

## Mori Building Completes Construction of Toranomon Hills Business Tower

**Will become a new international hub connecting Tokyo with the world and inspiring new innovation**

Tokyo, January 21, 2020 — Mori Building Co., Ltd, the leading urban landscape developer, announced today it has completed construction of the “Toranomon Hills Business Tower,” part of the Toranomon 1-chome Type 1 City Redevelopment Project. This expansion of the Toranomon Hills complex will facilitate its evolution into a new international hub and global business center where global players will live, work and gather. The new building is scheduled to open in April.



Toranomon Hills Business Tower is a 36-story tower complex offering some 96,000m<sup>2</sup> of large-scale office space as well as around 7,600m<sup>2</sup> of retail space for shops and restaurants. The Tower is directly connected to the new Toranomon Hills station on the Hibiya subway line, which will commence partial service from June 6 this year; it is also connected to the existing Ginza subway line Toranomon station via an underground pedestrian walkway. A bus terminal will be located on the first floor for various bus lines, including the Bus Rapid Transit service which will connect the city center, and waterfront areas and airport limousine buses connecting the Toranomon area directly to Haneda airport. In addition, when Loop Road No. 2 is fully opened, it will enhance accessibility to Haneda Airport. Toranomon Hills will serve as a new “Gateway of Tokyo” which will connect central Tokyo with the world.

A sizeable incubation center called “ARCH” with an area of around 3,800m<sup>2</sup> will host innovators in various fields, allowing them to collaborate on new business ventures by large-scale enterprises. ARCH aims to be a base for Japan's unique innovation ecosystem.

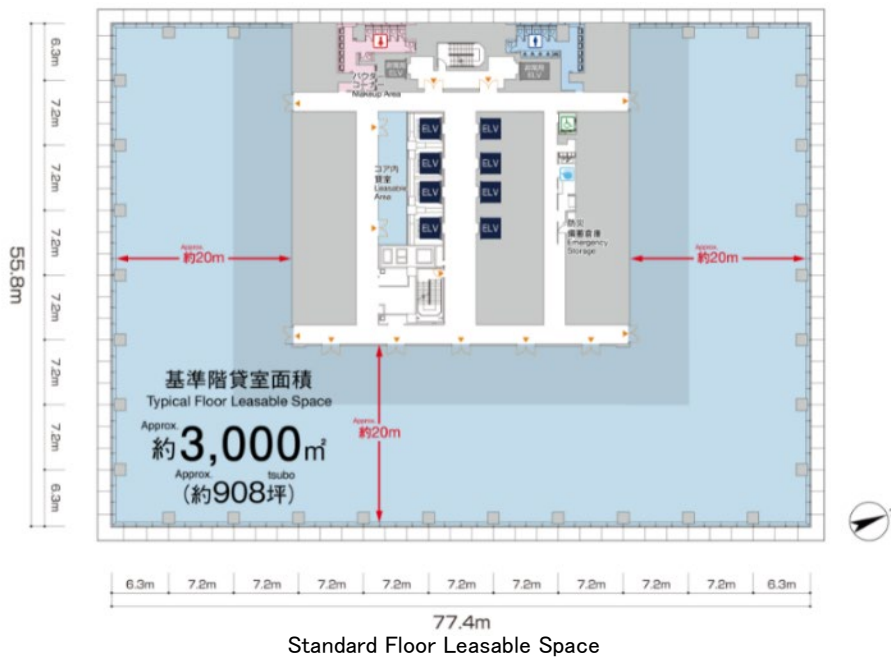
Mori Building is currently constructing Toranomon Hills Residential Tower, which is planned to be completed in January 2021, and (tentative name) Toranomon Hills Station Tower, which has been co-developed with the new Toranomon Hills station on the Hibiya subway line and completion of which is planned for July 2023. Mori Building aims to continue enhancing the magnetism of Tokyo as an international city through its creation of this new international hub and global business center in the Toranomon area.

**Expansive office space with a total area of 96,000m<sup>2</sup> boasts easy access to Haneda Airport**

Offices on 32 floors—from the 5th floor to the 36th floor—will provide a total working space of some 96,000m<sup>2</sup>. The standard rentable floor space is about 3,000m<sup>2</sup> and features expansive pillarless layouts. The use of a full-height windows from floor to ceiling provides bright open spaces, enabling flexible office layouts that can accommodate a variety of working styles. Refreshment corners are provided in the common area on each floor aimed at promoting communication, and special areas are provided on each floor for the storage of supplies for use in the case of any emergencies or natural disasters.

The Tower is directly connected to the new Toranomon Hills station on the Hibiya subway line and the existing Ginza subway line Toranomon station via an underground pedestrian walkway. A bus terminal will be also located on the first floor, which will serve as the departure and arrival point for airport limousine buses and the bus rapid transit services connecting the city center and the Tokyo bay area. In addition, when Loop Road No. 2 running under Toranomon Hills is fully opened, it will be possible to reach Haneda Airport by road in 25 minutes, including by buses departing from the bus terminal. These factors will provide the convenience and transportation access that are indispensable for companies looking to expand their business globally, thus contributing to the business development of tenants.

Almost all of the available space has already been leased to Japanese and overseas companies in variety of industries. With the launch of the Toranomon Hills Business Tower, the total office area of the Toranomon Hills development will expand to approximately 195,000m<sup>2</sup>.



Standard Floor Leasable Space



Office Entrance

### **“ARCH” incubation center aims to be a base for Japan's unique innovation ecosystem**

The 3,800 m<sup>2</sup> “ARCH” incubation center will be located on the fourth floor. ARCH is a new business creation base in the Toranomon Hills area and is one of the important components of its ambition to become a “Global Business Center”.

Its facilities include meeting rooms, co-working space, a training room, cafe and lounge. The US-based venture capital firm WiL, which supports large enterprises’ new business creation as well as investing in and nourishing new venture companies, participated in the planning and operation of the facility. It offers a range of support services including various sector know-how, educational programs and enlightenment events. In addition, specialists in new business support with a track record of creating new business opportunities within larger enterprises will be stationed exclusively at the facility; they will encourage collaboration between participating companies with the aim of supporting their new business development.

This incubation center will aim to become a base for Japan's unique innovation ecosystem by leveraging the abundant resources of established larger enterprises, such as their human resources, goods, capital and know-how, and supporting large enterprises’ internal business reforms and new business creation.

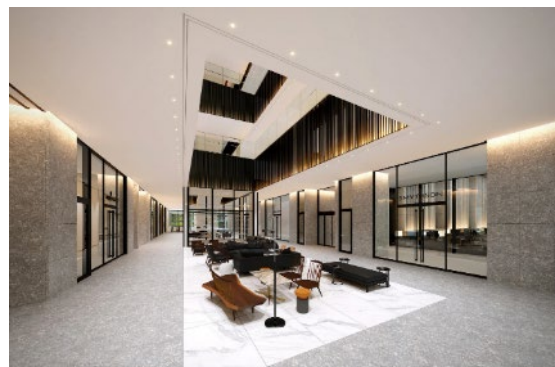
By linking with various networks in Japan and overseas, ARCH will become a bridge between the various players in a number of industrial sectors, and will help innovations originating in Tokyo to permeate throughout Japan and overseas.

#### Facility Interior



### **Retail facilities offering food & clothing aimed at supporting global lifestyles**

From the first basement floor to the third floor, a total of 58 new stores occupying a total area of approximately 7,600 square meters will offer food and drink and other products and services aimed at supporting global players’ lifestyles. On the first basement floor, there will be high-quality supermarkets and restaurants for daily use; the first floor will feature stores offering uniquely Japanese sweets, candies and wines suitable as unique souvenirs of Toranomon Hills. The second floor will host retailers of everything from everyday fashion items to miscellaneous goods. In addition to a wide range of restaurants offering lunch and dinner, the third floor will house Toranomon Yokocho, a landmark dining facility featuring offerings from famous stores from all over Tokyo.



Retail facility’s common area



**A new transportation node that will function as the "Gateway to Tokyo"**

On the first floor, a bus terminal of about 1,000 square meters will be connected to Toranomon Hills station on the Hibiya subway line and Toranomon station on the Ginza subway line. This bus terminal will serve as the departure and arrival point for airport limousine buses and the bus rapid transit services connecting the city center and the Tokyo bay area. On the second floor, a new pedestrian walkway connecting the business tower and Toranomon Hills Mori Tower has also been constructed. Together with the Shintora-dori Avenue constructed as a stretch of Loop Road No.2, this completes a new pedestrian network that will connect the entire Toranomon Hills area. In addition, When Loop Road No. 2 is fully opened, it will offer easy access to International Haneda Airport. Toranomon Hills will serve as a new "Gateway of Tokyo" which will connect central Tokyo with the world.

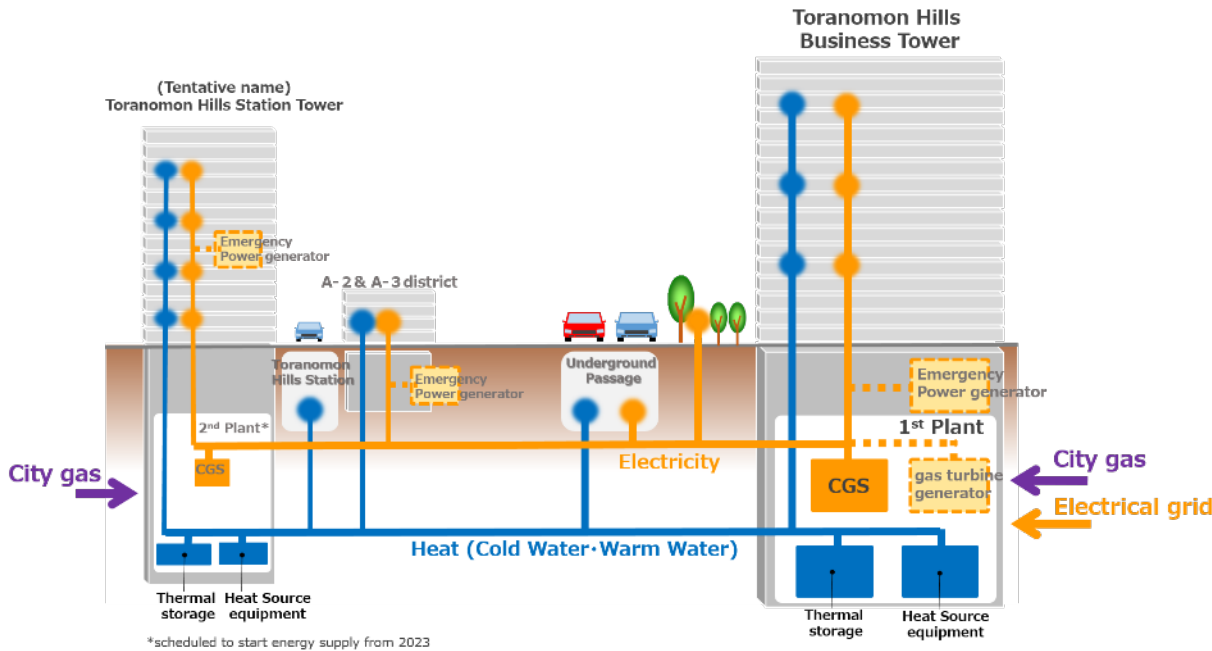


Bus terminal



**Creation of a new energy network**

A plant that supplies electricity and heat to the area is located on the third basement floor. In order to facilitate the efficient use of energy and strengthen disaster prevention measures, the plant includes a private power generator complex incorporating a gas cogeneration system and a highly efficient heat generation system that utilizes large-scale water tanks and waste heat utilization facilities, creating an energy supply that is environmentally friendly. A back-up system that can supply electricity and heat in the aftermath of a disaster has also been installed, contributing to the safety and security of this global business center.



\*scheduled to start energy supply from 2023

Electricity and heat supply

## Collaboration between global architects and interior designers

Exterior architectural design was created by German architect Christoph Ingenhoven (Ingenhoven architects); the new building has been designed to harmonize with the existing Toranomon Hills Mori Tower and act as an international business hub. Interior design of retail facilities and “ARCH” was created by Masamichi Katayama (Principal of Wonderwall); it incorporates modern elements while reflecting the history and traditions of the surrounding Toranomon area.



Christoph Ingenhoven:  
Exterior Design of  
Business Tower



Masamichi Katayama:  
Retail facilities / ARCH  
Interior design

## Public art that colors the city

Public art works by three flourishing Asian contemporary artists with global reputations are displayed at office entrances and other places.

### Office Lobby: Mariko Mori "Cycloid V"

2018, Sculpture

This work incorporates various ideas about science, nature and the universe; these include the eternal cycle of the universe where birth and death are repeated and the Buddhist belief in reincarnation. Cycloid is a generic term for a trajectory drawn by a point on the circumference of a circle as it rotates along a straight line. It seems to amplify the energy within the office entrance by absorbing the magnetic force of Toranomon, rising while rotating like a complex Möbius strip. Shining like a pearl, the work's finish also creates a lively feeling of eternal rotation.



Photo: David Sims

### Office Elevator Hall: Futo Akiyoshi "Naked Relations"

2013, 2014, 2016, 22 Paintings

Displayed in three white elevator halls, this is a work where oil paint has been thinly applied on a transparent acrylic plate. In this painting, where the overlap of colors and the movement of the brush are visible, it seems that only vivid colors are floating in empty space. The painted colors portray the connection of everything, involving the surrounding air and invisible energy.

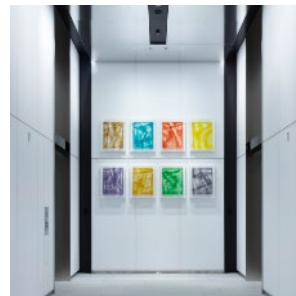
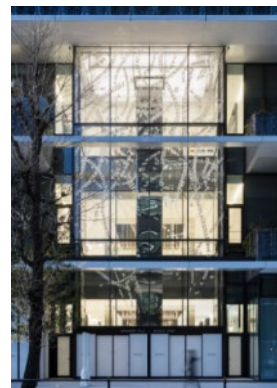


Photo: Tomoya Miura

### Entrance of Retail facilities: Tsang Kin-Wah "Blow If you Will Float In the Wind"

2020, Installation

Toranomon was once on the outer moat of Edo Castle, one of the four gates bearing animals that guarded it; Toranomon's featured a white tiger. This artwork sits in the entrance of the business tower – a new gate. The pillar in the center of the space is the tree trunk, and the text flowing on the glass surface represents the branches, leaves and petals falling on the ground and dancing in the wind. The mirrored ceiling makes the tree seem like it reaches into the heavens. The words of monks and thinkers such as Matsuo Basho, Zhuang Zhou and Mumon Gensen have been taken apart, and texts studded with the fragments convey imperfect aesthetics, such as beautiful changes in the four seasons, personal encounters and partings.

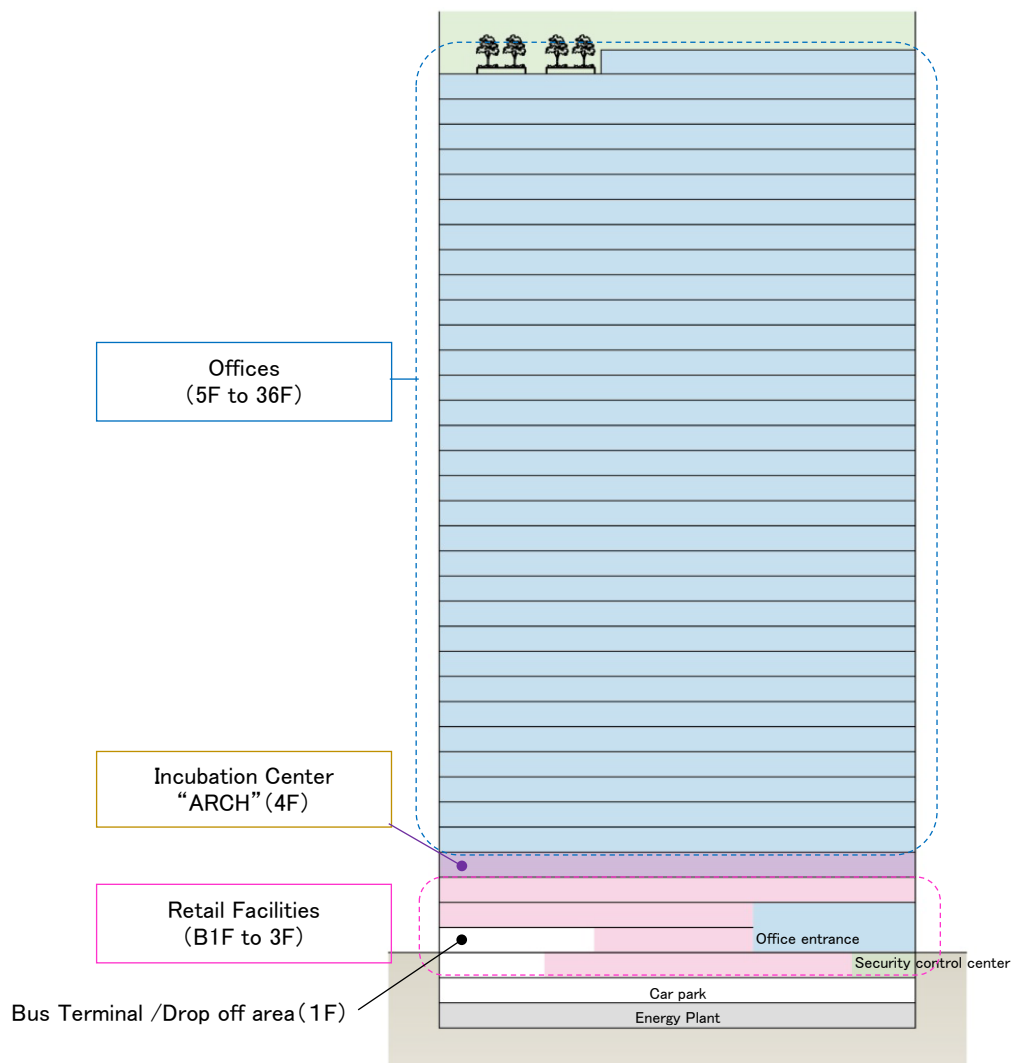


### Toranomon Hills Business Tower overview

Location:	Toranomon 1-17-1, Minato-ku, Tokyo.
Site area:	10,065 square meters
Total floor area:	172,925 square meters
Height:	185m
Number of floors:	36 floors above ground, 3 floors below ground
Structure:	steel, reinforced concrete, sulphate-resisting cement
Use:	Offices, retails, business support facilities, and others
Project executor:	Toranomon 1-chome District Urban Redevelopment Association
Design:	Mori Building Co., Ltd. First-Class Registered Architect Office
Designers:	Ingenhoven Architects (exterior), Wonderwall (interior) and others
Constructors:	Obayashi Corporation, Kinden Corporation, Sanki Engineering Co., Ltd., Saikyu Kogyo Co., Ltd.

### Background and future schedule

June 2015:	Designated as National Strategic Special Zone Project
July 2015:	Approval of the City Plan
January 2016:	Approval of the establishment of the Redevelopment Association
February 2017:	Start of construction
January 2020:	Completion
April 2020:	Opening (planned)

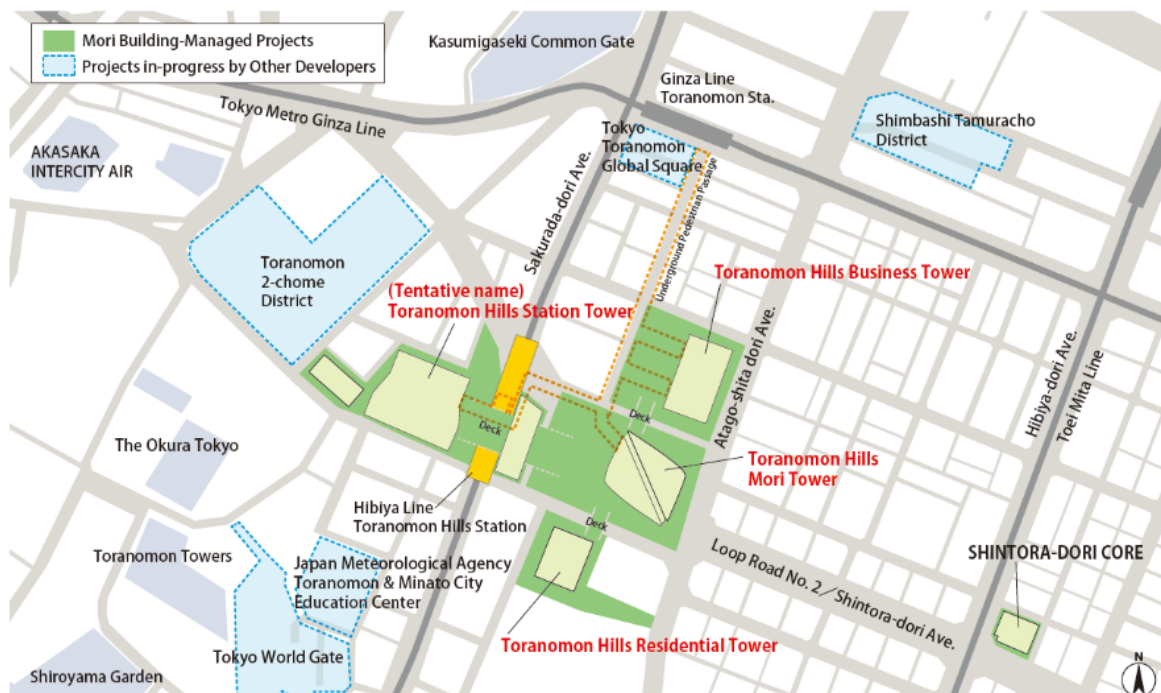




## Appendix 2. Evolving and Expanding Toranomon Hills

### Toranomon Hills evolves as new international hub and global business center

Toranomon Hills will be expanded to a size of 7.5ha and will offer a total floor space of 800,000m<sup>2</sup> through completion of three new mixed-use super high-rise buildings that will join Toranomon Hills Mori Tower, which opened in 2014; Toranomon Hills Business Tower, Toranomon Hills Residential Tower and Toranomon Hills Station Tower (tentative name). The area will become a mixed-use urban complex integrated with local transportation infrastructure, and will evolve into a true new international hub with an impact comparable to that of Mori Building's Roppongi Hills.



### Toranomon Hills Residential Tower

Rising 54 stories above ground, this tower was designed in harmony with Toranomon Hills Business Tower while respecting the presence of the existing Toranomon Hills Mori Tower (pictured here between the two towers). As a "MORI LIVING"-branded high-class residence, the Residential Tower offers 550 residential units, each reflecting a mature Japanese influence and crafted with careful attention to detail. The Residential Tower includes a members-only "Hills Spa" and a 1,000 m<sup>2</sup> retail area on its lower levels. By connecting the retail facilities of Toranomon Hills Mori Tower and Business Tower by means of pedestrian decks, accessibility in the Toranomon Hills area will be enhanced.



### (Tentative name) Toranomon Hills Station Tower

This skyscraper development is being integrated with the construction of the new Toranomon Hills station on the Tokyo Metro Hibiya Line, which is scheduled to open in June 2020. A plaza directly connected to the station and a pedestrian deck built on Sakurada-dori Avenue form part of a multi-layered pedestrian network, creating a new transportation hub in the Toranomon area. The 49-story skyscraper, rising to a height of approximately 265m, will offer generous office spaces with a floor footprint of approx. 3,300m<sup>2</sup>, retail facilities integrated with the plaza, and a world-class hotel. A multifunctional complex with forums, galleries and restaurants tailored for a variety of business events will be located on the top floor, and is expected to become a hub for new business and innovation.



### Project Timeline

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Toranomon Hills Business Tower	July City Plan approved	January Redevelopment Association established	February Construction started			January Construction completed			
Toranomon Hills Residential Tower	September City Plan approved		March Construction started				January Construction completion (planned)		
(Tentative name) Toranomon Hills Station Tower				March City Plan approved	November Redevelopment Association established	November Construction started			January Construction completion (planned)
Tokyo Metro Toranomon Hills Station						June Partial Service to start			



**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 residences. The concept has been applied in the company's many leading-edge projects, including ARK Hills, Roppongi Hills and Toranomon 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](http://www.mori.co.jp/en)

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