

March 9, 2007

Hirakawa-cho 2-Chome Southeast District Urban Redevelopment Association

**Announcement of authorization for the establishment of redevelopment association  
for type-1 urban redevelopment project  
in southern section of eastern district of Hirakawa-cho 2-chome**

On March 9, it was announced that the Governor of Tokyo had authorized the establishment of an urban redevelopment association for a type-1 urban redevelopment project planned for the southern section of the eastern district of Hirakawa-cho 2-chome. With this authorization, the project will move forward to bring to fruition.

The area covered by this project is a site of approximately 0.7 hectares covering all of parcel 2-15 and part of parcel 2-16 in Hirakawa-cho, Chiyoda-ku, Tokyo. The Tokyo Metro's Hanzomon Line runs beneath the central portion of this site, which also faces Aoyama-Dori (National Highway 246) and Route 4 of the Shuto Expressway.

In September 2006, Taisei Corp. was named the designated agent handling design and construction of this project. As the project operation manager and a participating member of the association, Mori Building Co., Ltd. will prepare the project plan and organize construction plans.

Using multiple subdivided sites in combination, this project will resolve issues related to use of land involving subway structures and will form an attractive, graceful urban space combining work and living facilities. The project will improve disaster resistance and environment such as greening efforts throughout the area, and will also minimize environmental impact.

In the 2007 fiscal year, this project will move forward with the process of obtaining authorization for conversion of land-use rights and will begin construction, working toward a target completion date during the 2009 fiscal year.



Conceptual drawing of completed building

(Contact the Public Relations Department to receive a copy of this image.)



Map of the vicinity of the planned site

Background:

November 2003: Hirakawa-cho 2-Chome Urban Redevelopment Preparatory  
Association established

February 2006: Decision on urban development plan announced for type-1 urban  
redevelopment project in southern section of eastern district of  
Hirakawa-cho 2-chome

March 2006: Acceptance of bids for designated agent begins

September 2006: Taisei Corp. named designated agent

March 2007: Hirakawa-cho 2-Chome Southeast District Urban Redevelopment  
Association established

Project overview:

Project name:	type-1 urban redevelopment project in southern section of eastern district of Hirakawa-cho 2-chome
Organizer:	Hirakawa-cho 2-Chome Southeast District Urban Redevelopment Association
Land area of project site:	approx. 0.7 ha
Total building site area:	approx. 5,600 sp.m
Floors:	24 above ground, two below ground, one penthouse
Uses:	offices (floors 2 - 13), residential (floors 14 - 23), retail (floor 1), parking
Structure height:	approx. 102 m (max. height: approx. 105 m)
Total floor area:	approx. 52,000 sp.m

*Note:* Since the Tokyo Metro's Hanzomon Line runs beneath roughly the center of this site, the designated agent is expected to plan and construct a structure with sufficient durability and a positive residential environment, subject to the condition that the structure will not affect subway structures.

Please address any inquiries regarding this press release to:

Public Relations, Mori Building Co., Ltd. (attn.: Morisawa, Ikki)

Tel.: +81-3-6406-6606

E-mail: [koho@mori.co.jp](mailto:koho@mori.co.jp)