

Toranomon Hills Feted as Catalyst of Tokyo's Emerging Transformation - Grand Opening Scheduled on June 11 -

Tokyo, June 4, 2014 – Mori Building, a leading urban-landscape developer, today held an inauguration ceremony for Toranomon Hills, a progressive multi-use high-rise located within the Special Zone for Asian Headquarters established by the Tokyo Metropolitan Government. As an all-new environment for high-end business and lifestyle supported by excellent access, this innovative urban-landscaping model offers forward-looking solutions for Tokyo's emerging transformation as an internationally competitive world-class city. The grand opening will take place on June 11.

Rising 52 stories and 247 meters in height, Toranomon Hills features expansive pillar-free office spaces designed to the highest specifications, one of Tokyo's largest conference facilities, luxury residences, 24 shops and restaurants serving Japanese and western haute-cuisine, and a 6,000m² pocket of open space and greenery. The multi-use high-rise also houses Andaz Tokyo, Hyatt's first boutique luxury hotel in Japan to provide top-level accommodation for international business and leisure travelers.

The inauguration ceremony was preceded by the opening of the Toranomon-Shinbashi stretch of Loop Road No.2 in March. The road's extension in the near future from Shinbashi to Toyosu, part of Tokyo's fast-developing east bay shore, will greatly ease access between Toranomon Hills and Tokyo International Airport (Haneda) for international users. Close proximity to key metropolitan centers also will make Toranomon Hills an ideal location for business, leisure and tourism.



The birth of Toranomon Hills was made possible by Mori Building's "Vertical Garden City" concept, which ingeniously incorporates the property and Loop Road No. 2's underground tunnel. The concept makes intelligent use of ultra-high-rise structures and underground space for extra compactness, thereby enhancing the efficiency of urban infrastructure with fully integrated offices, residences, hotels, commercial facilities and road systems.

The opening of the Toranomon-Shinbashi stretch of Loop Road No.2 is the symbolic first step of a major public-private partnership led by Mori Building and the Tokyo Metropolitan Government to rejuvenate this central Tokyo district, with Toranomon Hills at its heart.

Connected seamlessly with an arterial thoroughfare, Toranomon Hills will be the pivotal crossroads of the coming Tokyo 2020 Olympic Village and new National Stadium, as well as the Imperial Palace and business and administrative districts surrounding this world-class Asian headquarters in central Tokyo.



About Mori Building

Tokyo-based Mori Building Co., Ltd. creates groundbreaking concepts for urban living throughout Japan and the rest of Asia. As one of Japan's leading urban landscape developers, Mori Building engages in urban redevelopment, real estate leasing and management, and consultation covering areas such as leisure complexes, offices and high-class residences. Examples include the Roppongi Hills complex in Tokyo and the Shanghai World Financial Center. The company also is involved in culture, art and "town management" activities that keep communities functioning and thriving, including disaster preparedness, security, logistics, etc., as well as planning and operating civic-minded facilities such as museums, galleries, observatories, educational and conference facilities and private clubs. Mori Building was established in 1959. Please visit www.mori.co.jp/en.

Media Inquiries

Moichi Watanabe or Soan Xu, Mori Building

Tel: 03-6406-6606, koho@mori.co.jp

Kaz Ito or Rutsuko Nakajima, Weber Shandwick

Tel: 080-2280-0045/090-9006-2769, moribldg@webershandwick.com

Toranomon Hills: Fact Sheet

Overview

Toranomon Hills is a multi-use building 52 floors above ground and 247 m high, scheduled for public opening on June 11, 2014 as the second tallest high-rise in the city. With a total floor space of 244,360 m², it will provide office space designed to the highest specifications, luxury residences with superb views, world-class conference facilities, commercial outlets that support a diversified urban life, and the Andaz Tokyo, the Hyatt-produced luxury boutique hotel brand making its first ever appearance in Japan. Toranomon Hills is expected to make a significant contribution to bolstering international competitiveness and delivering ideal business and lifestyle provisions for international communities.



Creation of Shintora Dori, a new symbol street

The Toranomon Hills project (formerly “Loop Road No. 2 Zone III Project”) was conceived in the early 1990s, following the 1989 establishment of the Multi-Level Road System. The system made it possible to integrate roads and redevelopment projects, paving the way for an agreement to reconstruct the Shimbashi/Toranomon district incorporating the Loop Line No. 2 road plan covering a section of approximately 9.2 km from Shimbashi to Kanda Sakumacho that had long been shelved since its adoption in 1946.



Image of Shintora Dori (Created by Mori Building Co., Ltd.)

Moving the trunk route into an underground tunnel within Toranomon Hills makes way for above-ground lanes for intra-city traffic and ample space for pedestrians. This wide space for road and greenery will create a new Tokyo symbol street, and create a path for wind to help reduce the heat island effect in the city center. The project is also expected to relieve traffic congestion in the city center, and when connected to the bay area in 2015, the road will also link to Tokyo International Airport (Haneda), dramatically improving business access to and from the city center.

Mori Building is also actively engaged in the area management of the Shimbashi/Toranomon area so that the local communities and tenant businesses prosper together to increase the overall value of the entire area. The company will strive to further evolve “Hills” as an internationally recognized district brand and foster a new international urban center concept.

About the area

The Shimbashi/Toranomon area, where Toranomom Hills is located, falls within the **Special Zone for Asian Headquarters** established by the Tokyo Metropolitan Government to bolster the city's international competitiveness through incentives. The program's objectives are to attract foreign companies to newly locate their business operations in the area, and create a higher concentration of company headquarters and R&D facilities for the Asia region.

The Shimbashi/Toranomon area extends south to north along Loop Road No.2, forming a node between the Akasaka/Roppongi area with its international flavor, and the Shiodome area with its concentration of leading companies. The area lies in close proximity to Tokyo's key business, financial and administrative districts, as well as the Imperial Palace and the soon-to-be-constructed Tokyo 2020 Olympic Village.

International-standard office environment

Leased offices located on floors 6 to 35 cover approximately 3,400 m² of pillar-free space with a ceiling height of 2.8 m to create a comfortable, hi-spec working environment with a high degree of flexibility. The building's common-use areas and outdoor spaces are planned to be equipped with Wi-Fi to expand the working options of tenants.



Building entrance (1F)



Office entrance (2F)

Luxury lifestyle

A total of 172 residences will be located on floors 37 to 46 and all will have an attractive view of central Tokyo. The entrance and lounge is produced by world-famous New York designer Toni Chi, and residents are able to access a variety of hotel services provided by Andaz Tokyo, occupying the top-most floors of the multi-use building.



Conferencing

With a total rentable floor space of 2,200 m², the facility is the largest of its type in the Shimbashi/Toranomon area, capable of hosting a broad range of activities from international conferences to exhibitions. Based on the concept of “smart conference center” and adopting Mori Building’s operational expertise, this facility is a hub of human interaction prioritizing functionality and hospitality.



Hotel

Signifying “personal style” in the Hindi language, Andaz provides 164 functional and luxurious guest rooms located on floors 47 to 50. The Andaz Lounge, all-day dining, and other services are situated on floor 51, while floor 52, the highest in the building, contains Japan’s first-ever penthouse bar featuring an open air space, an outdoor terrace, and a sky chapel.



Shops and restaurants

Food & beverages establishments as well as service outlets catering to international business needs are housed on floors 1 to 4. Dining options include a selection of Japanese haute-cuisine, in addition to international dining flexibly serving the needs of tenants, residents and other local business. Floor 3 features a convenience store integrated with a café where people can hold business meetings or work alone. There is also a flower shop, hair salon, shoe repair shop, and other services suited to business.



Safety and security

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

The lower levels are equipped to serve as a temporary space for 3,600 disaster-stranded persons in an emergency to contribute to improving the disaster preparedness function of the entire district. Emergency power is supplied to the areas necessary for stranded persons staying in the building, providing lighting, sanitation, and communications. The space is outfitted with an earthquake well, supplies storage room, water, food stocks, and other materials and equipment required during an emergency.

The environment and greenery

Approximately 6,000 m² of open space spreads across the artificial ground created using the Multi-Level Road System. This open space contains an expansive grass plaza, babbling brook and ubiquitous greenery displaying seasonal changes, and other features to create an urban oasis. It also links to the road above Loop Road No.2 to form space (North-South environment axis) where people can gather and relax. Toranomom Hills forms part of an urban greenbelt consisting of the Imperial Palace, Hibiya Park, and Atagoyama (East-West axis).



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

Art and culture

Toranomon Hills, an emerging global hub and center of urban culture, houses a number of art pieces created by emerging Asian artists. Selected and supervised by Mori Art Museum, the pieces decorate every turn in Toranomom Hills with images of a futuristic Tokyo.





Specifications

Location:	23-1-4 Toranomom 1cho-me, Minato-ku, Tokyo
Site area:	17,069 m ²
Building footprint:	9,391 m ²
Floor space:	244,360 m ²
No. of floors:	5 floors underground, 52 floors above ground, 1 floor tower
Composition:	Office, residential, hotel, commercial, conference rooms, parking
Height:	247 m above ground
Construction:	Steel framed structure (some SRC, RC)
Project executor:	Tokyo Metropolitan Government
Designated builder:	Mori Building Co., Ltd.
Designer:	Nihon Sekkei, Inc.
Contractor:	Obayashi Corporation
Construction start:	April 1, 2011
Inauguration:	May 29, 2014
Operation start:	June 11, 2014

Timeline

March 1946	Loop Road No. 2 is included in the City Planning (extension approx. 9.2km, width 100 meters)
March 1950	The width of Loop Road No. 2 is changed to 40 meters
June 1989	Multi-Level Road System is legislated
December 1998	Urban Redevelopment Project is adopted. In the City Planning/Loop Road No. 2 planning, there is an alternation from surface road to underground tunnel
May 2002	Partner developer finalized (Mori Building Co., Ltd., Nishimatsu Group)
October 2002	Urban Redevelopment Project is given official permission
September 2009	The Toranomom Hills project constructor designated (Mori Building Co., Ltd.)
October 2009	Demolition work of the buildings in the Toranomom Hills project area commences
April 2011	Construction of the Toranomom Hills commences
May 2014	Completion of the Toranomom Hills