

Mori Building's Azabudai Hills Mori JP Tower, Toranomon Hills Station Tower and JAKARTA MORI TOWER Earn First WELL Core Platinum Ratings in Their Respective Countries

Tokyo, May 27, 2024 — Mori Building Co., Ltd., Japan's leading urban landscape developer, announced today that Azabudai Hills Mori JP Tower, Toranomon Hills Station Tower and JAKARTA MORI TOWER have each received a WELL Core Platinum certification, the highest rating of the WELL Building Standard, for the common areas of their office and commercial spaces. Azabudai Hills Mori JP Tower and Toranomon Hills Station Tower are the first two properties in Japan to receive the certification and JAKARTA MORI TOWER is the first in Indonesia.

The WELL Building Standard is a global certification system administered by the International Well Building Institute (IWBI), a U.S. nonprofit organization that evaluates the environmental performance of buildings and their impact on human health and wellness. WELL Core ratings provide assessments in 10 “concepts” (categories)—air, water, nourishment, light, movement, thermal comfort, sound, materials, mind and community—covering more than 200 specific “features” (characteristics). Four ratings, from Bronze to Platinum, are awarded based on overall performance.

Each Mori Building property was precertified at the planning stage. After construction was completed, IWBI conducted a site survey to confirm certification.

Azabudai Hills Mori JP Tower and Toranomon Hills Station Tower received high marks for promoting physical activity with plazas and decks for walking, healthy meals at Hills House Azabudai and TOKYO NODE CAFE, and high-performance air filtration for clean indoor air. Azabudai Hills Mori JP Tower is the largest property in Japan to receive a WELL Core certification.

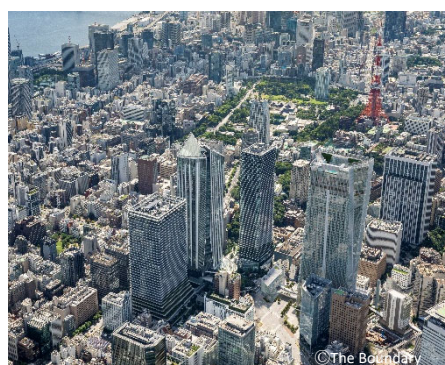
JAKARTA MORI TOWER was highly rated for its healthful impact on workers, contractors and others involved in the construction, management or operation of the building, as well as the building's performance in providing comfortable work environments that take into account workers' health.

Rachel Hodgdon, President and CEO of IWBI, said: “After earning the first WELL Core Certification in Indonesia for its Jakarta Mori Tower, Mori has now achieved WELL Core Certification for its Azabudai Hills Mori JP Tower and Toranomon Hills Station Tower, two outstanding examples of how people-first places can energize and enrich entire communities. Mori is using WELL to set a new benchmark for creating healthier and more resilient urban spaces and we honor their leadership in this critical work.”

Mori Building's urban development initiatives in Japan and abroad will continue to contribute to sustainability by pursuing the symbiosis between cities and nature, the decarbonization of cities, and the realization of resource-circulating cities.



Azabudai Hills Mori JP Tower (right)



Toranomon Hills Station Tower (right)



JAKARTA MORI TOWER

Azabudai Hills Mori JP Tower

Azabudai Hills' design, exterior and overall planning are centered on the concept of GREEN & WELLNESS, with a focus on the health and comfort of users. This is the largest property in Japan to have received a WELL certification on any level.

Evaluation highlights

Movement & Community: Easy access on foot and physical-activity events in Central Green and other locations

Mind: Design incorporates nature and art

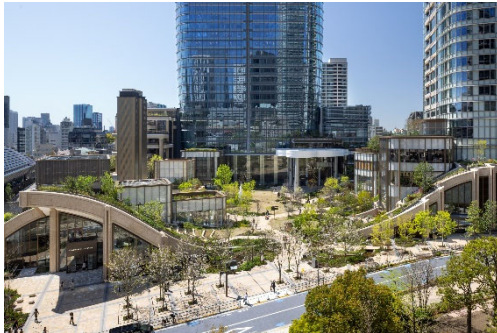
Nourishment: Fruit orchard and provision of healthy meals at Hills House Azabudai

Air: High-performance air-conditioning filters maintain high-level air quality

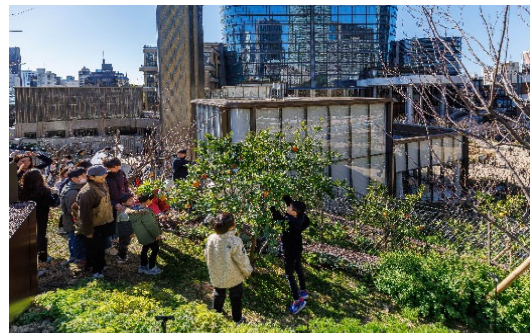
Other wellness initiatives

Water: Water purifiers in office common areas and hydration stations in Central Green

Air: Provision of service for visualizing air quality in offices



Walkway to Central Green



The Orchard



Healthy meal at Hills House Azabudai



Wellness event promoting exercise

Toranomon Hills Station Tower

Toranomon Hills is Tokyo's newest and most advanced international hub and global business center, where diverse companies and global players gather and new ideas and values are transmitted. Toranomon Hills Station Tower, which opened in October 2023, features offices that meet diverse needs and accommodate new ways of working, a cafe and bar serving food that is good for people and the environment, a pedestrian deck that spans the tower and major roads, and the Station Atrium and underground pedestrian walkways that integrate the station with the surrounding area.

Evaluation highlights

Mind: Design incorporates nature and art

Air: High-performance air-conditioning filters maintain high-level air quality

Nourishment: TOKYO NODE CAFE serves healthy meals that are good for people and the environment

Movement: Layout promotes area-wide circulation, not just in building, such as convenient deck for walking

Other wellness initiatives

Water: Water purifiers in office common areas



Pedestrian deck encouraging walking



Healthy meal at TOKYO NODE CAFE

JAKARTA MORI TOWER

JAKARTA MORI TOWER, a large office tower built to Jakarta's highest standards, is located on Sudirman Street near Semanggi Interchange in the heart of Jakarta's largest business district, where high-rise buildings are concentrated. It was the first building in Indonesia to receive WELL Core Platinum certification for its highly rated construction methods and building performance in protecting the health of office workers and construction personnel, accommodating diverse lifestyles, and addressing environmental issues, including the city's comparatively poor air quality by filtering out harmful substances to maintain high air quality inside.

Evaluation highlights

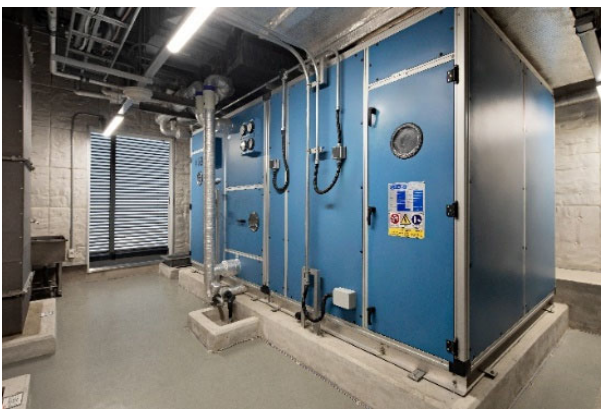
Air: Minimized indoor air pollution during construction (dust-control and exterior wall-protection), and high-performance filtration of city's PM2.5 pollution maintains high-level air quality indoors

Light: Design allows abundant natural light into offices, including to support people's natural circadian rhythms

Mind: Exterior greening

Sound: Suppression of noise from air conditioning and busy neighborhood to help people focus on work

Community: Building accommodates diverse lifestyles with amenities such as an infant-nursing room



Air conditioners equipped with high-performance filters

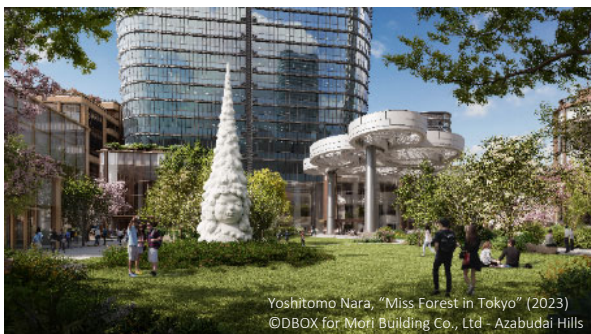


Exterior greening

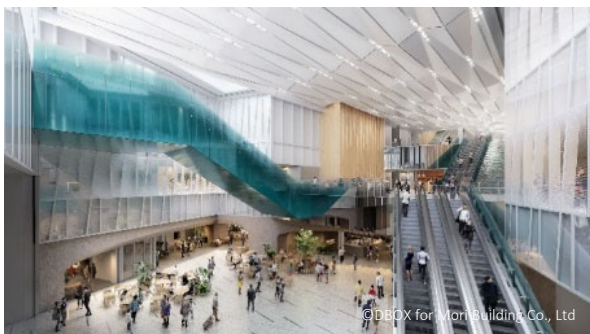
LEED ND and CASBEE-Buildings certifications for Azabudai Hills and Toranomon Hills

In May 2021, Azabudai Hills and Toranomon Hills both received the U.S. Green Building Council's (USGBC) top-level LEED ND Platinum precertification, an index that evaluates the environmental performance and comfort of city blocks. The rating recognizes Mori Building's commitment to urban development in cooperation with local rights holders, mixed-use development with diverse urban functions, walkable urban spaces, renewable energy, and integration with public transportation. Both properties are expected to receive Platinum certifications by this fall.

In 2023, Azabudai Hills Mori JP Tower and Toranomon Hills Station Tower both received top-level S-rank certification from CASBEE-Building, a new-building rating system operated by a Japanese certification authority. In addition, Azabudai Hills Mori JP Tower received a top-level S-rank certification CASBEE-Wellness Office.



Walkable Azabudai Hills



Development integrated with public transportation at Toranomon Hills Station Tower

Green Mark for JAKARTA MORI TOWER

JAKARTA MORI TOWER also has a preliminary Green Mark certification for environmental friendliness accredited by the Building and Construction Authority (BCA) of Singapore, which it received in August 2019. Mori Building plans to pursue the top-level Platinum certification in the future. This certification system, which focuses on the unique climate Southeast Asia, places a strong emphasis on energy performance. JAKARTA MORI TOWER was highly rated for its energy-efficient equipment and overall energy efficiency, including exterior materials that achieve high thermal insulation and heat shielding.



Energy-efficient air-conditioning equipment

About Mori Building

Mori Building is an innovative urban developer based in Tokyo. The company is committed to maximizing the magnetic power of cities by creating and nurturing safe, sustainable and cosmopolitan urban centers based on its unique Vertical Garden City concept of high-rise centers for business, education, leisure and residence. The concept is applied in the company's many leading-edge projects, including ARK Hills, Roppongi Hills, Toranomon Hills, and Azabudai Hills in Tokyo and the Shanghai World Financial Center. Mori Building is also engaged in real estate leasing, project management and consultation. Please visit www.mori.co.jp/en

International media inquiries

Public Relations, Mori Building Co., Ltd.
+81 (0)3 6406 6606
koho@mori.co.jp

Weber Shandwick Japan
Mayuko Harada (+81 (0)90 9006 4968)
Minako Momose (+81 (0)80 8751 8014)
Masashi Nonaka (+81 (0)80 1037 7879)
moribldg@webershandwick.com