

Mori Building to Open Large-scale Retail Facilities at Toranomon Hills Business Tower

59 shops, including “Toranomon Yokocho” featuring 26 branches of famous Tokyo restaurants and Toranomon’s first large-scale retail shop floor and upscale supermarket

Tokyo, June 10, 2020 -- Mori Building Co., Ltd., Japan’s leading urban landscape developer, announced today the opening of retail shops and restaurants at Toranomon Hills Business Tower tomorrow, June 11. A total of 59 businesses on first to third floors and B1, including “Toranomon Yokocho” featuring 26 branches of famous restaurants in Tokyo, plus Toranomon’s first upscale supermarket and large one-floor venue for retail shops, will offer diverse food, beverages, products and services. With the opening, retail space in the Toranomon Hills complex, including the existing Toranomon Hills Mori Tower, will encompass 11,300m² and 82 facilities.

Inaugural branches of popular, well-known Tokyo restaurants

“Toranomon Yokocho” on the third floor offers an unprecedented collection of 26 branches of famous restaurants in Tokyo, several of which have opened their first-ever branches, such as *Torishige*, a restaurant established 70 years ago, and *ELEZO HOUSE*, a referral-only restaurant in residential Shibuya. Diverse a la carte choices are available, even from operators known for serving only course meals at their main restaurants, making it possible to sample a rich variety of cuisines and cooking styles.

Special drinks are offered at a craft gin brewery that uses famous Tokyo-based Shima shochu and pure water from Tokyo’s Oume mountainous area. *Toranomon Yokocho Cellar* boasts various bottles of wine that can be enjoyed in any of the restaurants thanks to a universal Bring Your Own (BYO) policy, enabling visitors to pair favorite wines with foods from Tokyo’s top eateries.

Another highlight is *Toranomon Yokocho POPUP Restaurant*, where in-vogue restaurants will appear one-by-one, on a rotating limited-time basis, under the supervision of noted food critic Mackey Makimoto, the creative force behind the unique lineup at “Toranomon Yokocho.”



Toranomon Yokocho

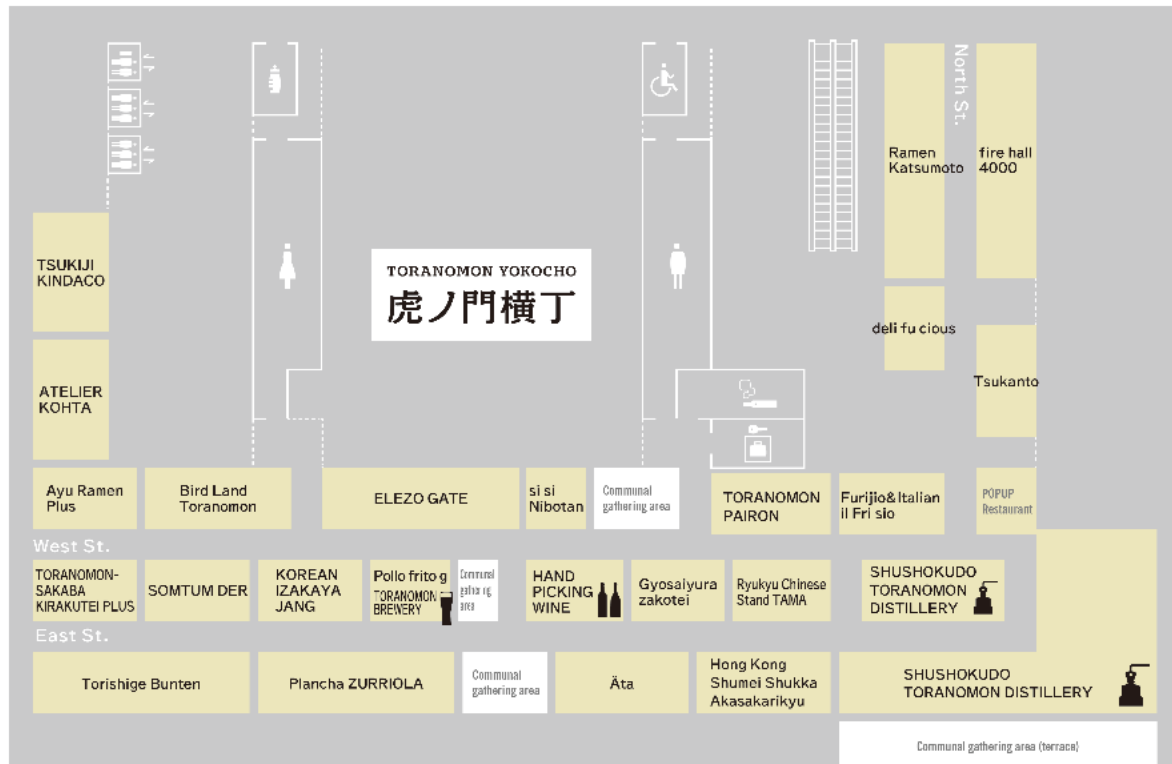
Toranomon’s first upscale supermarket and large one-floor venue for retail facilities

Together with “Toranomon Yokocho,” the retail areas comprise 7,600m² of cumulative space with 59 shops that have been selected to meet the needs of both office workers and local residents. Some of the many highlights include an upscale supermarket, Toranomon’s first large floor for product sales, and a floor that sells gifts commonly given in Japanese business settings. It also has a diverse range of restaurants for everything from casual lunches to formal business dinners, all combined together in a brand-new setting for highly pleasing shopping and dining experiences.

Tokyo's renowned restaurants gathered at "Toranomon Yokocho"

Establishments : 26, including *Toranomon Yokocho POPUP Restaurant* (limited-time basis)

Categories : 6 Japanese, 6 Chinese, 4 Italian/French, 6 ethnic/Western and others, 3 bars,
1 pop-up restaurant



Torishige Buntan: First branch of Shinjuku's famous Torishige restaurant, which has been innovating for over 70 years ago. Torishige is the originator of "stuffed peppers with meat."



TSUKIJI KINDACO: This neo-style takoyaki shop is produced by Tsukiji Gindaco. Explore what takoyaki would be if it were served around the world.



TORANOMON SAKABA KIRAKU-TEI +: This is an affiliate of Kiraku-Tei, a high-end Japanese restaurant in Ginza. A la carte appetizers that bring out the flavors of each ingredient are paired with a rich selection of alcoholic beverages, including sake.



ELEZO GATE: This restaurant is produced by ELEZO HOUSE, a referral-only restaurant situated in the residential neighborhood of Shoto, Shibuya. Specialist chefs from Tokachi, Hokkaido prepare meat dishes from a unique perspective.



Admission, ordering and seating managed with LINE app at safe, secure “Toranomon Yokocho”

“Toranomon Yokocho” offers safe and secure congestion-free dining by managing admission to the area and seating at individual restaurants when they reach capacity, and also mobile ordering of take-out food, via the handy LINE app (Japanese only). Customers never have to wait in line, allowing them to enjoy the tastes of famous restaurants with peace of mind in a carefully managed environment.

In addition, “Toranomon Yokocho” proprietors are alerted whenever the area reaches its capacity. They also seat customers with physical distancing. “Toranomon Yokocho” is committed to offering a safe and enjoyable dining environment through close cooperation between management and customers.

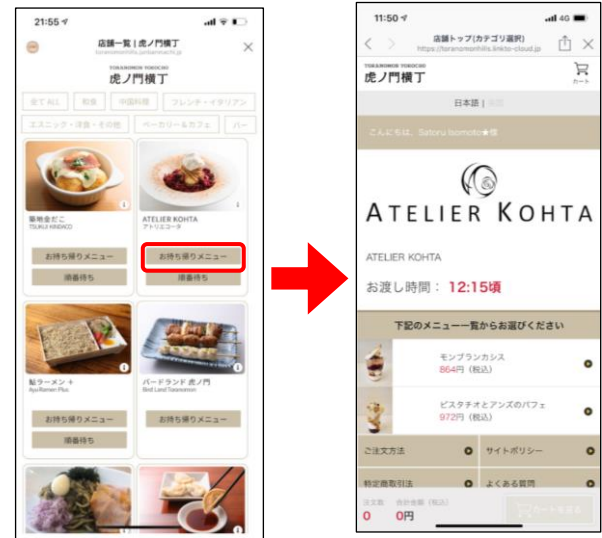
Area admission

Admission tickets are issued via LINE whenever the area reaches its capacity. As the customer's turn approaches, or if capacity falls below the limit, a notification is sent to their mobile device.



Mobile ordering

Using LINE, customers can conveniently order and pay for take-out food. When the order is ready, a notification is sent to the customer's mobile device, enabling them to picking up their food smoothly.



Restaurant seating

Using the LINE app, customers never have to wait in line before a restaurant is ready to seat them. As their turn approaches, a notification is sent to their mobile device. LINE also shows how many people are waiting and updates customers as the number changes.



Our Rules at HILLS

Mori's initiatives for preventing infections

Comprehensive rules to prevent infectious diseases are now in place at facilities operated by Mori Building. In cooperation with all those working, living and gathering in Mori's properties, Mori Building provide facilities that can be used for diverse activities with peace of mind.

• Rules to protect everyone

- Maintain a safe physical distance
- Be sure to wear a mask
- Disinfect and wash hand

• HILLS Safety Efforts

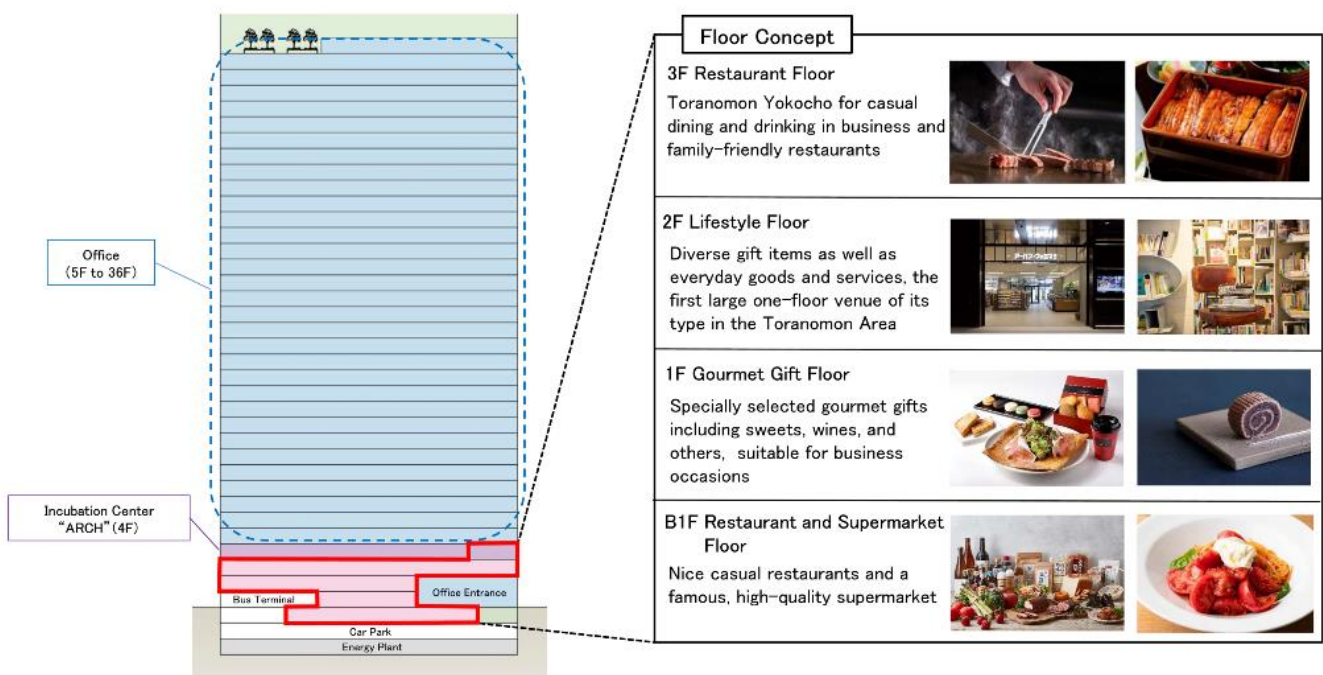
- Enforcement of elevator usage rules
- Temperature measurement to our customers and visitors in certain locations
- Extensive cleaning and disinfecting, installation of disinfect at entrances
- Proper ventilation
- Temperature measurement of staff before work, physical condition management
- Contactless payment, use of trays for coins

Toranomon's first upscale supermarket and large one-floor venue for retail shops

In addition to “Toranomon Yokocho,” Toranomon Hills Business Tower’s B1 to 3rd floors and part of the 4th floor feature a diverse collection of 33 stores offering foods, gifts and services.

The B1 floor has nine stores, including *FUKUSHIMAYA*, the first high-quality grocery store in the area. The first floor comprises nine gourmet gift stores, including sweets, wines and other gifts suitable for business purposes and luxurious food experiences at home, including *LE CAFÉ LA BOUTIQUE de Joël Robuchon*.

On the second floor there are eight stores, including *SPBS TORANOMON*, a bookstore popular for its original workshop events and book selection, and *Urban Famima!!*, a unique convenience store developed in collaboration with apparel leader Urban Research. The third floor is home to “Toranomon Yokocho” and a selection of six business-style or family-friendly restaurants, including Brazilian churrasco from *Barbacoa*.



Toranomon Hills Business Tower Retail Facilities Overview

Opening:	Thursday, June 11, 2020
Shops/restaurants:	59 (7 lifestyle stores, 6 gourmet shops and 46 restaurants)
Floor size:	Approx. 7,600m ²
Business hours:	Lifestyle stores—11:00-20:00 Gourmet stores—10:30-19:30 Restaurants, including Toranomon Yokocho*—11:00-22:00 *Hours may vary depending on shop
Interior designers:	Retail facilities—Masamichi Katayama, a principal of Wonderwall inc. Toranomon Yokocho—Makoto Tanijiri and Ai Yoshida, SUPPOSE DESIGN OFFICE
Producers:	Toranomon Yokocho overall—Masaki Yokokawa, CEO of WELCOME GROUP Toranomon Yokocho store selection—Mackey Makimoto, Tabearukist Association

Please see appendix for more information.

Toranomon Hills Business Tower Overview

Toranomon Hills Business Tower is a 36-story high-rise multipurpose tower offering some 96,000m² of large-scale office space as well as some 7,600m² of retail space for shops and restaurants.

The Tower is directly connected via an underground pedestrian walkway to the new Toranomon Hills Station on the Tokyo Metro Hibiya Subway Line, which opened on June 6 this year, and the existing Toranomon Station on the Ginza Subway Line. A bus terminal on the first floor serves various bus lines, including the Bus Rapid Transit service connecting central Tokyo and waterfront areas, and airport limousine buses connecting the Toranomon area directly to Haneda airport. In addition, Loop Road No. 2, once fully opened, will enhance access to Haneda Airport. Such diverse and convenient connections will enable Toranomon Hills to serve as a new “Gateway to Tokyo” connecting central Tokyo with the world.

Toranomon Hills Business Tower’s fourth floor is home to a massive (3,800m²) member-type incubation center called ARCH, which hosts innovators in various fields, allowing them to collaborate with other large-scale enterprises on new business ventures. ARCH is designed to be a key base for Japan's unique innovation ecosystem.



Toranomon Hills Business Tower exterior (left)

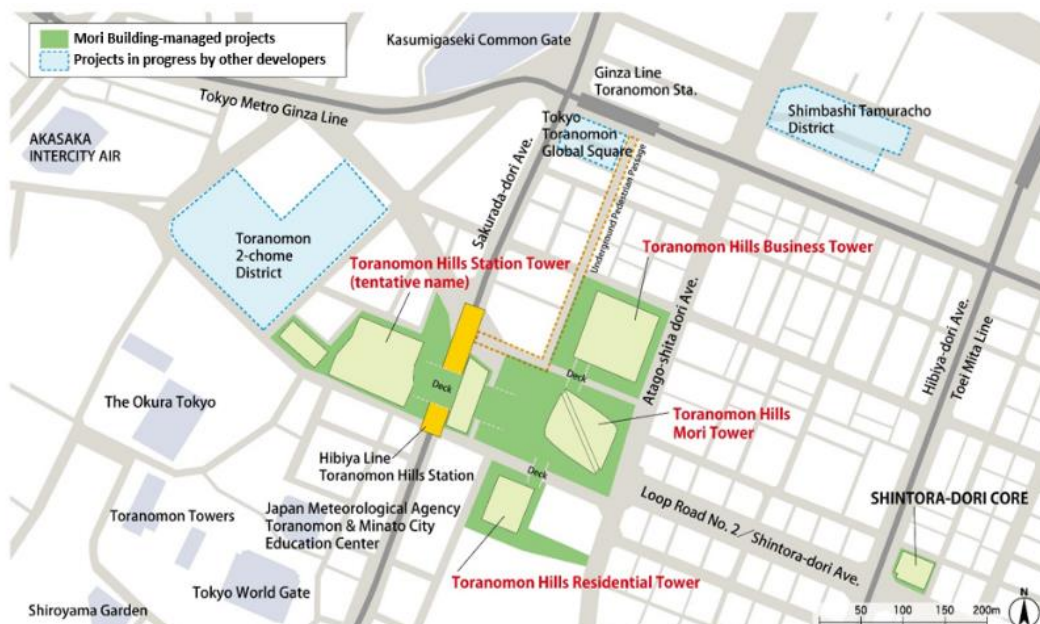
Toranomon Hills Business Tower Overview

Location:	1-17-1 Toranomon, Minato-ku, Tokyo
Site area:	Approx. 10,065m ²
Floor area:	Approx. 172,925m ²
Height:	Approx. 185m
Floors:	36 above ground and 3 below ground
Structure:	Steel, reinforced concrete and steel-reinforced concrete
Facilities:	Office, retail, business support, etc.
Execution:	Toranomon 1-chome District Urban Redevelopment Association
Design:	Mori Building First-Class Registered Architect Office
Designers:	Ingenhoven Architects (exterior), Wonderwall (interior), etc.
Constructors:	Obayashi Corporation, Kinden Corporation, Sanki Engineering Co., Ltd., and Saikyu Kogyo Co., Ltd.

Reference

International hub and global business center realized through integrated urban development

Toranomon Hills Business Tower follows Toranomon Hills Mori Tower as the second project in the ever-expanding and evolving Toranomon Hills complex. Eventually, Toranomon Hills will expand to a size of 7.5ha and total floor space of 800,000m² through completion of Toranomon Hills Residential Tower (planned completion by January 2021) and Toranomon Hills Station Tower (tentative name; planned completion by July 2023), the latter to be integrated with the new Toranomon Hills Station on the Tokyo Metro Hibiya Subway Line in the future. The area will become a mixed-use urban complex with an impact comparable to that of Mori Building's Roppongi Hills and integrated with local transportation infrastructure. The Toranomon Hills complex—four towers encompassing high-quality offices, residences, hotels, retail facilities, incubation center, transportation facilities and green space—will become a true international hub and global business center generating a steady stream of new business and innovation, and thereby enhancing the magnetism of Tokyo as a great international city.



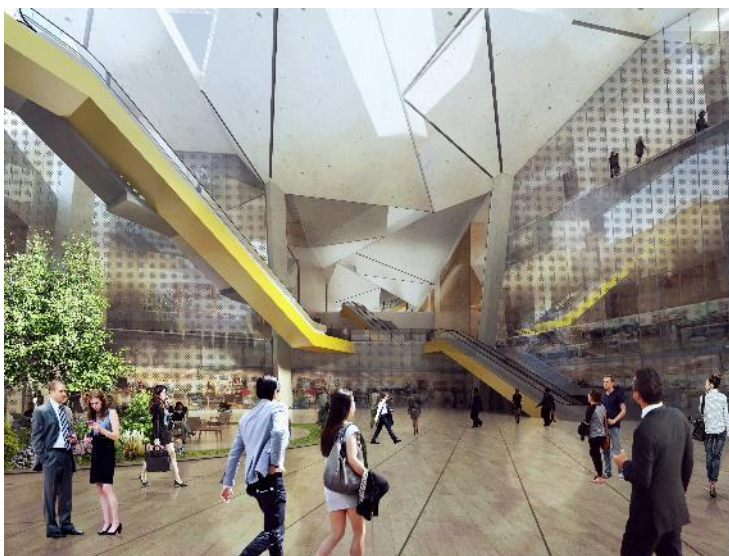
Toranomon Hills Residential Tower (planned completion by January 2021)

The 54-story Toranomon Hills Residential Tower has been designed to harmonize with Toranomon Hills Business Tower and Toranomon Hills Mori Tower. As a MORI LIVING-branded high-class residence, the tower will offer 550 residential units constructed with sophisticated Japanese craftsmanship and careful attention to detail. The Residential Tower will also include a members-only spa and 1,000m² of practical retail facilities on its lower levels. The Mori Tower and Business Tower will be easily accessible via pedestrian walkways. Residents will enjoy highly convenient and rewarding lifestyles afforded by the dynamic Toranomon Hills complex.



Toranomon Hills Station Tower (tentative name; planned completion by July 2023)

Toranomon Hills Station Tower will be fully integrated with the new Toranomon Hills Station on the Tokyo Metro Hibiya Line, which opened in June 2020. A plaza connected to the station and a pedestrian deck crossing over Sakurada-dori Avenue will enhance the multilayer pedestrian network supporting this new transportation hub. By being integrated with the bus terminal of the Business Tower, a new transportation hub for urban areas are created. The building will be a 265m, 49-story skyscraper that amply accommodates 3,300m² of office space, retail facilities integrated with the aforementioned plaza and a world-class hotel. The top floor—a multifunctional complex for forums, galleries and restaurants equipped to handle diverse business events—is expected to become a new focal point for business and innovation.



Project Schedule

	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)		
Toranomon Hills Station Tower (Tentative name)				March City Plan approved	November Redevelopment Association established	November Construction started			July Construction completion (planned)
Tokyo Metro Toranomon Hills Station						June Operation Started			

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 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

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