Launched in London in 1973 by Sir Terence Conran, one of Britain's leading designers, THE CONRAN SHOP is a home furnishings store offering a selection of carefully selected furniture, lighting, and interior accessories from around the world. The spacious 1,330m² store aims to enrich people's daily lives through inspirational and new-found items and styling.



THE CONRAN SHOP.
T C S .

Deportare Club

Tower Plaza

Deportare Club is a members-only personal training gym that has been supporting the physical and mental health of top athletes and other people in various fields for many years. It provides a superior environment where customers can help each other improve their condition.



Nicolai Bergmann Flowers & Design

Tower Plaza

Nicolai Bergmann's unique floral designs are a fusion of European design and Japanese attention to detail, all the while utilizing Scandinavian style. At Azabudai Hills, visitors can enjoy the world of Nicolai Bergmann in a space that resembles a floral museum.



■ Beauty Shop and Salon (Garden Plaza, floor 2)

A concentration of highly specialized and popular beauty stores that meet the needs of customers living in the heart of the city. Skin care, hair care, and fragrance brands and salons offering premium products and sincere services are all available, providing a great relaxation space in the midst of the city's lush greenery.

Kakimoto arms

Garden Plaza B

A full-section total beauty salon with specialists in a variety of fields, including hair coloring, head spas, eyebrow, eyelash and nail treatments, and advice on hair care at home, as well as a men's only hair salon. Three private rooms are also available, creating a relaxing environment where anyone can feel at ease.



FUEGUIA 1833 Azabudai

Garden Plaza B

Founded in Buenos Aires in 2010 by Julian Bedell. With a unique conception in the field of global perfumery, the vast expanse of South America, its history, art, music, nature, and culture inspire the creation of a one-of-a-kind collection.



■ Fashion (Tower Plaza, floors B1-4 / Residence A, floor 1)

A wide range of select stores and specialty stores that offer a variety of fashion items to meet the needs of highly sensitive urban residents are joined by an extensive selection of Japan's leading jewelry brands.

MAISON et VOYAGE

Tower Plaza

The first MAISON et VOYAGE concept store by Tomorrowland; its theme is a playful gentleman's tastes and travel pursuits. The store offers beautiful shirts that reflect the heart of the wearer, custom-made suits that brighten his or her moment, shoes that continue the journey together, one-of-a-kind vintage items, and other original brands, as well as unique clothing and goods from around the world.



UNITED ARROWS WOMEN'S STORE

Tower Plaza

The new luxury store of UNITED ARROWS that caters not only to material wealth but also to inner beauty, health, and lifestyles. The store offers timeless standards that will be cherished for years to come, items that make fashion fun, and carefully selected products that support wellness lifestyles. We offer what we feel is necessary for us now and in the future, while consulting with customers about fashion and style and addressing any problems they may have.



Le GRAND CLOSET de PARIGOT

Tower Plaza

PARIGOT is a select store offering more than 300 carefully selected brands. The "new" Azabudai Hills store is a "select closet for ageless fashion". When you open the closet door, you will find the best of the world's high-end designer brands. In this comfortable and luxurious space, with its refined Parisian sense of beauty, you can experience the pleasure of choosing and wearing fashion.



LE PHIL

Tower Plaza

The brand is aimed at adult women who want to embrace the nature, respect a rich and mindful life, and are supple and feminine. The lineup includes clean, comfortable and beautifully original and made-to-measure clothing, as well as designer brands from Japan and overseas. It offers services and events that relieve the stress associated with choosing clothing, enriching your life. A collection of cashmere and golf wear, exclusive to Azabudai Hills, will also be available.



LE PHIL

lululemon

Tower Plaza

An athletic wear brand founded in Vancouver, Canada. lululemon not only offers innovative and beautifully functional training wear, it has also developed a strong bond with the community by working up a sweat together with its customers. In resonance with the concept of Azabudai Hills, lululemon will further support the wellbeing of each and every one of its customers.



MIO HARUTAKA

Residence A

MIO HARUTAKA is the only jewelry store in the world directly managed by MIO HARUTAKA, and combines designs inspired by life in nature, such as beautiful scenery, music, flowers, insects, and animals, with luxurious natural precious stones such as diamonds and sapphires. The interior was designed by the Shinsozai Kenkyujo (New Materials Laboratory). Visitors can enjoy the world view of MIO HARUTAKA in a space that beautifully accentuates its organic design based on the themes of life and geometry.



MIO HARUTAKA

Azabudai Hills Market Providing the Essential Enjoyment and Richness of Food

Azabudai Hills Market, boasting 4,000m² of retail space, will be located in the basement of the Central Green. It has been created in the heart of the Green & Wellness district of Azabudai Hills in the hope of enriching daily and urban life in Tokyo through food.

Preserving and promoting Japanese food culture

Food is an aspect of Japanese culture that we are proud to share with the world. It has developed through the enjoyment of seasonal ingredients produced by the diversity of the country's nature and geographical features, with various cooking methods that bring out the best of the ingredients, and dishes and serving styles that allow a diverse range of ingredients to be used. There is a rich variety of Japanese food, from specialty dishes to home-style cooking, all of which offer delicious, healthy and nutritionally balanced meals. Furthermore, there is such depth and breadth to the cuisine that even dishes originating in other countries have been transformed into original Japanese dishes. It is a culture that has developed in close relationship with nature and the seasons to make everyday life feel more affluent and enjoyable.

Creating a world-class next-generation market

31 of Japan's leading specialty stores have come together in their desire to preserve and further evolve this food culture, based on the concept of "creating a world-class next-generation market." The idea is not only to provide truly delicious food, but also to communicate ways of consuming and enjoying food, and how to use food to enrich our daily lives, to promote physical and mental health, and to help create a sustainable society. This is the kind of market that societies will need in the future, and this is what Azabudai Hills Market hopes to provide.

Enriching our lives and future through food

The spacious basement space is lined with specialty stores offering everything from fresh meat, fish and vegetables to prepared foods, groceries, wine and liquor, baked goods, sweets, flowers, and more. Rare foodstuffs that are only distributed to famous restaurants, seasonal ingredients from Japan and overseas, semi-cooked products as well as ingredients, high-quality processed products, prepared foods handled by specialty stores that are particular about their products, and to-order products including freshly prepared delicacies will also be on offer to add color to everyday dining tables. In addition, a one-team approach to information dissemination and dietary education that conveys authentic tastes and ways of eating, together with specialists, will bring a sense of affluence to customers' dining experiences each month.



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© DBOX for Mori Building Co., Ltd - Azabudai Hills

Azabudai Hills Market (Rendition)

Location: Garden Plaza C, floors B1-1

Facility area: Approx. 4,000m²

Number of stores: 31

(Scheduled to open in January 2024; some stores plan to open earlier).

Fresh produce

A fresh produce zone where professionals in each category carefully select each season's most delicious produce from ingredients unique to Japan, a country with four distinct seasons and a wide variety of nature including oceans, mountains and rivers. The stores offer a rich food culture with partly-cooked dishes that take advantage of the flavor of the ingredients and simple, healthy side dishes of the kind that people want to eat every day.

Azabudai Yamayuki Fish Market

Yamayuki, a leading wholesaler in Toyosu Market, is opening a fresh fish retail store to bring the richness of Japanese food culture and truly delicious fish to your dining table. Starting with tuna, said to be the best in the world, the lineup includes seasonal fish varying with the seasons and carefully prepared side dishes that bring out the natural and delicious taste of fish.



Nezu Matsumoto Azabudai

With its main store located in Nezu, Tokyo, this specialty fresh fish shop sells only "fish that we ourselves are satisfied with," all carefully selected by the owner, Hideki Matsumoto. He calls it "Ichinosen", which means "the best and then some." His thorough attention to detail in assessing ingredients and preparing them in the best possible way attracts fish lovers from all over Japan. He delivers to your home the finest and most delicious fish previously only sold wholesale to restaurants.



HIYAMA

A butcher shop with a history of more than 100 years dating back to its establishment in Ningyocho, Nihombashi, in 1912. Meat purchased directly from Shibaura Market by skilled connoisseurs is distributed wholesale not only to directly managed shops but also to well-known restaurants. HIYAMA sticks to face-to-face sales and offer meats that match its customers' menus. Aiming to introduce the deliciousness of Japanese beef to the world, the shop offers new ways to eat beef, as well as new prepared foods such as croquettes and mincemeat.



KYOTO YAOICHI

KYOTO YAOICHI has its head office in Kyoto. It offers fresh produce carefully grown on its own farms along with seasonal vegetables and fruits from all over Japan. To make sure that people who are short on time can enjoy truly delicious food, KYOTO YAOICHI offers everything from pre-prepared, partly-cooked vegetables they call "Cook 1/2" to gently seasoned prepared foods that can be eaten every day and which diners will never tire of, making daily meals healthier and richer.



Facility Overview: Azabudai Hills Market

Prepared food

There is a wide selection of popular stores in a number of categories, and deli specialty stores run by Michelin-starred restaurants. You can enjoy the restaurants' quality tastes at home, including their standard offerings and the exclusive products introduced here. Items cooked to order and customizable menu items are also available, allowing you to enjoy freshly created flavors.

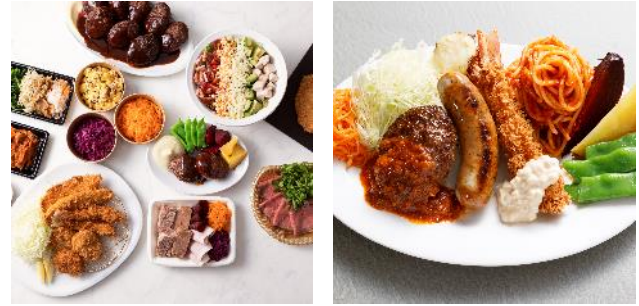
AZABUDAI TORISHIKI

You can easily enjoy the taste of "TORISHIKI" in Meguro, Tokyo, a famous yakitori restaurant that is usually hard to reserve seats at. It offers yakitori that fully recreates the taste of the main facility in Meguro using a "close high heat" technique that makes the charcoal fire as hot as possible, as well as a line of delicatessen items dipped in a special "Tsubodare" sauce created using a secret recipe.



PARLOR YAZAWA

"PARLOR YAZAWA" offers delicious meals prepared by "Yazawa Meat," a wholesaler of Kuroge wagyu beef that runs a thriving chain of restaurants including "Meat Yazawa," a restaurant popular for its top-quality Kuroge wagyu beef hamburger, plus "Yakiniku Jumbo Shirokane" and "Tonkatsu Agefuku." Freshly made hamburgers, fried foods and charcuterie are on offer, and the eat-in options will include a "grown-up kids' lunch" with hamburgers, sausages and fried shrimp.



Grocery

Here, top quality grocery goods ranging from standard to luxury items are available. From high quality Japanese products to the world's best, you will find a collection of specialty stores where you can discover new food delights, including rice and soup stock shops that enhance your daily diet, Japan's leading charcuterie, and wine shops offering wines selected by the world's top sommeliers.

The Rice Shop Sumidaya

A rice shop in Tokyo's Sumida Ward that has been operating for 100 years. Using traditional, old-fashioned rice-milling processes coupled with unique blending and cooking techniques, we offer the perfect rice for each dish. With rice balls and *okowa* steamed glutinous rice made in collaboration with popular restaurants, original rice blended in stores, and rice cooking classes held on an irregular basis, the Rice Shop Sumidaya expands the range and enjoyment of rice, the staple food of the Japanese.



DASHI OKUME

Established in 1871, the Toyosu Market Wholesale 'Okume Shoten' is a Japanese specialty food store that focuses on *dashi* soup stock, seasonings and preservative-free products. Its signature custom-made dashi is prepared using 30 natural ingredients, including dried bonito, sardines, kelp and shiitake mushrooms, and sold in packs. They also offer a selection of delicious dishes from all over the country, such as rice and other groceries that have been carefully selected by connoisseurs.



Sweets and bakery

Up-and-coming chefs and pastry chefs from around the world and leading food producers with a taste for the best will come together to offer new food staples and other carefully crafted products. From gifts for loved ones to treats for yourself, there will be many different types of sweets to choose from.

LANIGIRO

A sweet shop run by Naotaka Ohashi, owner of the popular "TIRPSE" store in the up-market Shirogane-dai district of Tokyo. The chef is Rin Horiuchi, winner of the best pastry chef award in the 100 Top Tables section of the TIRPSE Hong Kong 2022 event. In addition to its signature fresh cakes, the brand also offers new products such as baked goods and cream puffs. Inside, you can enjoy creative dessert courses prepared right in front of you.



Comme'N TOKYO

The bakery is represented by Shuichi Osawa, the first Japanese to win the world title at the Mondial du Pan international bread-making competition. Its goal is "bread that Japanese people will love." There is an extensive lineup of about 100 varieties, from classic bread, baguettes and croissants to deli-loaves and other creative offerings. At Azabudai Hills, the bakery will also have a "Comme'N KIDS" restaurant providing education about food aimed solely at children.



Learning experience / Shop association lab

Together with the approximately 31 specialty brands that will operate stores and restaurants, we will form a store association to promote new initiatives and collaboration among the members. Collaboration will be not only between specialty shops in the market but also with chefs, restaurants, schools, companies, and hospitals, and with various projects at restaurants in and outside Azabudai Hills.

In addition to the cafeteria-cum-lab space and pop-up space in the market, we will use the town's vegetable garden and plaza to create a place where people can learn, discover and have new experiences. We will also promote research and the development of new practices in the fields of wellness and sustainability, constantly challenging ourselves to create new value.



A workshop where you can learn about the food culture of Japan and other countries (rendition)



A city vegetable garden event where you can experience the cycle of food production (rendition)

Azabudai Hills Residences Maximizing Urban Life Affluence While Living Among Greenery

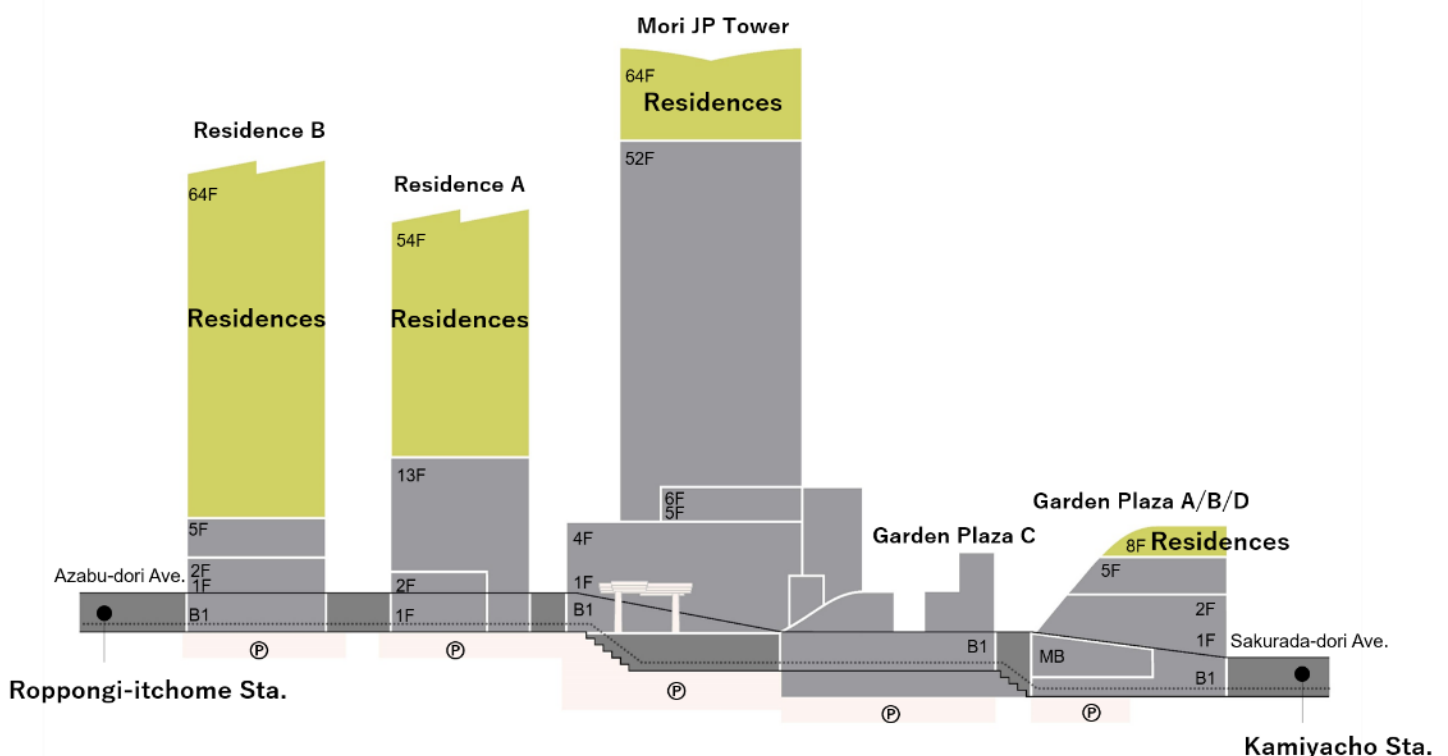
Mori Building has long focused on the concept of "living in the heart of the city." The company continues to enrich urban life at its Hills complexes, which compactly integrate urban functions for living, working, recreating, learning and relaxing. That's what "Hills Life" is all about.

At Azabudai Hills, which is built on the two pillars of "Green and Wellness," residents will live among lush greenery while enjoying advanced, convenient urban advantages. Facilities such as spas and medical facilities will support people's health, while food markets, public art and galleries will fill their lives with culture. People will live in harmony with nature to experience mental and physical health as well as highly prosperous and truly human lives. As a part of Azabudai Hills, the Azabudai Hills Residence will embody supreme functionality in condominiums infused with Mori Building's expertise in creating luxurious residences. Residences overlooking the city center will offer high-quality layouts, amenities and design as well as expertly planned common facilities and personalized services that enrich daily life and warmly welcome guests.

Aman Residences, Tokyo, located at the top of Mori JP Tower and managed in partnership with Aman, the operator of diverse world-class luxury hotels and resorts, will deliver an unique and exclusive residence with just 91 units for the ultimate in serene living.

To compete with the world's greatest cities, Tokyo must offer a world-class living environment that meets the needs of global players and families active both in Japan and abroad. Azabudai Hills will expand this potential in Tokyo's residential market by providing unprecedented, state-of-the-art residences that greatly enhance the value of living in Tokyo and contribute to its magnetism as one the world's great cities.

Location:	Mori JP Tower, floors 54-64 / Residence A, floors 14-53 Residence B, floors 6-64 / Garden Plaza, floors 6-8
Residential units:	Approx. 1,400
Leasable area:	Approx. 182,800m ²
Residents:	Approx. 3,500



Azabudai Hills Residence A

Azabudai Hills Residence A will offer 320 residential units on the 14th to 53rd floors. These spacious and liberating living spaces will include two-story atrium-style living rooms and some units will have their own swimming pool. Residents will also have access to high-quality hotel services provided by Aman's newly branded hotel "Janu Tokyo" on the 1st to 13th floors.

Location:	Residence A, floors 14-53
Residential units:	320
Layouts:	1 to 5 bedrooms
Interior design:	SCDA Architects
Common facilities:	Lounge, guest room, dining area, etc.
Shared art curated by Mori Art Museum:	Works by Albert Yonathan, Leonor Antunes & Toru Kamiya



Azabudai Hills Residence B

Azabudai Hills Residence B will offer 970 new residences on the 6th to 64th floors. There will be a wide range of unit sizes, from compact residences in the 30m² range to spacious units approaching 400m². A total of 168 residences on the 13th to 18th floors will be operated as serviced apartments, fully furnished to meet the needs of short-term visitors.

Location:	Residence B, floors 6-64
Residential units:	970
Layouts:	1-room to 4-bedroom
Interior design:	Marco Costanzi Architects (common areas on floors 31-64) Nikken Space Design (private area on floors 6-30)
Common facilities:	Lounge, guest rooms, study room, theater, gym, kids' room, and others.
Shared art curated by Mori Art Museum:	Works by Ritsue Mishima, Mit Jai Inn & Mika Tajima



■ Facility Overview: Azabudai Hills Residences

Azabudai Hills Garden Plaza Residence

Azabudai Hills Garden Plaza Residence will offer 31 residential units on the 6th to 8th floors. Designed by Heatherwick Studio as the only low-rise residence in Azabudai Hills, this unique structure with distinctive landscaping will place residents delightfully close to the lush greenery of the complex.

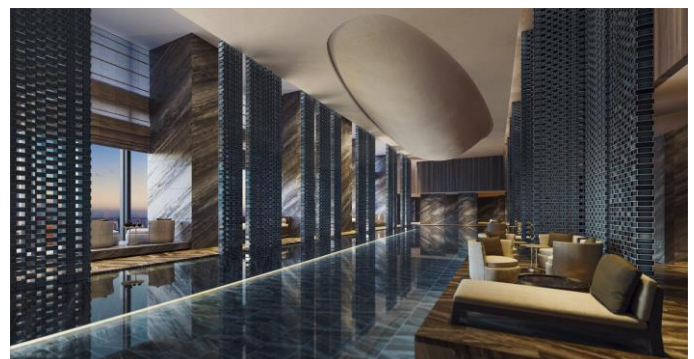
Location:	Garden Plaza Residence, floors 6-8
Residential units:	Approx. 31
Layouts:	1 to 4 bedrooms
Interior design:	Marco Costanzi Architects (common areas, entrance, etc.) and Nikken Space Design Ltd. (private areas)



Aman Residences, Tokyo

On floors 54 to 64, Aman Residences, Tokyo will provide 91 Aman-branded residences with unparalleled services and amenities including the 1,400m² Aman Spa. Designed to offer the finest design and the utmost privacy, residents will benefit from its own dedicated elevator lobby, as well as views across the Tokyo cityscape. Residents will live in a unique setting which offers exclusive access to the revered Aman lifestyle.

Location:	Mori JP Tower, floors 54-64
Residential units:	91
Layouts:	2-6 bedrooms
Interior design:	Yabu Pushelberg
Common facilities:	Lounge, bar, private dining room, tea room, library, reading room, Aman Spa (1,400m ²), etc.

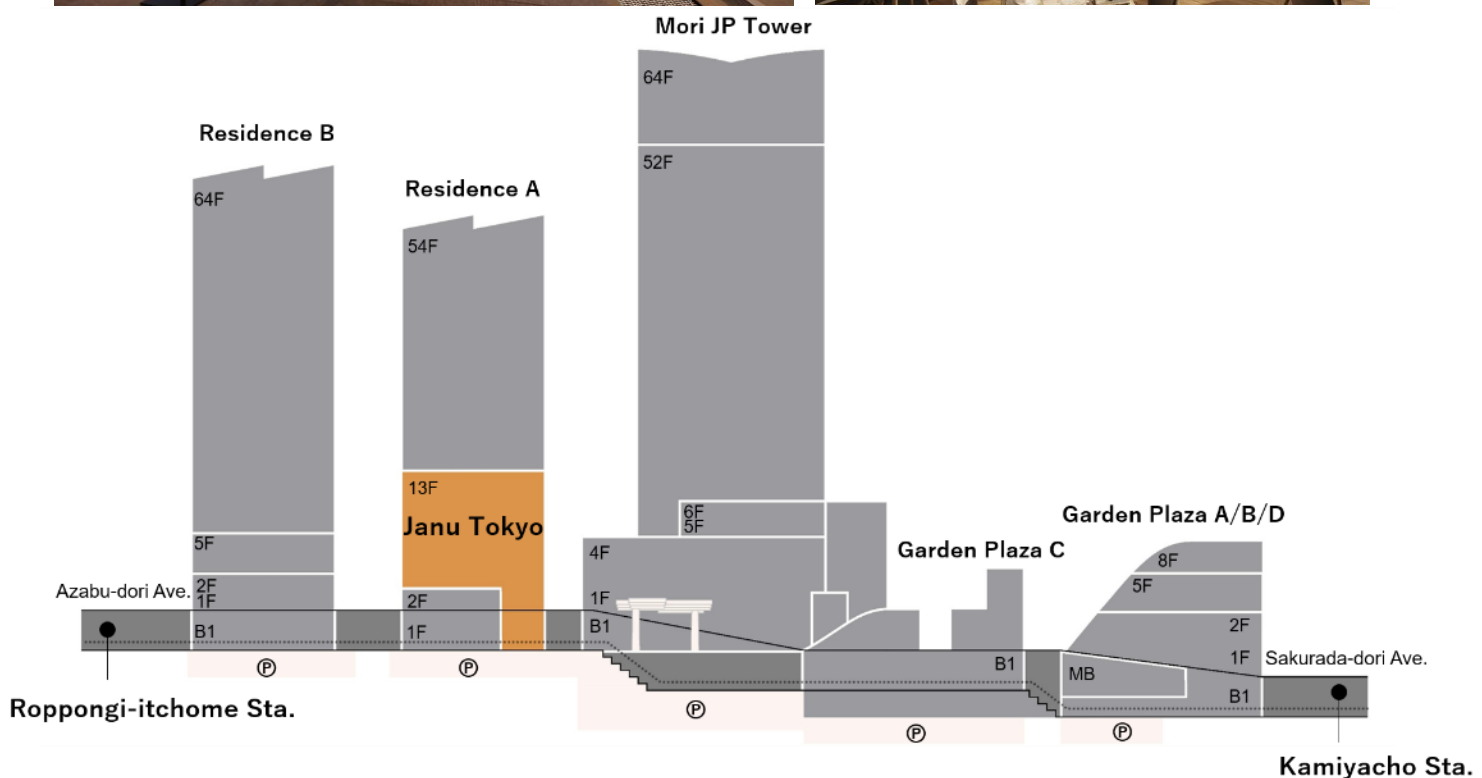


Janu Tokyo Aman's Sister Brand Hotel to Make World Debut in Tokyo

The lower levels of Residence A (1-13th floors) will be home to Janu Tokyo - the debut of Aman's sister brand Janu, which nurtures purposeful connection and is translated as 'soul' in Sanskrit. With guest experience at its center, Janu Tokyo will provide a spirited social scene, celebrating the city's rich cultural fabric through the appreciation of cuisine, art, design and service. While valuing social connectedness and local culture, Janu Tokyo will also provide a unique 'only in Tokyo' experience.

Denniston Architects, led by Jean-Michel Gathy, was selected to design the interior. The 122-guestroom hotel is in an ideal location facing the Central Green, and features a 4,000m² wellness facility, one of the largest in a luxury hotel in Tokyo, with group functional training and a fitness gym, as well as eight restaurants and bars perfect for family and group gatherings.

Location:	Residence A, floors 1-13	Guestrooms:	122
Total area:	Approx. 24,600m ²	Standard guestroom area:	60m ²
Wellness area:	Approx. 4,000m ²	Interior design:	Denniston Architects
Facilities: Restaurants, café, bar, wellness facilities (including treatment rooms, fitness gym, pool, spa houses, etc.) and others.			



Offices

A Complex Full of Greenery where Everywhere is a Workplace

At Azabudai Hills, the entire complex will function as a unified workplace. Office space (approx. 214,500m² in total) will be offered mainly on floors 7 to 52 of Mori JP Tower, and also in Garden Plaza and Residence B, to support diverse workstyles for up to 20,000 people. Standard floors in Mori JP Tower will have a leasable area of about 4,800m², one of the largest floor plates in Japan, allowing this world-class office building to fully meet the needs of global companies.

In addition to being surrounded by lush greenery, Azabudai Hills will be designed to function as one huge workplace. Hills House and its systems and services will transform the entire complex into a comprehensive workplace that supports free and creative workstyles in a pleasing environment. Value-added services will include robust BCP measures to ensure safety and security, and RE100-compliant renewable energy will be available throughout the complex.

Rentable area: Approx. 214,500m²

Capacity: Approx. 20,000 workers

Mori JP Tower

Location : Floors 7-52

Leasable area : Approx. 204,600m²

Standard floor area: Approx. 4,800m²

Residence B (small offices)

Location : Floors 3-5

Leasable area : Approx. 4,200m²

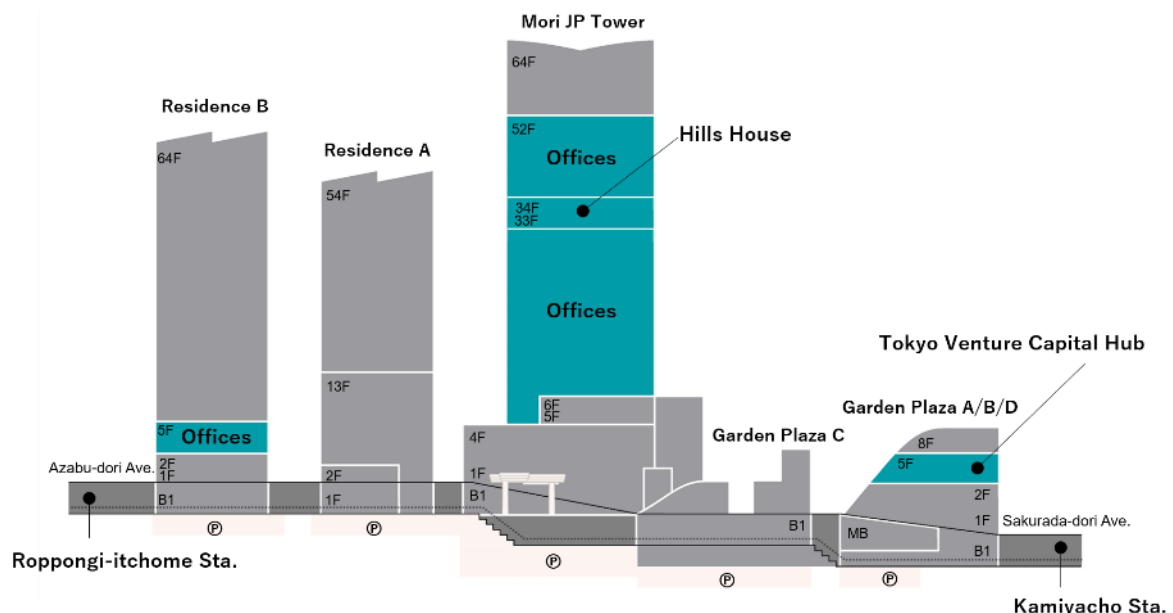
Garden Plaza B

Location : Floors 3-5

Leasable area : Approx. 5,700m²



© DBOX for Mori Building Co., Ltd - Azabudai Hills



Wide variety of office space

Mori JP Tower will offer a diverse range of office space, from expansive offices covering about 4,800m² per floor to smaller offices in Residence B. About 70 companies, including independent and corporate venture-capital firms, will gather here. The complex will also be home to Tokyo Venture Capital Hub, a base for the supply of risk funding required for the growth of startups, aiming to be a catalyst for revitalizing the Japanese economy.



© DBOX for Mori Building Co., Ltd - Azabudai Hills
Office entrance (rendition)

Spaces and mechanisms to turn the entire city into a single workplace

In the Sky Lobby, Hills House will be established as a clubhouse-like facility where employees from various companies will gather to interact across corporate boundaries. Also, the Hills Network, an unique digital platform, will be utilized to address the needs of employees and to offer programs that enhance their well-being.



© DBOX for Mori Building Co., Ltd - Azabudai Hills
Members Lounge at Hills House (rendition)

Providing options for tenants to customize office environments

Air-quality sensors installed in workspaces will enable temperature, humidity, CO₂ concentration, PM_{2.5}, etc., to be visualized on the web. Tenants will have the option of maximizing fresh-air supply from outdoors to ensure good air quality and reduce CO₂ concentration in order to support worker productivity. Tenants will also be able to customize air conditioning and lighting in their office spaces to help save power and energy in the building.



Visualization of air quality on the web (rendition)

Robust Business Continuity Planning (BCP)

All towers in Azabudai Hills have been certified to meet the highest seismic-performance standards, ensuring the safety of employees in the event of a disaster. If a power outage occurs, independent on-site systems can generate power using medium-pressure gas and heavy oil. Emergency supplies and water wells are always available to support stranded people, further examples of robust BCP measures at Azabudai Hills.



Gas engine generator (rendition)

Hills House

Facilities and Mechanisms that Turn the Entire City into a Workplace

Hills House, a facility on the 33rd and 34th floors of Mori JP Tower with a total area of about 3,300m², will be a base that will allow tenant companies and their employees to use the entire city as a workplace. It will function like a "clubhouse" where workers can cross corporate boundaries to meet. Its mechanisms will allow various functions and services in the complex to be customized, thereby serving connecting individual offices and the complex so that they can work together to explore and create more ideal ways of working. The facility can also be used to support wellness in collaboration with other facilities, such as the Centers for Preventive Medicine and fitness, to realize rich and creative workstyles not possible in the offices of individual companies.

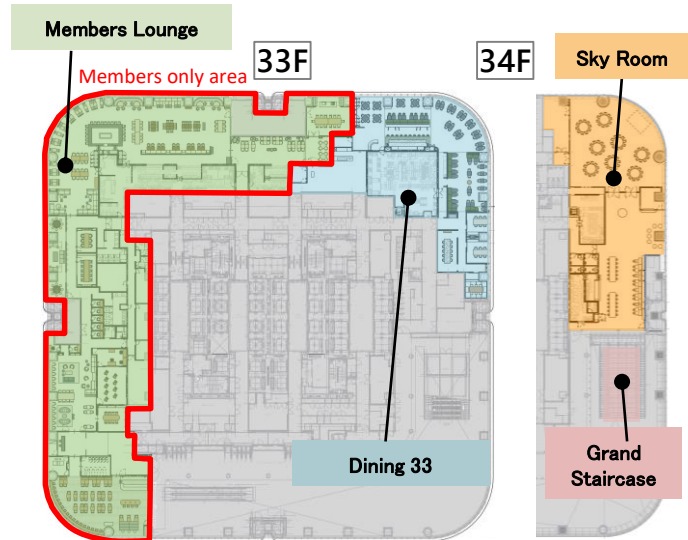
The interior design was created by Norito Takahashi of Jamo associates. By selecting simple, natural color schemes and universal, comfortable materials, and by creating a space that makes people want to stop by every day, the building is expected to bustle with workers and help to connect them beyond corporate boundaries.

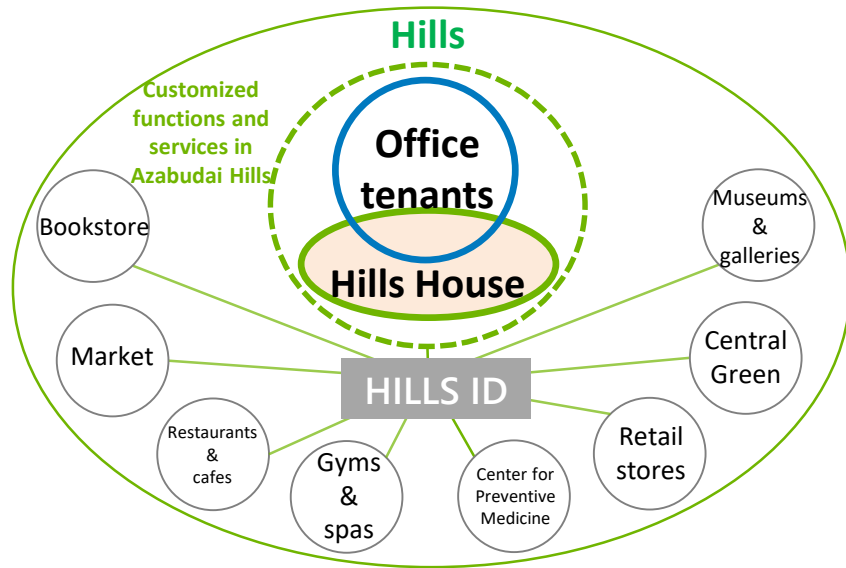
A variety of encounters and ideas will emerge from Hills House, a place for exchange and learning, working, and sometimes relaxing.

Hills House

A Z A B U D A I

Location:	Mori JP Tower, floors 33-34
Facility area:	Approx. 3,300m ²
Member's Lounge:	Approx. 1,800m ²
Sky Lobby:	Approx. 720m ²
Dining 33:	Approx. 700m ²
Grand Staircase:	Approx. 100m ²





Hills House scheme



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Members Lounge

Offering diverse workstyles and wellness services



Dining 33, a grand bistro for business and private needs



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Sky Room restaurant/space,

for seminars, corporate chartering support, banquets, and more



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Grand Staircase

where people will interact for discovery

Hills House designer

Norito Takahashi, CEO/interior designer, Jamo Associates

After studying interior design, Takahashi helped to establish "EXIT metal work supply," a design studio equipped with a workshop where he immersed himself in the design and production of store fixtures for four years. As an independent designer, he established Jamo associates with interior stylist Chinatsu Kambayashi (currently with Studio Early Birds) in 2000. Working with diverse clients, he creates beautiful spaces infused with plentiful ideas, precise calculations, humor, functionality based on years of experience, and attention to detail reflecting his innate sense of balance.



■ Facility Overview: Hills House

Members Lounge

The Members Lounge (approx. 1,800m²) will feature a cafeteria with healthy menus, a business lounge that serves as a flexible workspace, and a multiuse space suitable for socializing and learning.

Club Lounge (cafeteria)

Healthy menus in this cafeteria-style space meet WELL certification standards and support employees' wellness. In the evenings, the lounge is a bar and lounge that serves alcohol and provides a comfortable space for socializing and casual meetings for individuals and groups. It can also be rented out on weekday evenings and all day on weekends.



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Work Lounge (workspace)

The Work Lounge will provide a variety of facilities to support healthy working styles. In addition to a shared workspace, meeting rooms, private booths and a library can be used to work more efficiently and effectively.



Park Lounge (multi-use space)

This will be a flexible base for membership activities. Besides serving as a work lounge during business hours, it will be available on weekday mornings and evenings and all day on weekends for seminars and casual gatherings. In addition to programs such as yoga and stretching, we will develop wellness services that emphasize physical and mental health and connections with society by providing members-only community events and learning opportunities.



Sky Room

The Sky Room will be the biggest dining space in Azabudai Hills for purposes such as large meetings, corporate chartering support, and parties. During normal hours, it will feature a cafe and bar serving drinks, light meals and authentic sweets from the Dining 33 restaurant. The iconic Grand Staircase, measuring eight meters wide and with a nine-meter-high ceiling, will be an inspiring place for dynamic communication and relaxed but memorable presentations during events.



Sky Room



Sky Room



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Grand Staircase



© DBOX for Mori Building Co., Ltd - Azabudai Hills

Grand Staircase

Dining 33

This grand bistro was conceived through the sensitivity and creativity of Chef Kiyomi Mikuni. It will be Mikuni's first venue to offer large dishes for sharing, creating a sense of intimate togetherness. Dining 33 will be available for diverse occasions, including regular meal service as well as private and business gatherings. Also, "Dining 33 Patisserie a la maison" patisserie located next to the restaurant will offer gorgeous confections for special occasions, sweets arranged as business gifts, and more.



Chef Kiyomi Mikuni

Born in Mashike Town, Hokkaido, Japan in 1954. From the age of 15, he aspired to become a chef and worked at the Sapporo Grand Hotel and then the Imperial Hotel in Tokyo. In 1974, he became head chef at the Embassy of Japan in Switzerland. While working at the embassy, he studied under several three-star chefs, including Frédy Girardet and Alain Chapel. In 1985, he opened HÔTEL DE MIKUNI in Yotsuya, Tokyo. In 2013, Mikuni was awarded an honorary doctorate from Université de François-Rabelais in recognition of his contribution to French food culture. In 2015, he became the first Japanese chef to receive Chevalier de l'Ordre National de la Légion d'Honneur from the French Republic. Currently, Mikuni is promoting food education activities for children, and also introducing easy recipes on YouTube that can be made at home.



■ Facility Overview: Tokyo Venture Capital Hub

Tokyo Venture Capital Hub The First Large-scale Venture Capital Hub in Japan

In Tokyo's global competition with other major cities, one of its key advantages will be the fostering of startup companies that drive innovation. As one such initiative, "ARCH" has been established in Toranomon Hills, an unprecedented incubation center that helps large enterprises to create new business. Toranomon Hills will also host CIC Tokyo, the first Asian base of CIC, the world's largest startup community, where entrepreneurs will develop new ideas for innovative businesses. In this way, Mori Building has created a new business creation sector for large companies and for domestic and international startups.

And now, Azabudai Hills will become home to Tokyo Venture Capital Hub, Japan's first large-scale venture capital hub in Japan. Japan Venture Capital Association (JVCA), top independent venture capitalists (VCs) leading Japan's VC industry, and some 70 corporate venture capitalists (CVCs) backed by Japanese major corporations will come together.

The approx. 3,600m² facility will offer office space, and a co-working area for collaboration to allow the participation of many CVCs. Tenant companies will also have access to convenient lounges and meeting rooms within the facility. The co-working area can be used for events, networking, pitches by VCs and investment-target startups, workshops that contribute to the growth and development of next-generation VCs, and seminars to introduce new technologies. There will also be mechanisms to encourage independent VCs to participate, which will support the Japanese VC industry, and to locate their offices in the facility. As a base for supplying risk money that is so indispensable for startup growth, Tokyo Venture Capital Hub will not only facilitate mutual exchange and growth; it will also function as a catalyst for revitalizing the Japanese economy.



Location: Garden Plaza B, floors 4-5
Facility Area: Approx. 3,600m²

Selected resident venture-capital firms



ANOBAKA

B DASH VENTURES

DIMENSION



INCUBATEFUND

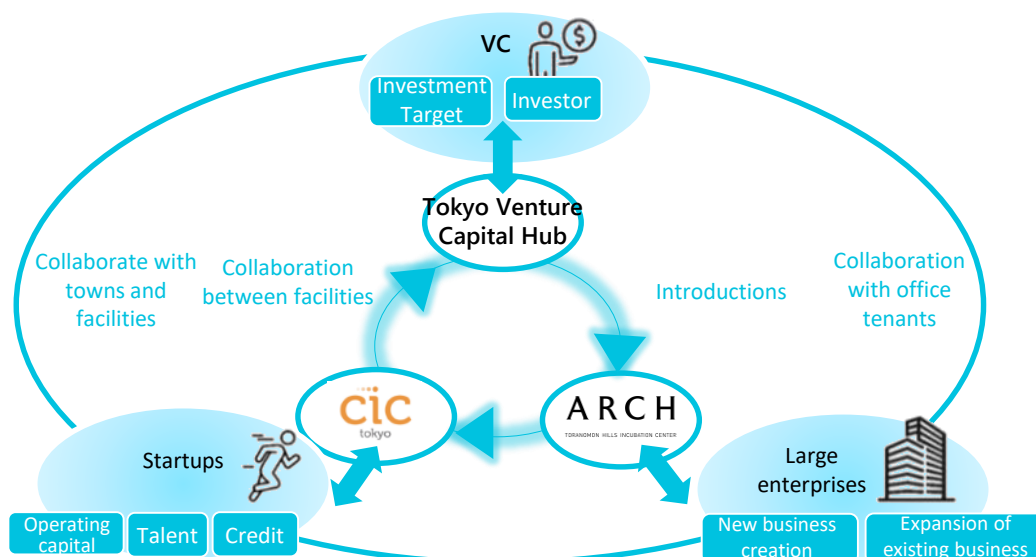


**SAMURAI
INCUBATE**

Spiral Capital

UTEC

In addition, startups, venture capitalists, and large enterprises will interact with each other through collaboration among facilities in the Hills properties, including ARCH and CIC Tokyo in Toranomon Hills. Such varied entities will complement each other's needs, foster growth within a new innovation ecosystem, promote circulation, and facilitate mutual growth.



ARCH Incubation center @Toranomon Hills

ARCH is an incubation center that helps large enterprises reform existing operations and create new businesses. Mori Building, which is building a “global business center” at its Toranomon Hills complex, will handle planning and operational management. US Silicon Valley-based WiL will contribute venture-capital expertise. ARCH provides both hard and soft resources, focusing on opportunities and challenges unique to large enterprises possessing abundant resources and networks.



Cambridge Innovation Center (CIC) @Toranomon Hills

CIC has 13 sites in nine cities on three continents—including Boston, Cambridge and Miami in the US and Rotterdam in the Netherlands. CIC established its first Asian base at Toranomon Hills Business Tower as a hub for startup companies in 2020. As a world-class innovation campus with a powerful community for accelerating startup growth, plus flexible office spaces and a global network, it has become a significant platform for diverse business creation.



TOKYO NODE

Interactive communication facility @Toranomon Hills

Here, new experiences, value, content and information—created through collaborations that transcend the boundaries of business, art, entertainment, technology, and fashion—will be promoted from Tokyo to the world via this facility.



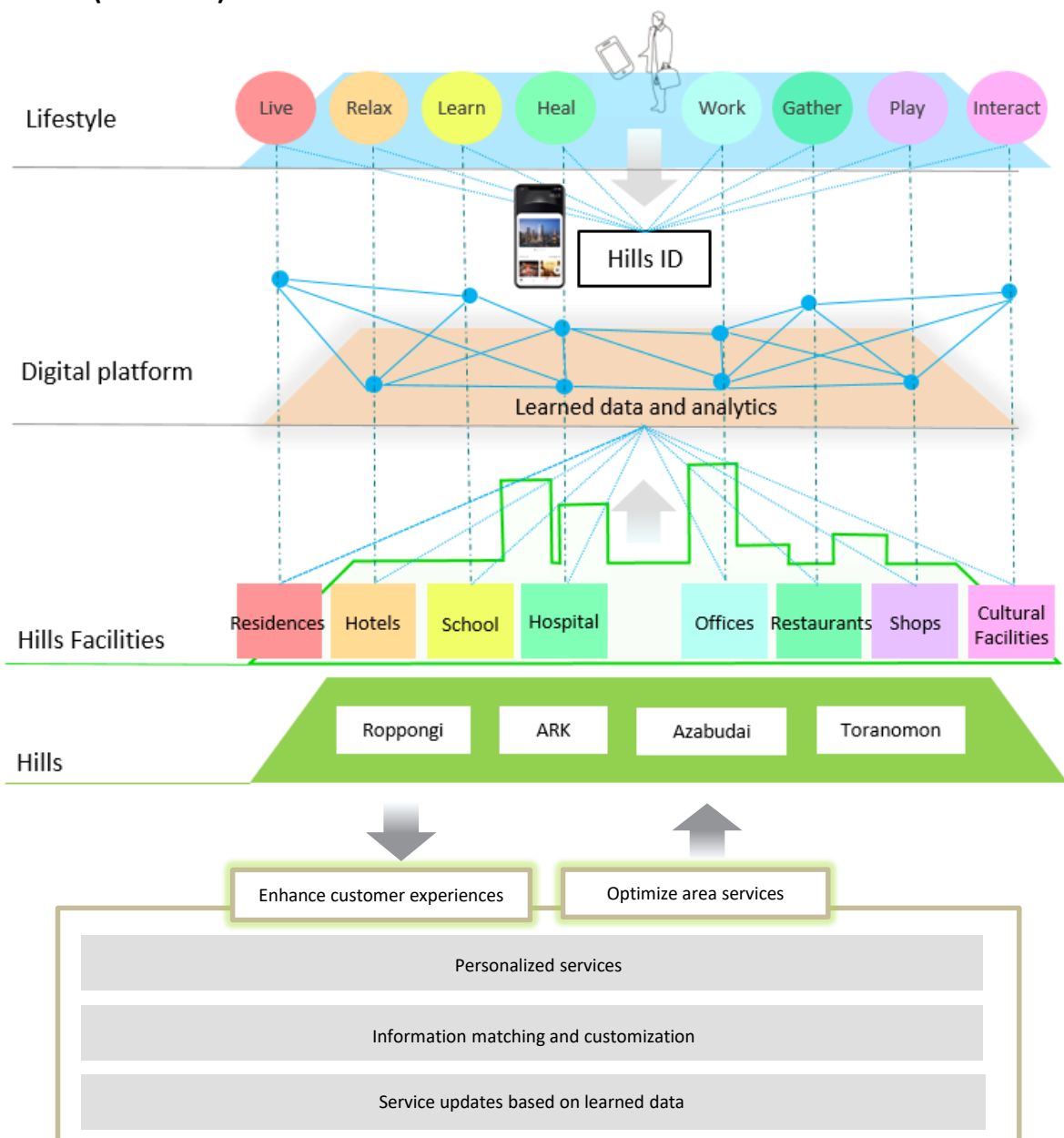
Hills Network Enriching Urban Life and Customer Experiences through Urban Digital Transformation (DX)

Hills Network is a city digital platform (Urban OS) that realizes more convenient and richer urban life and customer experience through the promotion of urban digital transformation (DX). It is a system that will allow seamless use of each facility in Azabudai Hills, where various urban functions will be concentrated within walking distance of each other.

Users in various Hills complexes can use their Hills ID and Hills App to arrange a variety of services online and receive information about Hills offerings optimized for their user attributes, complex and facility usage, and location information. Moreover, considering the overall city and taking into account the usage patterns of services, it can be utilized to create a more convenient and comfortable urban environment.

Azabudai Hills will more than ever realize a seamless urban life (“Hills Life”) by implementing various cutting-edge technologies based on the services and usage data of each facility integrated by the Hills Network. Furthermore, by linking and fusing “Hills” such as Roppongi Hills, ARK Hills, and Toranomon Hills, we will create a new cultural and economic zone in the city center.

Hills Network (Urban OS)



The Evolving Hills Network at Azabudai Hills

Up to now, the Hills ID and Hills App have been used as a one-stop platform enabling users to access information about events and stores at various Hills locations, seamlessly log in to various services, and utilize Hills Points and various privileges. With the opening of Azabudai Hills, new services and features such as ticketless parking will be introduced to further enhance the platform.

Major new services and features

New ticketless parking by Hills App

Users will register their car number and credit card details with the Hills App allowing ticketless parking in the parking lot. Parking fees will be settled automatically and even discounted based on store purchase amounts or membership status.

Hills ID integrated with Azabudai Hills Gallery ticket reservations

Integration of the Hills ID and ticket reservation system will make it possible to earn Hills Points (not applicable for certain events) and enjoy various privileges. Furthermore, from ticket purchases to event entry, one seamless process will be possible using the Hills App.

Expanded services for residents

In addition to existing resident services offered via the resident portal, handy new daily-life services will include, for example, delivery box confirmations, delivery scheduling, valet reservations and various service reminders.

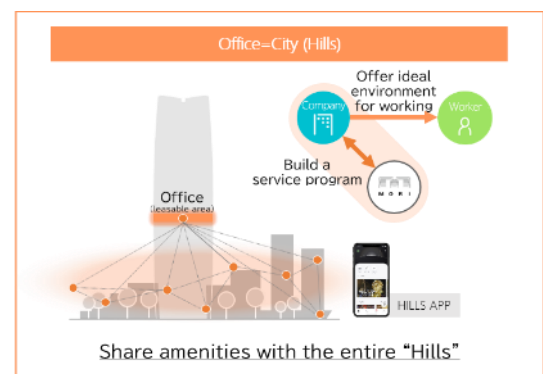
Expanded services for office workers

At Hills House, office employees will use their Hills ID to reserve events and shared facilities, place orders for lunch, and more. Additionally, in collaboration with the complex, companies will use the Hills App to provide employees with access to amenities throughout the complex for enhanced employee wellness.

Worker support program (tentative)

The program aims to improve working conditions within the complex and increase employee engagement with their companies by enabling tenant companies to maximize resources across the complex.

In the past, companies had to prepare in-house cafeterias and lounges for their employees, but with this program, employees of tenant companies in the housing complex can use Hills Network facilities such as Hills House and various restaurants.



New system offering cross-facility benefits and privileges

Redeem benefits app (for facility/store staffers)

People who work in the complex will scan their Hills App at various Hills facilities, such as restaurants and shops, to receive coupons and benefits for discounts and other perks.

HILLS SHOP app

In-store readers have been completely redesigned to facilitate one-stop service, allowing users to add/receive Hills Points, receive coupons and take advantage of special offers for staffers working in the complex.

“A city where people escape to, rather than flee from”
Built to Withstand the Great East Japan Earthquake

As part of Azabudai Hills’ initiatives to strengthen the safety of urban infrastructure, Mori Building is making great efforts to create urban refuges that people can run to in the event of a disaster.

The three towers of Azabudai Hills incorporate earthquake-resistant features that will allow businesses to continue operating even in the event of an earthquake of the magnitude of the Great East Japan Earthquake. High-strength steel and concrete components are deployed to balance the structures, and vibration-control devices are placed in core areas where vibration during earthquakes can be efficiently reduced, resulting in high resistance to shaking. In addition, large-scale vibration-control devices known as "active mass dampers" will help reduce the swaying that occurs at the tops of buildings during strong winds.

Oil dampers (304 in Mori JP Tower, 172 in Residence A)

The fluid resistance of oil is used to absorb energy during shaking, reducing the swaying caused by winds and earthquakes.

Viscous wall dampers (302 in Mori JP Tower, 220 in Residence A, 535 in Residence B)

The shear resistance of a high-viscosity material absorbs vibrations caused by winds and earthquakes.

Buckling restraint braces (1,200 in Mori JP Tower, 8 in Garden Plaza A, 130 in Garden Plaza B, 9 in Garden Plaza D)

These are braces made of soft, ductile steel that effectively absorb energy during large earthquakes.

Brake dampers (12 in Garden Plaza B)

Energy from building shaking is absorbed by stainless-steel plates sliding over friction plates.

Active mass dampers (4 in Mori JP Tower, 4 in Residence A, 4 in Residence B)

Weights are moved electronically in the opposite direction of a building’s motion for stability during strong wind and earthquakes.



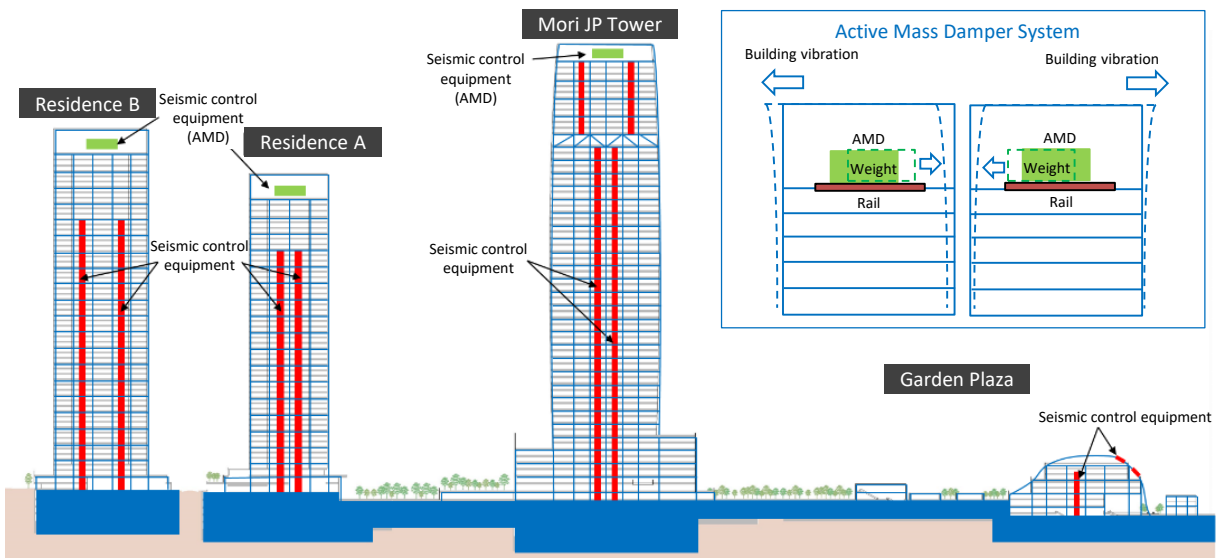
Oil damper



Viscous wall damper

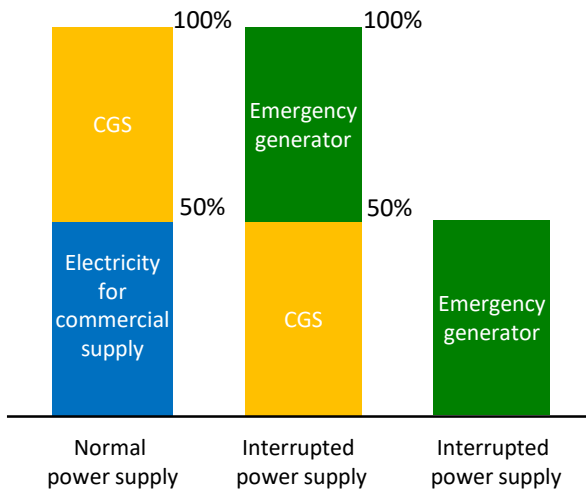


Buckling-restrained brace



Co-generation system for 100% power supply even in times of disaster

Mori JP Tower is equipped with a co-generation system and district heating/cooling systems in its basement. Mori Building will be able to supply 100% of the electricity and heat required in the entire Azabudai Hills complex in the event of a disaster, using emergency generators that run on medium-pressure gas supplied in flexible, rupture-resistant pipes.



Electric power supply system (image)



Gas engine power generator (rendition)



Monitor room (rendition)

Providing shelter for people stranded during disasters

Azabudai Hills will have about 6,000m² of shelter that can temporarily accommodate up to 3,600 stranded people in the event of an emergency.

Mori Building has signed an agreement with Tokyo's Minato City to accept people in times of disaster at its Roppongi Hills and Toranomon Hills complexes, part of the company's willingness to serve as a disaster-relief base. Under similar public-private partnerships, Azabudai Hills will serve as a disaster-response facility for its surrounding areas.

When Toranomon Hills Station Tower and Azabudai Hills are entirely completed, total facilities managed and operated by Mori Building will be capable of accommodating approx. 14,000 stranded individuals and providing around 360,000 meals.

- Temporary accommodation for stranded people (approx. 6,000m² for up to 3,600 people)
- Emergency supply warehouse (approx. 150m² for provisions to support about 3,600 people for 3 days)
- Emergency wells will provide water for flushing toilets



Training in sheltering stranded people



Emergency supply warehouse



Various emergency supplies

Reducing Environmental Impact through Efforts Recognized by Multiple International Environmental Certifications

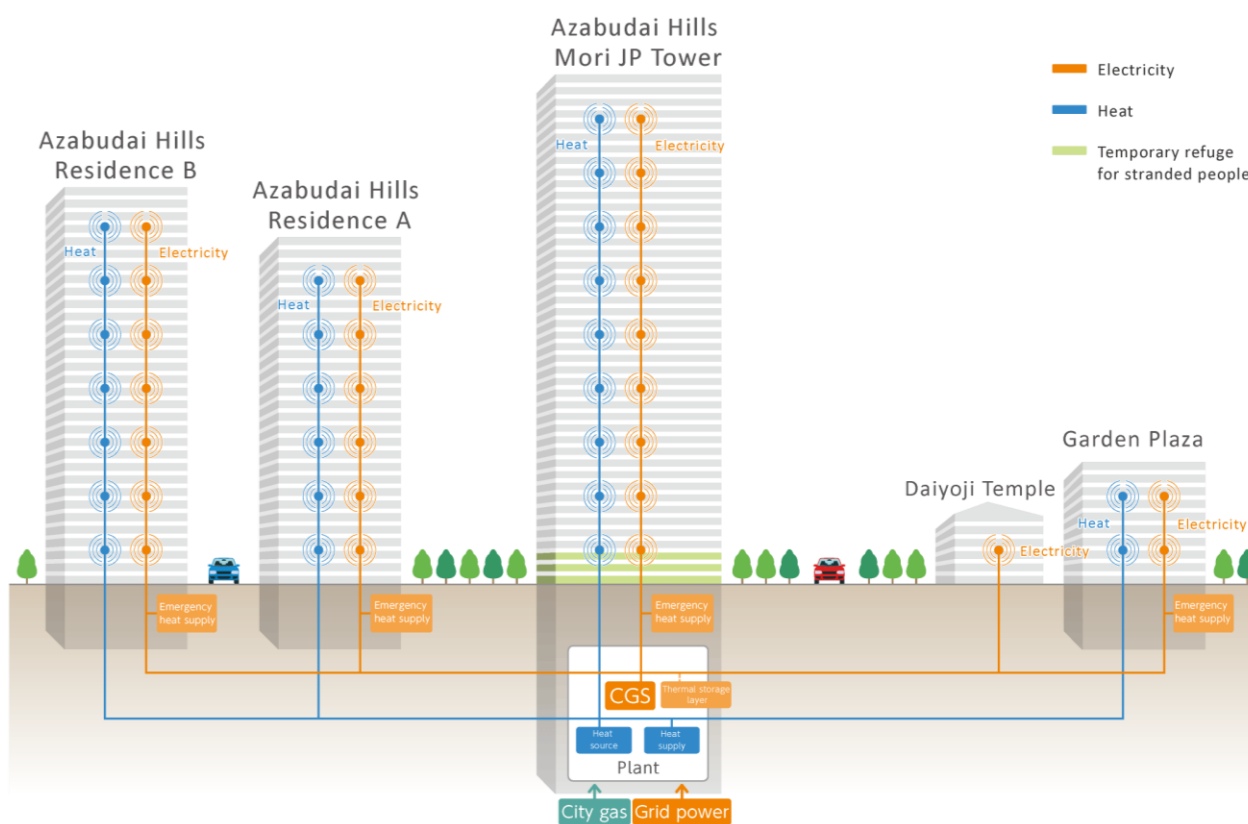
Renewable energy throughout the complex

Energy efficiency throughout the Azabudai Hills complex will be optimized on a comprehensive basis by using zero-emission renewable energy in compliance with the international RE100 initiative. From the time construction is completed, all electricity used on the property, including offices, retail facilities, residences and event venues, will be powered by renewable energy. For example, if a visitor charges their EV at one of the quick chargers installed in an Azabudai Hills parking lot, they can drive away confident that they are CO2-free.

Furthermore, a system will be introduced to automatically provide tenants with documentation, confirming that their energy is fully renewable based on tracking information collected with Mori Building's proprietary Energy Web System.

Enhancing area-wide energy efficiency

A high-efficiency energy center operated by Toranomon Energy Network Co., Ltd. will be established in Mori JP Tower to supply energy to the entire Azabudai Hills complex. Energy consumption will be smoothed out by integrating the varied energy uses of offices, residences and hotels in the complex, each of which has its own energy usage patterns, helping to make more efficient use of energy. In addition, AI will be deployed in the energy center to maximize the efficient management of this large complex's unique mixed-use energy consumption.



Utilizing sewage heat for heating and cooling

Sewage heat, an underutilized renewable energy source, will be incorporated into the heating and cooling system throughout Azabudai Hills. The heat from sewage, which is cooler in the summer and warmer in the winter compared to ambient air temperatures, will be recovered and utilized to reduce CO2 emissions by about 70 tons a year.

Reuse of rainwater, etc. throughout the complex

Rainwater that falls on the site will be stored and treated for reuse in watering greenery. In addition, green spaces have been designed to make maximum use of rainwater.

Also, wastewater from residences will be recycled and treated for use in toilets at Mori JP Tower. Furthermore, water-saving faucets and showers throughout the complex will help to reduce water usage to 40% just of the LEED standard.

Collaborating with partners to recycle resources

Along with Mori Building's existing efforts to reduce the total amount of waste generated at its properties, the company has created a web-based system to help tenants visualize their waste volumes and waste sorting.

Mori Building is also working with a beverage manufacturer on a complex-wide bottle-to-bottle model for horizontal plastic recycling.

In addition, the company is preparing to install water servers for bottle refilling to reduce plastic consumption, among other environmental plans that are in line with a circular economy.



Circular economy concept (image)

LEED and WELL precertifications

Azabudai Hills has received preliminary Platinum certification, the highest rating in the Neighborhood Development (ND) category of the LEED program. Azabudai Hills was highly evaluated as a mixed-use development with diverse urban functions, a walkable town centered around a plaza, and power supply featuring renewable energy. Azabudai Hills is the first property in Tokyo to be precertified for Platinum in the ND category.

In addition, the office and retail portion of Mori JP Tower has received preliminary Platinum certification, the highest level in the BD+C (CS), a building certification program for newly constructed tenant buildings. The facilities were praised for their comprehensive use of energy, the visualization and reduction of environmental impact during the framework construction stage, and mechanisms for energy conservation in cooperation with tenants, such as demand-control in tenant spaces following construction.

Extensive greenery in the Central Green and high indoor-air quality were also favorably evaluated as wellness initiatives that supported WELL precertification of office and retail space in Mori JP Tower. At present, the property is the world's largest registered site in terms of preliminary certifications and official receipt of top-level Platinum certifications after construction is anticipated.

Moreover, if the Tower receives the envisioned top-ranking Platinum certifications from WELL, in addition to LEED ND and LEED BD+C certification, it is expected to become the world's first skyscraper to achieve all three.



Traffic Flow throughout Entire Area to be Greatly Enhanced by Integrating Fragmented Roadways

Although Azabudai Hills is well served by Sakurada-dori, Gaien-higashi-dori and Azabu-dori avenues on the area's perimeter, the original east-west roads were fragmented and the main north-south street, commonly known as Onemichi, did not merge with Gaien-higashi-dori, resulting in a highly inefficient traffic network that had plagued the area for decades.

With the development of Azabudai Hills, however, the long-held dream of an efficient road network will be realized through the creation and integration of east-west and north-south streets. In addition, construction of a barrier-free underground walkway connecting Roppongi-itchohome station and Kamiyacho station will further improve circulation in the area and its surrounding neighborhoods.



Azabudai Hills streetscapes before redevelopment

Key improvements addressing traffic issues

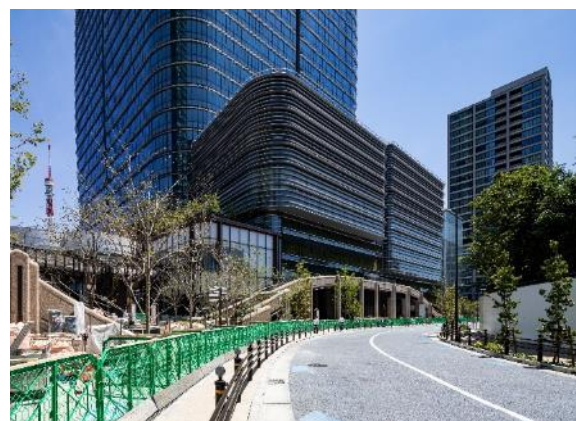
1. North-south and east-west streets (Onemichi and Sakura-asa streets, respectively) connecting to major avenues
 - Improved accessibility and smoother traffic flow throughout the area
2. Approx. 700m east-west underground walkway and decks connecting Roppongi-itchohome and Kamiyacho stations
 - Barrier-free passages providing improved safety, convenience and circulation for all pedestrians
3. Approx. 1,000m² plaza in front of Kamiyacho station
 - Symbolic space for resting and serving as an urban hub node for the surrounding area



The area's road network initiatives



Sakura-asa Street in July 2023

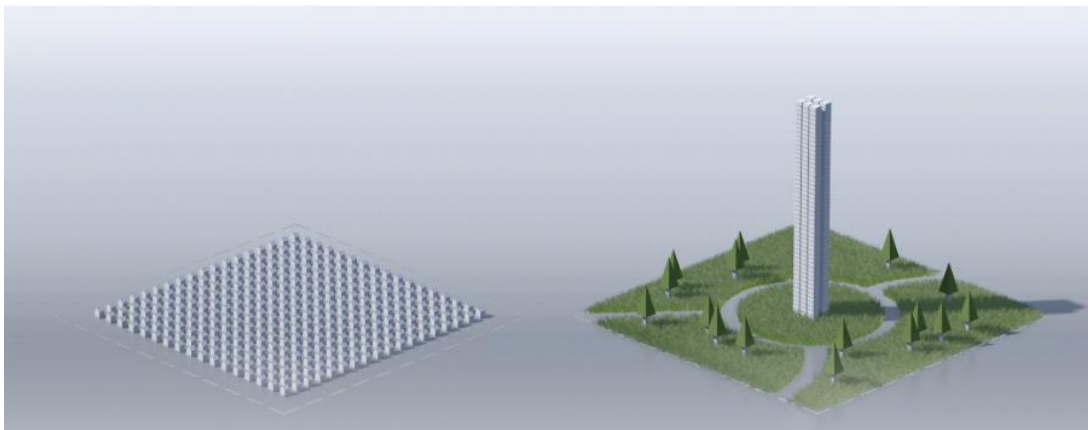


Onemichi Street in July 2023

Reference: Mori Building's Creation of Cities with Magnetism

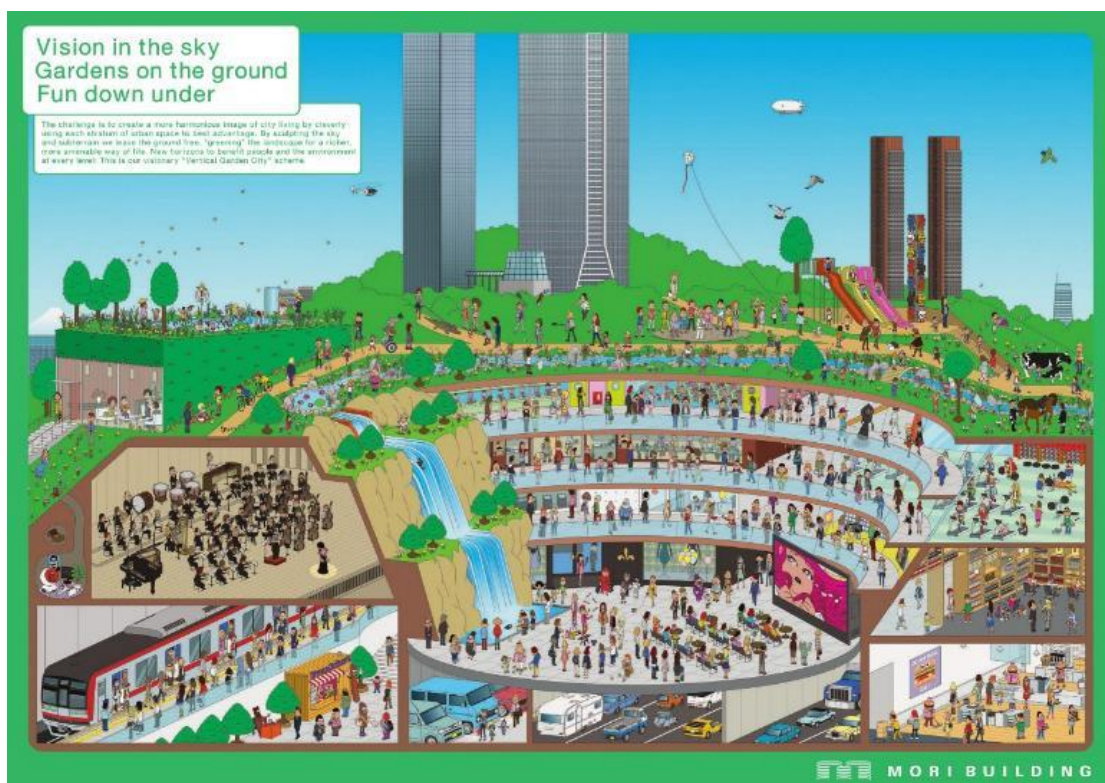
Since its founding, Mori Building's underlying philosophy from era to era has remained the same: "Create Cities, Nurture Cities." This philosophy has formed the basis for compact but sophisticated complexes that offer diverse urban functions for living, working, recreating, learning and relaxing. Complexes in which all such functions are within walking distance generate a "magnetism" that attracts diverse people, and the accumulated energy drives further magnetism.

To realize a compact urban environment in the middle of a city, it is necessary to combine subdivided plots of land to create a huge building with a single large floor plate. This approach is called the "Vertical Garden City" model. A lush open space filled with greenery is created at the ground level by aggregating small plots of land into a single, large city block and placing a skyscraper there. The Vertical Garden City approach enables Mori Building to create magnetic complexes that concentrate highly diverse urban functions.



300 two-story houses
Building coverage ratio: 50%

One 50-story building
Building coverage ratio: 3%
(Vertical Garden City)



It is important not only to create cities, but also to nurture them over time. Mori Building has nurtured communities through consistent organization and know-how from development to town management. Just erecting a building doesn't create a multipurpose complex, because the true power derives from the people who assemble there.

Mori Building will continue to enhance the magnetism of each new Hills property by nurturing their communities based on proven methods established during previous Hills projects, such as ARK Hills, Roppongi Hills, and Toranomom Hills.



Bon Odori (Roppongi Hills)



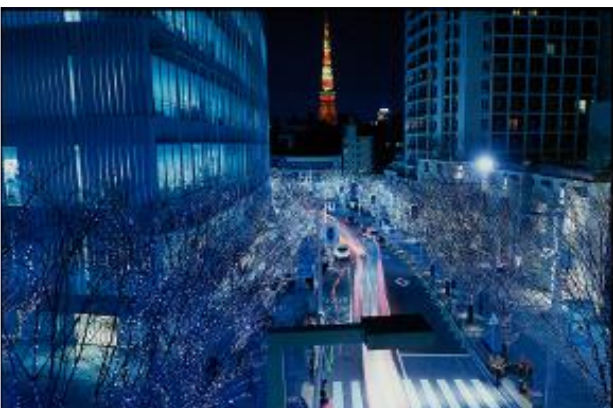
Marche (ARK Hills)



Yoga (Toranomom Hills)



Rice planting event (Roppongi Hills Rooftop Garden)



Christmas illumination (Roppongi Hills)



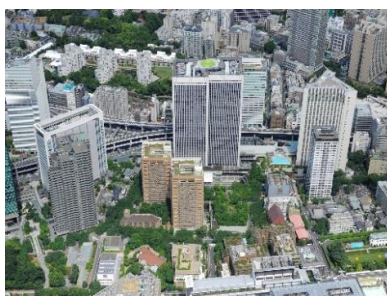
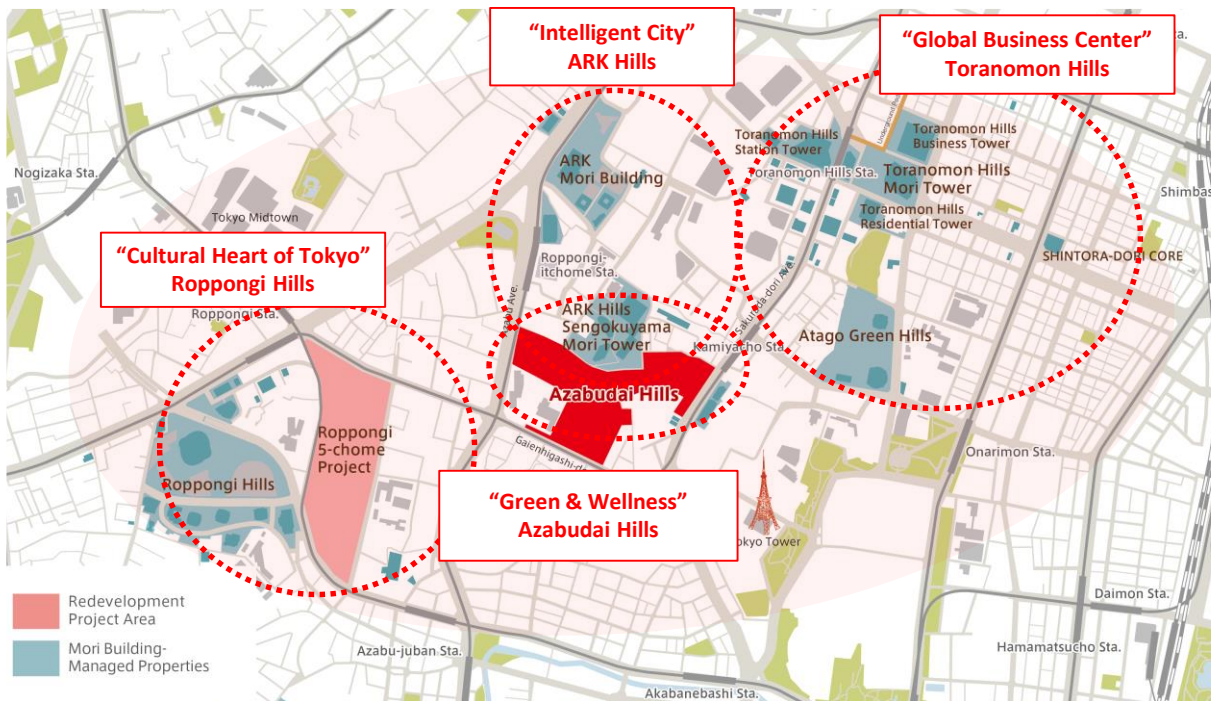
Morning tai chi (Roppongi Hills)

Connecting Hills properties to create a new cultural and economic zone in the heart of Tokyo

Mori Building's strategic geographical areas, including Azabudai Hills, all located in central Tokyo's Minato City, is an area rich in greenery and home to numerous foreign-affiliated companies and an overwhelming number of residents from overseas. Rich in international flavors, diversity and culture, this area has extremely high potential to become a new international hub of Tokyo.

Azabudai Hills lies adjacent to ARK Hills and sits at the midpoint between the "Cultural Heart of Tokyo" Roppongi Hills and the "Global Business Center" Toranomon Hills, in an area with strong cultural and business personalities.

By the end of 2023, when the Hills area is connected, a wide range of urban functions will be concentrated here; they will include a total of 982,000m² of office space, some 640 retail shops and restaurants, approx. 4,440 residential units, and multiple cultural facilities, along with abundant greenery. By linking and integrating existing Hills properties in Mori Building's strategic area, Azabudai Hills will serve a key role in creating a new cultural and economic zone in the heart of Tokyo.



ARK Hills (1986)



Atago Green Hills (2001)



Roppongi Hills (2003)



ARK Hills Sengokuyama Mori Tower (2012)



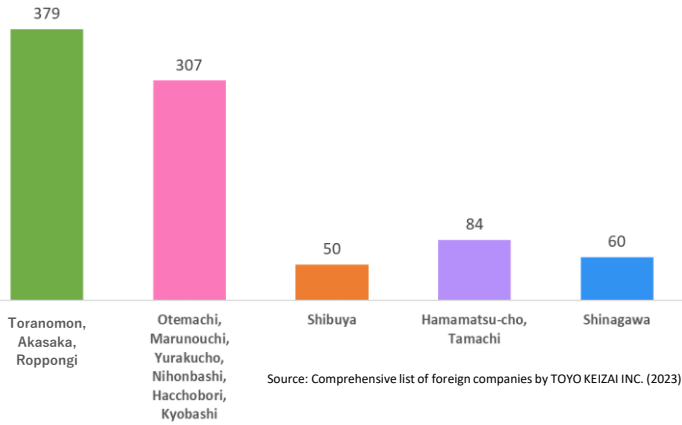
Toranomon Hills (completed October 6, 2023)



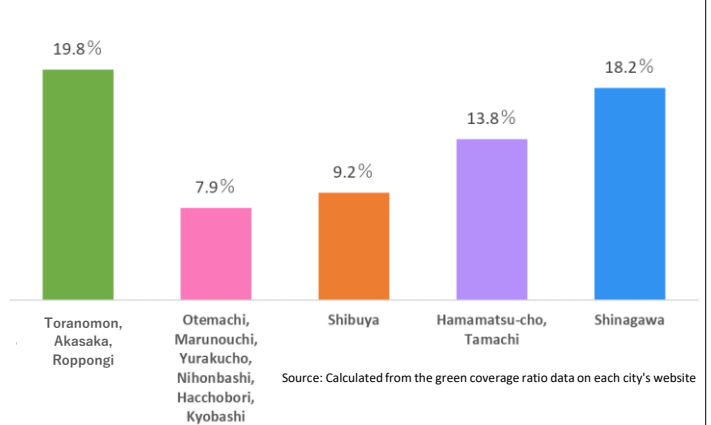
Azabudai Hills (opening November 24, 2023)

The Toranomon-Akasaka-Roppongi area, including Azabudai Hills, is in central Tokyo’s Minato Ward. This area has a high degree of internationality due to many foreign companies and residents having gravitated to the area, resulting in a rich and diverse culture. Residents also enjoy the area’s ample greenery, which promotes healthy lives, both physically and mentally. Rich in international flavors, diversity and culture, this area has extremely high potential to become a new international hub of Tokyo.

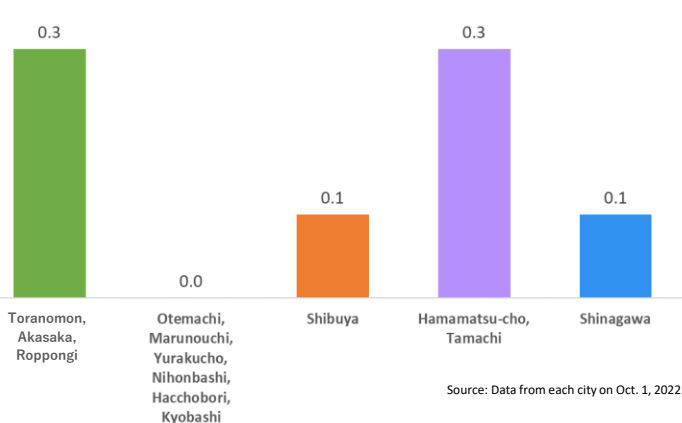
The number of foreign companies



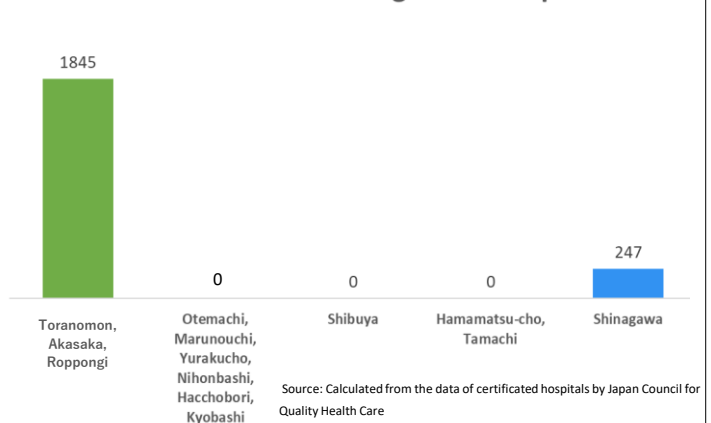
Green coverage ratio



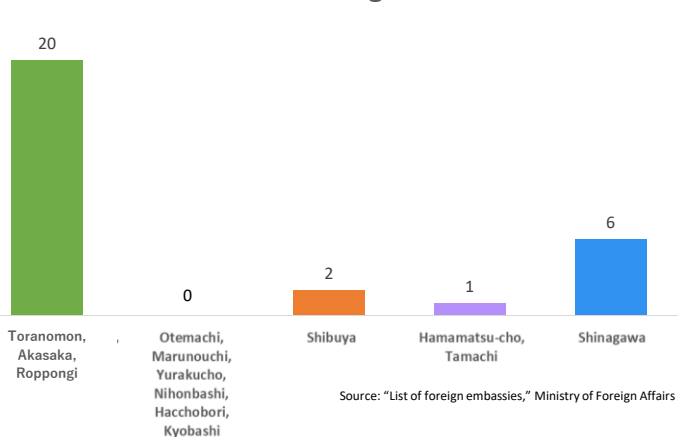
The number of foreign residents



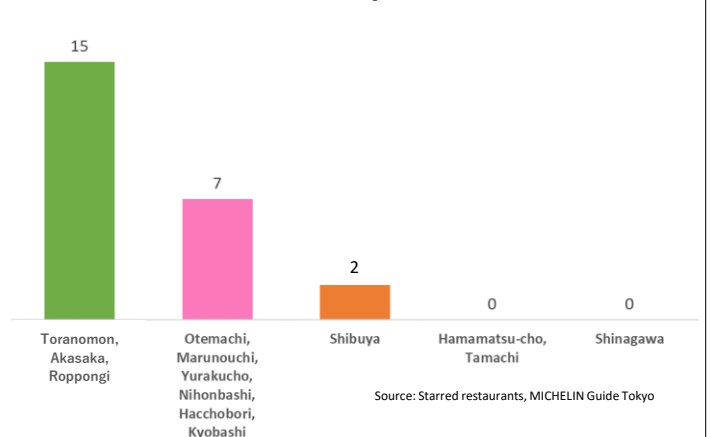
The number of beds at general hospitals



The number of foreign embassies



The number of top restaurants



Areas targeted in research

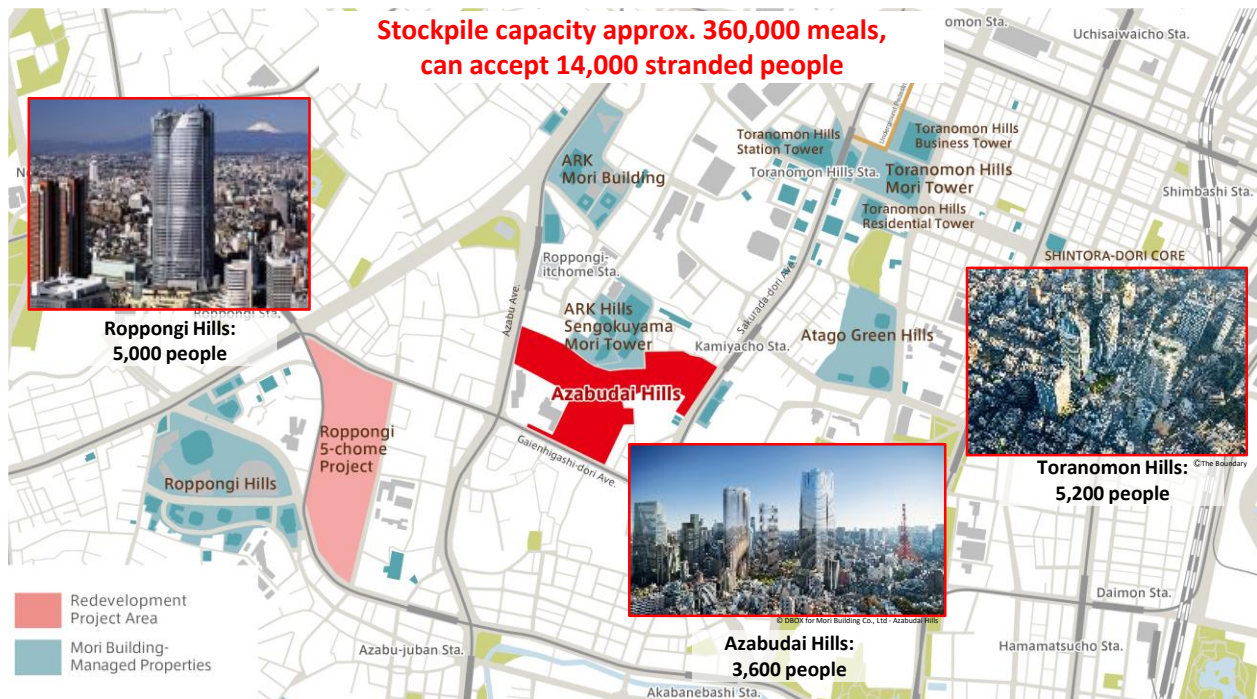
- ◆ **Toranomon, Akasaka, Roppongi Area (320ha):**
Nishi-shimbashi 1 to 3, Atago 1 to 2, Toranomon 1 to 5, Roppongi 1 to 7, Akasaka 1 to 2,6,9, Azabudai 1, Shiba ko-en 3
- ◆ **Otemachi, Marunouchi, Yurakucho, Nihonbashi, Yaesu, Kyobashi Area (248ha):**
Nihonbashi-hongokuchō 1 to 4, Nihonbashi-muromachi 1to 4, Nihonbashi-honcho 1 to 2, Otemachi 1 to 2, Marunouchi 1 to 3, Yurakucho 1 to 2, Yaesu 1 to 2, Nihonbashi 1 to 3, Kyobashi 1 to 3
- ◆ **Shibuya Area (147ha):**
Nanpeidaicho, Sakuragaokacho, Dougenzaka 1 to 2, Udagawacho, Jinnan 1, Shibuya 1 to 3, Higashi 1
- ◆ **Hamamatsu-cho, Tamachi Area (232ha):**
Kaigan 1, Hamamatsu-cho 1 to 2, Shiba 1, 4, 5, Shibaura 1 to 4, Mita 3
- ◆ **Shinagawa Area (220ha):**
Kounan 1 to 2, Takanawa 2 to 4

Reference: Mori Building's Strategic Area (Aiming to Create a New International Hub)

Accepting people stranded during disasters

Offering "cities to escape to, rather than flee from," during urban emergencies

Mori Building, which has long regarded earthquake preparedness as a critical urban issue, is turning certain major properties into "cities to escape to, rather than flee from," in the event of a disaster. This has included a variety of initiatives, both hard and soft, from strengthening the earthquake resistance of buildings to measures for day-to-day preparedness, with the aim of creating disaster-prevention centers that contribute not only to development area but also to the neighborhood. The completion of Toranomon Hills and Azabudai Hills will enable the company to accept approx. 14,000 stranded people and stockpile approx. 360,000 meals, in the facilities managed and operated by Mori Building.



*Includes facilities which will be formally agreed with Minato City to accept stranded people.

Lessons learned from the Great Hanshin-Awaji Earthquake

Following the destructive Great Hanshin-Awaji Earthquake in western Japan in 1995, Mori Building strengthened the seismic design of Roppongi Hills Mori Tower by adding more vibration-control devices, including viscous semi-active oil dampers and unbounded steel dampers. Thereafter, Mori Building adopted its own extra-high standards for the earthquake resistance of large buildings, exceeding those set forth in Japan's existing Building Standards Law.

In addition, the tower was outfitted with its own underground power-generation plant running on medium-pressure gas, which is supplied via flexible lines that proved their resilience in the Great Hanshin-Awaji Earthquake, yet another way that the tower helps to support tenants' business continuity planning (BCP).



Semi-active oil dampers



Gas engine power generator

Fully stocked with some 270,000 meals and other supplies (as of August 2023)

After the Great Hanshin-Awaji Earthquake, Mori Building built a new emergency supply warehouse and began storing food, supplies and other essential items required after an earthquake. Currently as of August 2023, we have stockpiled some 270,000 meals, including 100,000 in Roppongi Hills. Each facility also stocks blankets, medical supplies, materials and equipment, portable toilets, and other items needed in the event of a disaster.

The provisions include some 100,000 meals for stranded commuters, consisting of 9 meals per person (3 meals per day for 3 days), amounting to about 1,600 to 1,700 calories per person each day.



Emergency supply warehouse



Selected foods and supplies

Disaster-preparedness measures for Mori Building employees

Twice a year, the company conducts a large, comprehensive earthquake drill for all employees, aiming to ensure that in the event of an emergency the company's workforce of some 1,600 employees can promptly support people living and working in their respective complexes, including tenant companies dependent on maintaining business continuity.

Mori Building is also prepared to take prompt initial action if a natural disaster occurs outside of working hours, including at night and on holidays. Several living facilities for company personnel engaged in disaster prevention and management have been set up within about 2.5 kilometers of the business area, and the residents of these facilities receive special training to ensure that they are thoroughly prepared to respond to disasters.



Employees participating in a disaster drill



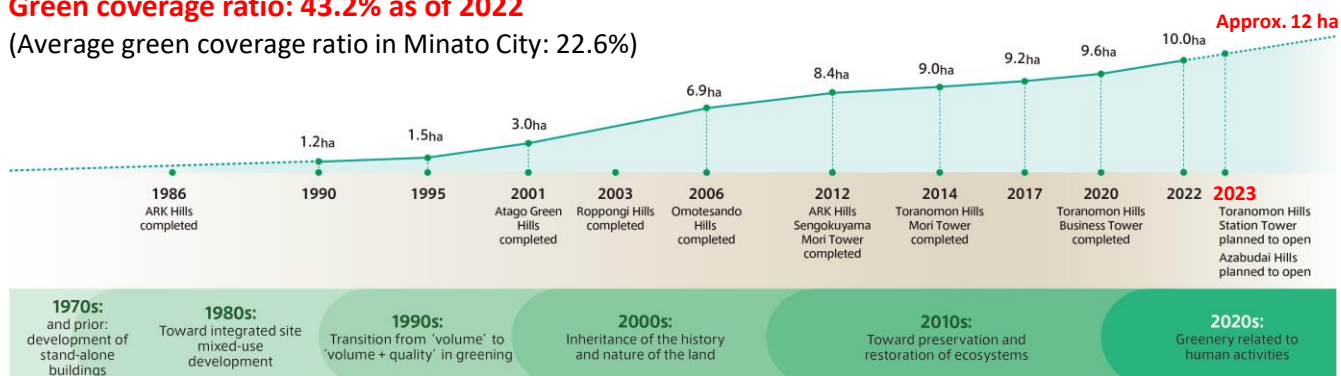
Drill to practice the distribution of provisions

Greenery nurtured for over 30 years at Hills properties

Mori Building has been promoting various environmental and green initiatives under the theme of “Environment and Greenery” for urban development. Mori Building has continuously contributed to urban greening through its redevelopment of large urban complexes that are covered in greenery and function in harmony with nature.

Green coverage ratio: 43.2% as of 2022

(Average green coverage ratio in Minato City: 22.6%)



Beginning with ARK Hills (1986), later Roppongi Hills (2003) and Toranomon Hills Mori Tower (2014), Mori Building has steadily increased greenery in central Tokyo by pursuing urban development with an awareness of greening.

In terms of size, total green coverage at the company's major complexes is expected to increase from approx. 1.2 ha in 1990 to approx. 12 ha in 2023. By planning for greenery in the initial stages of development and then managing greenery over 30 years, Mori Building has expanded total green coverage at its major complexes to a combined area that exceeds the massive size of the Roppongi Hills site (approx. 9.3 ha).

In addition, the green coverage of ARK Hills has risen from 23% in 1990, soon after its completion, to 42% today. The green coverage of Hills properties greatly exceeds the average ratio (22.6%) in Minato City as a whole.



Environment education event (Roppongi Hills)



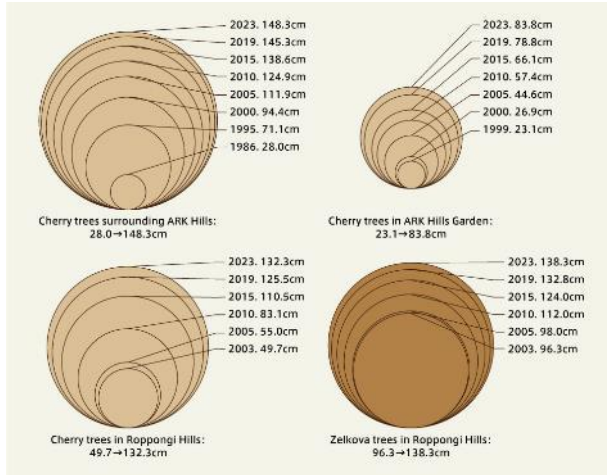
Yoga event (Toranomon Hills)

Steadily expanding green coverage ratio

- ARK Hills: 23.3% in 1990 → 42.1% in 2022
- Atago Green Hills: 44.4% in 2006 → 53.0% in 2022
- Motoazabu Hills: 44.3% in 2006 → 54.9% in 2022
- Roppongi Hills: 26.5% in 2006 → 30.8% in 2022
- Sengokuyama Mori Tower: 37.0% in 2014 → 47.1% in 2022
- Toranomon Hills Mori Tower: 24.8% in 2014 → 31.0% in 2022

Growing Greenery

Mori Building puts a lot of effort into plant maintenance and nurtures plants with care. For example, the average diameter of the cherry trees at ARK Hills was 28cm when the complex was completed in 1986, but by 2023 this average had grown to 148cm. To this day, more than 30 years after the trees were planted, they continue to grow, slowly but steadily year by year. ARK Hills and Roppongi Hills have become two of the most popular locations in Tokyo for viewing cherry blossoms, attracting large numbers of people every year.



Trunk growth of cherry and zelkova trees
(ARK Hills and Roppongi Hills)

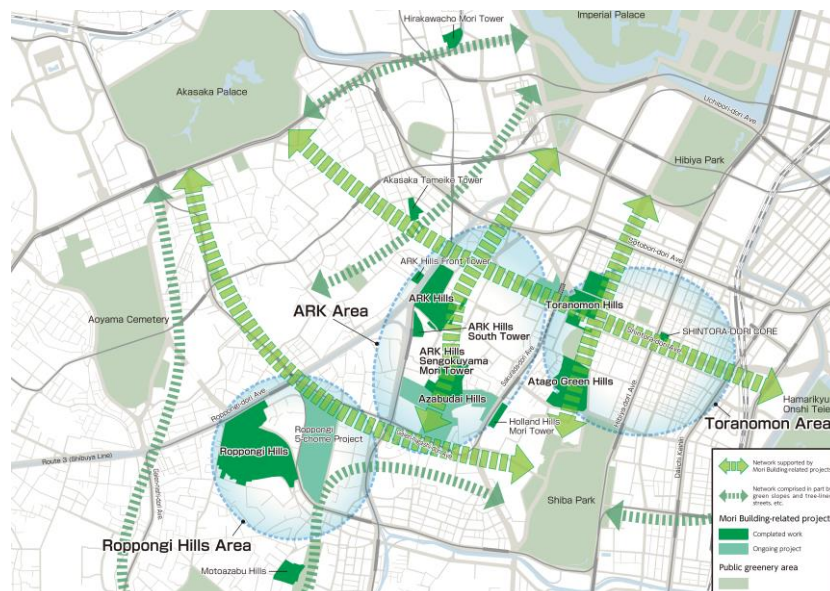


ARK Hills' verdant garden

Urban development that respects biodiversity

Extensive greenery at large-scale "Hills" complexes developed by Mori Building plays an important role as a core part of central Tokyo's ecological network. In particular, the network organically is formed of large green areas, which serve as permanent habitats for living creatures. Those areas are linked together by small-scale green areas and streetside trees, which animals use as places of refuge as they move around the busy city.

To make it easier for creatures to inhabit Tokyo's urban environment, Mori Building has placed a special focus on biodiversity since around 2007. Beyond merely expanding the amount of greenery at its properties, the company also focuses on creating high-quality green spaces. ARK Hills Sengokuyama Mori Tower, completed in 2012, was Japan's first urban development to fully incorporate a biodiversity perspective. As proof of the company's effectiveness in managing eco-friendly green spaces, a survey conducted at Sengokuyama Mori Tower in 2016 confirmed the presence of 14 species of birds and 10 species of butterflies, including the Japanese pygmy woodpecker, which is rarely seen in central Tokyo, and the varied tit, which is on the Tokyo Metropolitan Government's list of endangered species.



Central Tokyo's ecological network

Embracing culture and art into urban development to enhance the magnetism of Tokyo

Mori Building, which embraces culture and art as a key business theme, has long incorporated both in its urban development initiatives. An excellent example is the Roppongi Hills complex, also known as the “Cultural Heart of Tokyo.” As a beacon of culture, the complex has continuously showcased artworks at a variety of venues, including Mori Art Museum (one of Asia’s leaders in contemporary art), public exhibitions that allow people to enjoy art in their daily lives, and art events organized in collaboration with nearby facilities. In the 20 years since its opening, Roppongi Hills has flourished as the cultural hub of Tokyo. Also, through other Hills properties, Mori Building has contributed to the city’s vibrancy through diverse cultural facilities and public art, thereby enhancing the magnetism of Tokyo.

Cultural Venues (examples)



Suntory Hall (ARK Hills 1986)



Mori Art Museum (Roppongi Hills 2003)



TOHO CINEMAS Roppongi Hills (Roppongi Hills 2003)



TOKYO CITY VIEW (Roppongi Hills 2003)



MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless (Opened in Palette Town in 2018, closed in 2022)



TOKYO NODE (Toranomon Hills Station Tower, opening in 2023)



MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless (Azabudai Hills, opening in 2023)



Azabudai Hills Gallery (Azabudai Hills, opening in 2023)

Public Art (examples)



Maman (Roppongi Hills)



Rose (Roppongi Hills)



Kin no Kokoro (Roppongi Hills)



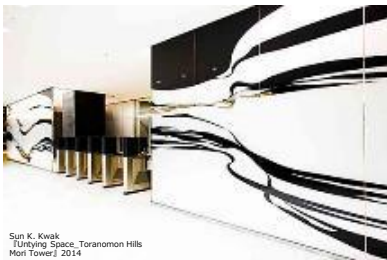
High Mountain Flowing Water:
3-D Landscape Painting (Roppongi Hills)



robororobo (roborobo ko-en)
(Roppongi Hills)



infinite
(ARK Hills Sengokuyama Mori Tower)



Untying Space
(Toranomon Hills Mori Tower)



New Water / Floating Colors
(Toranomon Hills Mori Tower)



Universe 29
(Toranomon Hills Mori Tower)



Roots
(Toranomon Hills Mori Tower)



Cycloid V
(Toranomon Hills Business Tower)



Blow If You Will Float in the Wind
(Toranomon Hills Business Tower)



Untitled
(Toranomon Hills Residential Tower)



Matter (rendition)
(Toranomon Hills Station Tower)



Pinky (rendition)
(Toranomon Hills Station Tower)



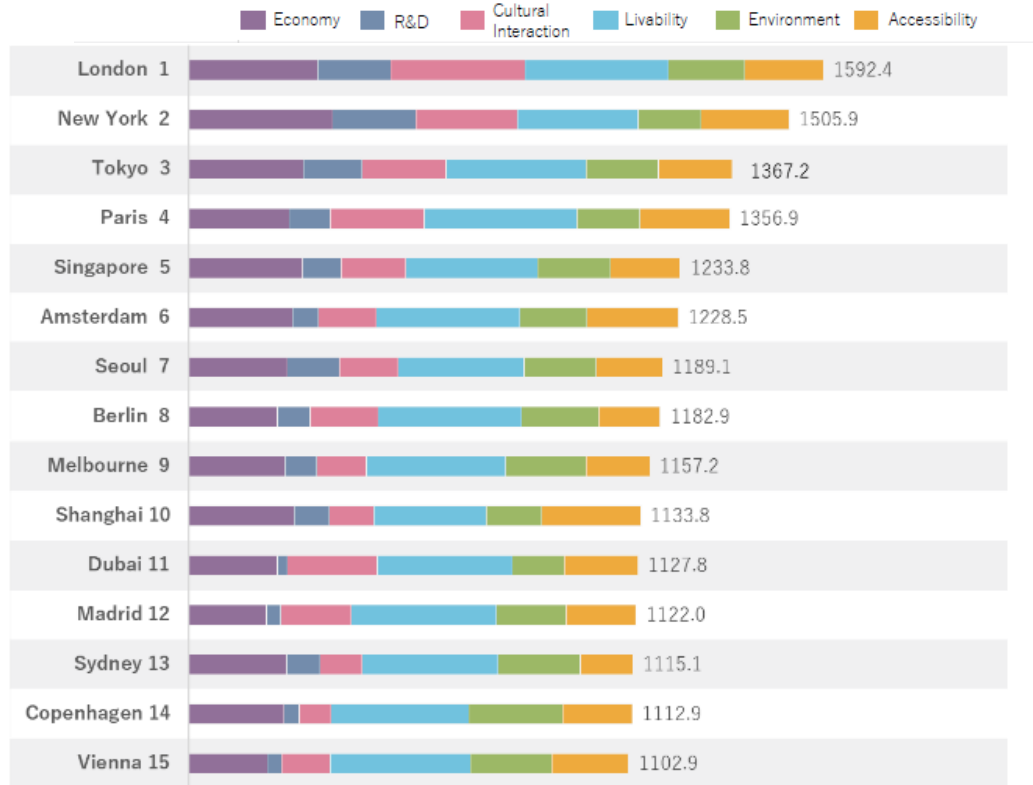
A harmonious cycle of interconnected nows (rendition)
(Azabudai Hills)



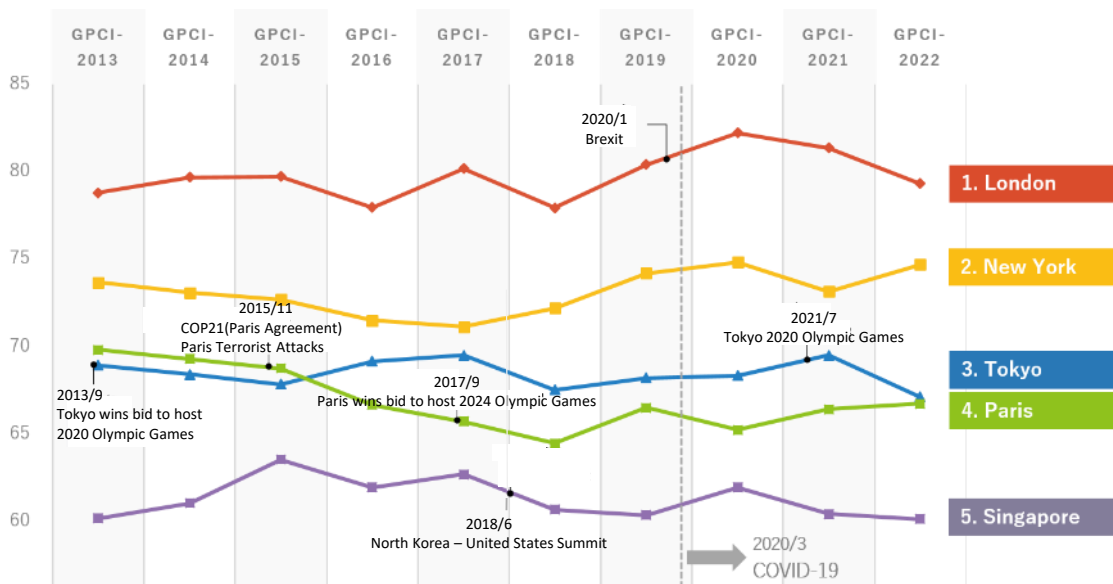
Miss Forest in Tokyo (rendition)
(Azabudai Hills)

Reference: Global Power City Index (GPCI) 2022

The Global Power City Index, published annually by The Mori Memorial Foundation, a research arm of Mori Building, evaluates and ranks 48 major cities according to their “magnetism,” or their overall power to attract creative individuals and enterprises from around the world. Cities are rated on the basis of 70 indicators spread across six basic urban functions: Economy, R&D, Cultural Interaction, Livability, Environment, and Accessibility.



The ranked order of the top 5 cities has remained unchanged since 2016: No. 1 London, No. 2 New York, No. 3 Tokyo, No. 4 Paris and No. 5 Singapore. Nevertheless, scores in GPCI 2022 were significantly impacted by how cities responded to the three-year COVID-19 pandemic. Tokyo, which implemented a cautious COVID-19 policy, scored lower in “Number of Foreign Visitors” in the Cultural Interaction category and “Number of Air Passengers” in Accessibility. Paris, meanwhile, improved its overall score to greatly narrow the city’s gap with Tokyo. Much attention is now being focused on Tokyo to see if it can once again build on its urban strengths as the pandemic subsides.



Tokyo's Strengths and Challenges

A comparison of Tokyo's GPCI 2018 and GPCI 2022 scores shows that its strengths in "Total Employment" and "Number of Hotel Rooms" increased during this five-year period, but traditional strengths such as "Number of World's Top 500 Companies," "Number of Researchers" and "Research and Development Expenditures" declined. Although Tokyo improved weaknesses such as "Waste Recycle Rate," scores fell further in areas such as "Urban Greenery."

Looking at changes in various indicators for Tokyo over the five-year period, the numbers of those with declining scores increased. It must be noted, however, that the pandemic had a significant impact on many declines, so as the pandemic is brought under control it is highly possible that scores will recover sharply in areas susceptible to fluctuating visitation, such as "Number of Foreign Visitors," "Attractiveness of Shopping Options" and "Attractiveness of Dining Options."

Also, Tokyo's multiple urban redevelopment projects planned through 2030 should help to boost indicators such as "Number of Restaurants," "Urban Greenery," and "Number of Foreign Residents." Furthermore, if more favorable "Corporate Tax Rate" and increased "Availability of Skilled Human Resources" ratings can be achieved, Tokyo will be in an even better position to improve its global competitiveness as the pandemic subsides.

Strengths (deviation above 65)				Weaknesses (deviation below 50)								
UP				UP								
Economy	2	Nominal GDP	▶	Livability	2	Price Level	▲					
		Total Employment	▲			Risk to Mental Health	▲					
Cultural Interaction	3 Indicators	Number of Cultural Events	▲	Environment	2	Renewable Energy Rate	▲					
		Number of Theaters	▲			Waste Recycle Rate	▲					
		Number of Hotel Rooms	▲	Accessibility	1	Ease of Mobility by Taxi or Bicycle	▲					
DOWN				DOWN								
Economy	1	World's Top 500 Companies	▼	Economy	3	GDP Growth Rate	▶	Livability	4	Workstyle Flexibility	▼	
R&D	3	Number of Researchers	▼			Availability of Skilled Human Resources	▼	Economic Risk of Natural Disaster		▶	Social Freedom and Equality	▼
		Research and Development Expenditure	▼			Corporate Tax Rate	▼	World's Top Universities		▶	ICT Readiness	▼
		Number of Patents	▼	World's Top Universities	▶	Number of International Students	▼	Urban Greenery	▼			
Cultural Interaction	2	Attractiveness of Shopping Options	▼	R&D	2	Cultural Content Export Value	▼	Environment	1	Cities with Direct International Flights	▼	
		Attractiveness of Dining Options	▼			Proximity to World Heritage Sites	▼			Accessibility	3	Commuting Time
Livability	1	Number of Restaurants	▼	Cultural Interaction	5	Number of Luxury Hotel Rooms	▼	Accessibility	3	Traffic Congestion		▼
Accessibility	1	Public Transportation Use	▼			Number of Foreign Residents	▶			Number of Foreign Visitors		▼