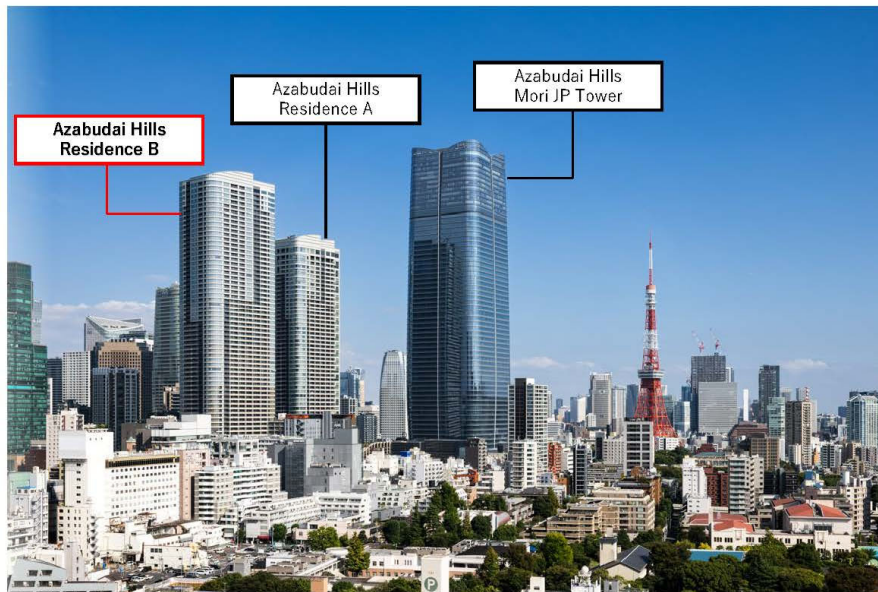


Azabudai Hills Fully Completed With Opening of Residence B

Enhanced road network and underground barrier-free walkway improve area's connectivity and safety

Tokyo, October 29, 2025 — Mori Building Co., Ltd., Japan's leading urban landscape developer, announced today the completion of Residence B, the final piece of the Azabudai Hills project and part of the larger Toranomon-Azabudai District Category 1 Urban Redevelopment Project. Azabudai Hills, a transformative urban development project that has been in the making for approximately 35 years in collaboration with approximately 300 rights holders, is now fully complete, with an additional 970 residential units, a comprehensive east–west and north–south road network and a barrier-free underground pedestrian network that links two subway stations.



Significant improvements in local area's connectivity and disaster preparedness

Historically, the area where Azabudai Hills is now located had long-standing problems with its transportation network, including incomplete east-west roads and a major north-south street, "Onemichi," that did not connect to nearby Gaien Higashi-dori Avenue, another major street. However, the completion of Residence B has finalized the east-west transportation network by adding Hachiman-dori Avenue to the already operational Sakura-Asa-dori Avenue. Furthermore, the Central Walk barrier-free underground pedestrian passageway linking Roppongi-itchome Station to Azabudai Hills dramatically enhances circulation and traffic accessibility throughout the area.

Central Walk is also designed to serve as an emergency shelter, boosting Azabudai Hills' total capacity to 6,000 m² of shelter space for approximately 3,600 individuals stranded by a disaster. The addition of this space strengthens the disaster preparedness of the local area and contributes to more comprehensive safety in Tokyo.

Heightened integration of residences, offices and commercial facilities

Centered on its 6,000 m² Central Green Plaza, Azabudai Hills integrates diverse urban functions, including offices, residences, a hotel, an international school, cultural facilities, and retail spaces, all within walking distance.

With the completion of Residence B, Azabudai Hills has added 970 residential units, including fully furnished short-term serviced apartments, 68 small offices, and 7 retail stores, marking a new stage of evolution for this "compact city." Total residential units in Azabudai Hills now number around 1,400, surpassing Mori Building's other notable "Hills" projects, including ARK Hills, Roppongi Hills and Toranomon Hills.

Going forward, Mori Building will remain committed to its "Create Cities, Nurture Cities" philosophy while further contributing to Tokyo's magnetism as a world-class international city.

Completion of major development in collaboration with approx. 300 rights holders, spanning over 35 years

Mori Building had advanced its Azabudai Hills plan (part of the Toranomon-Azabudai District Category 1 Urban Redevelopment Project) for approximately 35 years, since the establishment of a related urban redevelopment council in 1989, involving continuous discussions with about 300 rights holders with differing positions and circumstances. The City Plan was approved in 2017 under the Law of National Strategic Special Zones. Following the approval of the Redevelopment Association's establishment in March 2018, construction commenced on August 5, 2019, and the complex opened on November 24, 2023. Following the phased opening of commercial areas, hotels and cultural facilities, the opening of Residence B now marks the full completion of Azabudai Hills.

March 1989	Establishment of the Council of Redeveloping Cities (Gazebou District)
May 1989	Establishment of the Council of Redeveloping Cities (Hachiman-cho District)
December 1989	Establishment of the Council of Redeveloping Cities (Sengokuyama District)
February 1993	Establishment of Toranomon-Azabudai District Urban Redevelopment Preparations Committee
July 2014	Expansion of Toranomon-Azabudai District Urban Redevelopment Preparations Committee 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 the Law of National Strategic Special Zone)
March 2018	Approval of the establishment of Toranomon-Azabudai District Urban Redevelopment Association
February 2019	Approval of the plan of rights conversion
August 2019	Start of construction
June 2023	Completion of Mori JP Tower and Garden Plaza
September 2023	Completion of Azabudai Hills Residence A
November 2023	Opening of Azabudai Hills
February 2024	Opening of Mori Building Digital Art Museum: EPSON teamLab Borderless
February 2024 and onward	Openings of luxury brand stores
March 2024	Openings of Azabudai Hills Market and Janu Tokyo
October 2025	Completion of Residence B (and thereby all of Azabudai Hills)



Association meeting



Another association meeting



Groundbreaking in August 2019



Completion Ceremony in July 2023



Opening Ceremony in November 2023



Central Green in July 2024

Integration of fragmented roadways to greatly enhance traffic flow and accessibility throughout entire area



Azabudai Hills is well served by Sakurada-dori, Gaien-higashi-dori and Azabu-dori avenues on the area's perimeter. However, the original east-west roads were fragmented and the main north-south street, Onemichi, did not merge with Gaien-higashi-dori, resulting in an inefficient traffic network that plagued the area for decades. Completion of Residence B includes Hachiman-dori Avenue for east-west connections, and a barrier-free underground walkway, Central Walk, linking Roppongi-itchome and Kamiyacho subway stations. These additions significantly improve accessibility and circulation in the area and the surrounding neighborhoods.



Central Walk underground passageway linking two metro stations



Hachiman-dori Avenue running east and west

Temporary shelter (6,000 m²) to accommodate about 3,600 stranded individuals

The location of Azabudai Hills was formerly a fragmented, densely packed area filled with small wooden houses and buildings, many of which were deteriorating. The area's urban infrastructure greatly needed improvement. A Type 1 Urban Redevelopment Project was established to address these issues, including the development of roads, parks and other public facilities to greatly enhance the area's disaster preparedness, safety and overall urban functionality.

The completed Residence B includes the Central Walk, an area designed to serve as an emergency shelter for individuals stranded by a disaster. Azabudai Hills now has approximately 6,000 m² of shelter space, capable of temporarily accommodating about 3,600 people. With warehouses for disaster provisions and emergency water wells, Azabudai Hills has further expanded its function as a disaster preparedness hub.

With Azabudai Hills's completion, the total capacity of emergency shelters at Mori Building managed and operated properties, including Roppongi Hills and Toranomon Hills, has increased to approximately 14,000 individuals, and the stockpile of emergency provisions now totals approximately 360,000 meals.



Azabudai Hills before redevelopment



Azabudai Hills before redevelopment



Emergency provisions warehouse

Mori Building conducts large-scale comprehensive earthquake drills for all employees (approx. 1,700 individuals) twice a year to ensure the ability to carry out swift recovery activities during emergencies. These efforts support the lives of community members and the business continuity of tenant companies.

To enable rapid responses during non-working hours, such as nights and weekends, approximately 300 disaster response personnel reside within a 3.5 km radius of the company's business area and regularly participate in training to prepare for potential disasters.

At Azabudai Hills, Mori Building actively enhances disaster preparedness throughout the area by organizing regular fire drills, training to accommodate individuals unable to return home, and joint earthquake drills in collaboration with The British School in Tokyo.



Drill in Azabudai Hills



Drill in Roppongi Hills



Joint drill at The British School in Tokyo

Azabudai Hills Residence B: A new residential option at Azabudai Hills

Azabudai Hills's new Residence B spans the 6th to 64th floors and offers 970 units with diverse layouts, from studios to four-bedroom apartments. The property features an array of shared amenities, including lounges, guest rooms, study rooms, a theater, a gym, and a kids' room. It also offers premium services to enhance urban living. Fully furnished serviced apartments are available for short-term stays on the 13th to 18th floors.

With breathtaking views of the city, meticulous attention to floor plans, high-quality features, and sophisticated design, Azabudai Hills Residence B delivers an unparalleled urban living experience. Embodying the essence of "Hills Life," this new residential facility redefines modern luxury living at Azabudai Hills.



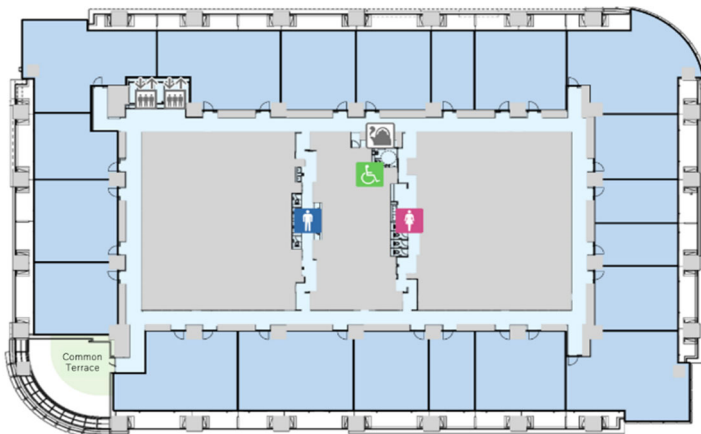
Lobby Lounge ©DBOX for Mori Building Co., Ltd.



Entrance ©DBOX for Mori Building Co., Ltd.

S-Office: Versatile lineup of small-scale offices, including setup offices

Floors 2 through 5 house a workplace spanning approximately 4,500 m². This space features 68 compact offices, ranging from 30 to 105 m² per unit, with a diverse lineup from standard rental spaces to high-grade setup offices. Additionally, the 2nd floor boasts an exclusive tenant lounge exceeding 300 m², providing a comfortable and efficient work-life environment.

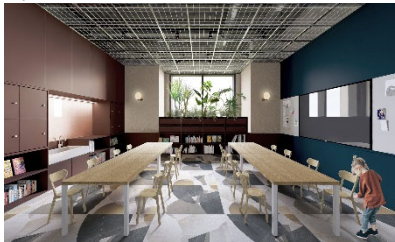


Standard floor plan



Tenant lounge (B2F)

Commercial facilities in Residence B

Arteferro (B1F) The pinnacle of luxury-brand cleaning services. Skilled artisans carefully assess each item's condition and propose the most suitable cleaning plan. <i>Opening Thurs., November 6</i> 	Sarto (B1F) Tailoring and alterations. Offering elegant solutions to customers' clothing needs, delivering the finest garment alterations and custom-made services. <i>Opening Thurs., November 6</i> 	Refine (B1F) Beautiful restoration to give your cherished items "second birth." Timeless value is brought back to life with the masterful repair craftsmanship of Japanese artisans. <i>Opening Thurs., November 6</i> 
Sundrug A practical drugstore offering a wide variety of products, ranging from cosmetics, health foods, pharmaceuticals, and nursing care to food and car supplies. <i>Opening Thurs., November 6</i> 	Seven Eleven (B1F) A handy convenience store offering a wide range of everyday products, including beverages, snacks, alcoholic drinks, and household essentials. <i>Opening Thurs., November 13</i> 	Kids Garden Prep School (2F) A premium childcare and early education facility offering diverse programs for children aged 0 to 6. <i>Opens Mon., December 1</i> 
Kids Garden Education Lab (2F) An educational space fostering new learning and experiences, open to all generations in the community. <i>Opens Mon., December 1</i> 	In addition to these facilities, various restaurants and other establishments are scheduled to open on floors B1F to 2F from spring 2026. Details will be announced later on the Azabudai Hills official website and other channels.	

Azabudai Hills overview

Azabudai Hills is located between ARK Hills, the cultural hub of Roppongi Hills, and the global business center of Toranomon Hills. This unique positioning blends various cultural and business elements, making it a standout urban destination. The expansive project covers around 8.1 hectares and is enveloped by lush greenery, including a 6,000 m² Central Green and total green space of 24,000 m². Azabudai Hills rivals Roppongi Hills in scale and impact.

Key highlights include:

- Floor area: 861,700 m²
- Office space: 214,500 m²
- Residential units: 1,400
- Mori JP Tower: 330 meters
- Tenant staff: 20,000
- Residents: 3,500
- Annual visitors: 30 million

(All figures are approximate)

Azabudai Hills is a comprehensive urban environment enriched by offices, residences and commercial facilities that meet international standards. Noteworthy features include Aman Residences, Tokyo; Janu Tokyo, the first hotel under Aman's sister brand; The British School in Tokyo, an international school with over 700 students from 50+ countries; and the highly popular Mori Building Digital Art Museum: Epson teamLab Borderless. This vibrant, greenery-filled neighborhood seamlessly blends living, working, learning and leisure. Azabudai Hills represents Mori Building's vision of a "city within a city" (compact city) and as the "Hill of the Future," is the culmination of everything developed by the company in previous Hills projects.

Modern Urban Village — a huge open space filled with lush greenery, bringing people closer together

The development concept for Azabudai Hills is a Modern Urban Village, designed as a lush, vibrant "plaza-like city" that connects people. This vision is underpinned by two key pillars: "Green" and "Wellness." Surrounded by abundant greenery and harmonized with nature, Azabudai Hills is a new style of community where diverse individuals can gather and live highly human-centered lives.

The planning of Azabudai Hills began with the flow of people and gathering spaces in mind. The Central Green plaza was established as the heart of the area, and a seamless landscape was designed around it. Afterward, three high-rise towers were strategically placed. This approach is the complete opposite of traditional urban planning, where buildings are placed first and green spaces are added afterward. Leveraging the site's natural elevations, designers landscaped everything, including the rooftops of low-rise buildings, to create an urban oasis.

Despite being located in the heart of Tokyo, the project boasts approximately 24,000 m² of green space, including the 6,000 m² Central Green. Around 320 plant species are spread across the area, changing their appearance with the seasons and connecting greenery and water to form a tranquil natural retreat.

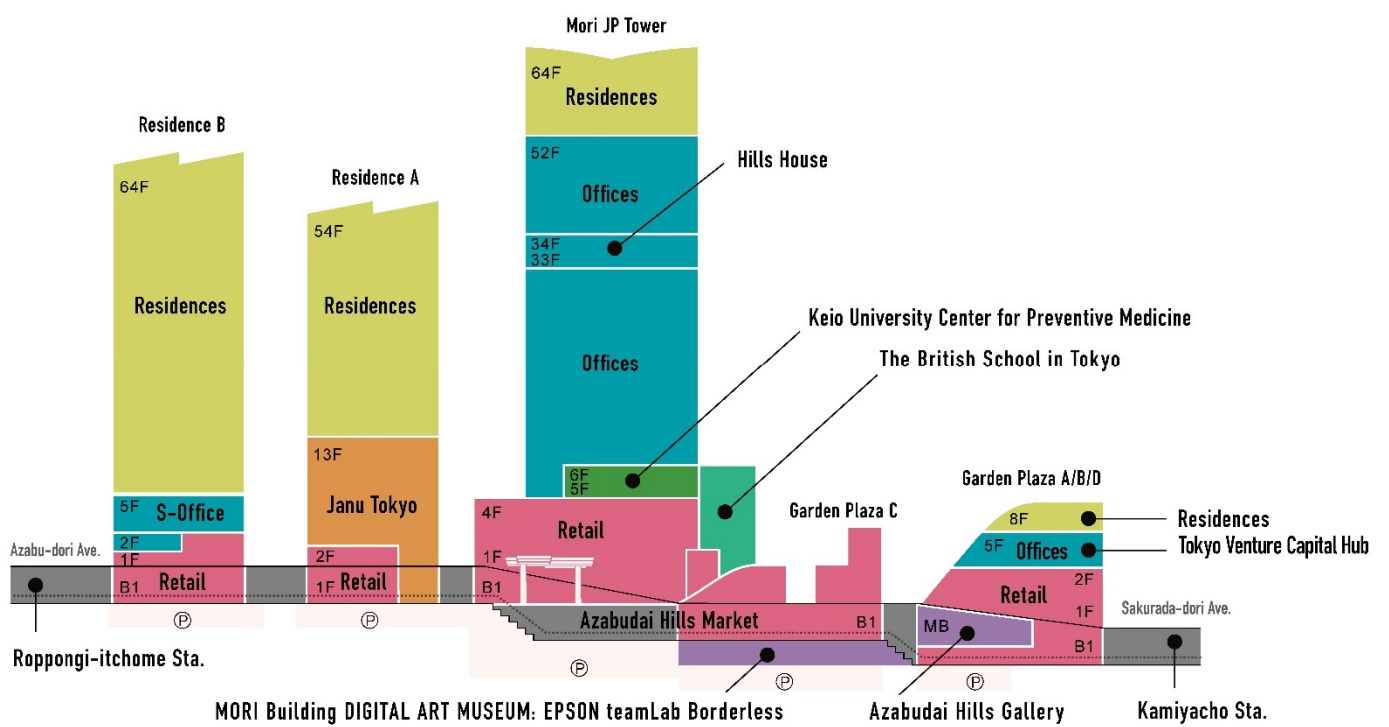
Additionally, Azabudai Hills is committed to sustainability. The complex offers 100% renewable energy in line with the RE100 (Renewable Energy 100%) initiative, actively supporting decarbonization and a circular economy.

In collaboration with Keio University, Azabudai Hills integrates wellness into daily life by connecting medical facilities with amenities such as spas, fitness clubs, restaurants and food markets. This approach ensures that everything related to living and working in Azabudai Hills contributes to wellness.

Site Map



Cross Section Map



Datasheets

Azabudai Hills Residence B

Location	Part of 1-chome, Azabudai, Minato-ku
Facility area	Approx. 9,600 m ²
Total floor area	Approx. 185,300 m ²
Height	Approx. 270 m
Floors	64 above ground, 5 below ground
Structure	RC (partially steel structure)
Purpose	Residential, offices, daycare, retail, parking, and more
Developer	Toranomon-Azabudai District Urban Redevelopment Preparations Committee
Basic design	Mori Building Co., Ltd. First-Class Architect Office / Nikken Sekkei Ltd.
Detailed design	Mori Building Co., Ltd. First-Class Architect Office / Nikken Sekkei Ltd.
Designers	Exterior: Pelli Clarke & Partners Low-rise exterior & commercial/common areas: Heatherwick Studio Office common areas & residential (6F–30F): Nikken Sekkei Ltd. Residential common areas & residential (31F–64F): Marco Costanzi Architects
Contractor	Sumitomo Mitsui Construction Co., Ltd.
Construction start	October 2019
Completion	October 2025

Azabudai Hills

Site area:	Approx. 8.1ha
Total floor area	Approx. 860,000 m ²
Office space	Approx. 210,000 m ²
Residential units	Approx. 1,400
Retail space	Approx. 23,000 m ²
Green space	Approx. 24,000 m ²



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)
Yuko Kato (+81 (0)90 8963 3525)
moribldg@webershandwick.com