

“Aman Residences, Tokyo” and New “Janu Tokyo” Hotel Brand Highlight Toranomon-Azabudai Urban Redevelopment Project

Mori Building and Aman Resorts conclude partnership for major development in heart of Tokyo

Tokyo, February 18, 2021 — Mori Building Co., Ltd., Japan’s leading urban landscape developer, announced today that it will partner with Aman, the operator of diverse world-class luxury hotels and resorts, in the Toranomon-Azabudai Urban Redevelopment Project, a massive urban renewal undertaking that will revitalize a large area of central Tokyo when completed in 2023. The two main outcomes of the partnership will be the branded residence **Aman Residences, Tokyo** and luxury hotel **Janu Tokyo**, Aman’s sister brand, marking the debut of the Janu brand in Japan.



Toranomon-Azabudai Project (image)

Shingo Tsuji, President and CEO of Mori Building, said: *“Tokyo must add to its magnetic power if it is to succeed in its competition with the world’s greatest cities. Mori Building is joining hands with Aman, which operates diverse world-class resorts, to provide a world-leading residential environment and hotel unlike anything ever seen in Tokyo, where people will achieve harmony with nature as well as connect with and inspire others through creativity. By realizing this new form of ‘urban wellness,’ Mori Building will enhance Tokyo’s magnetic power.”*

Vladislav Doronin, Chairman and CEO of Aman and Janu, said: *“Launching our first urban Aman Residences in Japan is a milestone moment in the history of Aman and speaks to our brand’s close relationship and symbiosis with this country and its incredibly special culture. Working with leading developers Mori Building, and being part of the Toranomon-Azabudai project, will enable us to bring to life Aman’s fifth development within Japan, this time offering a permanent sanctuary for owners as well as exclusive access to the Aman lifestyle. Furthermore, it will provide the setting for Janu Tokyo. In this hub of culture and art, we want to connect guests to the heart of this vibrant community and offer a chance for creative expression.”*

Aman Residences, Tokyo — incomparable urban residential experiences

Aman Residences, Tokyo will be located on floors 54–64 of the 330-meter A District Tower, will offer 91 hotel-branded residences with exclusive services, including a residents-only Aman Spa (some 1,400 m²). Aman's signature hospitality—both warm and unassuming—will enable residents to enjoy extraordinarily peaceful lifestyles while overlooking the vibrant Tokyo metropolis. The Tower's sophisticated architectural design is the masterful work of Pelli Clarke Pelli Architects (USA) and interior design has been crafted by Yabu Pushelberg (Canada).

Janu Tokyo — Aman's sister brand debuts in Japan

Aman's luxury hotel brand Janu will make its Japan debut with Janu Tokyo on floors 1–13 in the B-2 District Tower. The hotel is designed by Denniston (Malaysia) under the leadership of Jean-Michel Gathy. In addition to approx. 120 luxury rooms, all offering excellent views of a central square filled with lush greenery, Janu Tokyo will boast Japan's largest spa (some 3,500 m²) with spa treatment and a fitness center, six restaurants, and a cafe and bars for leisure and business gatherings. Janu Tokyo will welcome guests from around the world.

About Aman

Aman was founded in 1988 with the vision of building a collection of intimate retreats with the unassuming, warm hospitality of a gracious private home. The first, Amanpuri (place of peace) in Phuket, Thailand, introduced the concept and, since then, Aman has grown to encompass 33 exquisitely serene hotels and resorts in 20 destinations across the world, with a further seven under construction. The next Aman to open will be Aman New York. In 2020, a new hotel brand, Janu - meaning 'soul' in Sanskrit was unveiled. Janu offers a unique take on hospitality where genuine human interaction, playful expression and social wellness are at the core of the experience. Janu aims to bring balance to the head and heart and rekindle the soul. Janu launches with three forthcoming hotels which are already under construction: Montenegro (2022), Al Ula in Saudi Arabia (2022) and Tokyo (2023), as well as a robust pipeline of future hotels.

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

Attachment: Toranomom-Azabudai Project

The Toranomom-Azabudai Project site lies adjacent to the ARK Hills complex at the midpoint between the “Cultural Heart of Tokyo” (Roppongi Hills) and the “Global Business Center” (Toranomom Hills), in an area with both cultural and business personalities. Its vast 8.1 hectare site will be filled with lush greenery totaling 24,000m² of green space, including a 6,000m² central square. The complex will have a total floor area of 861,500m², including 213,900m² of office space, some 1,400 residential units and the A District Tower soaring 330 meters. The mixed-use site will be able to host some 20,000 employees and 3,500 residents as well as welcome 25–35 million visitors annually, which is comparable in size to Roppongi Hills. This project will constitute the “Hills of the future” by utilizing past experiences in the Hills-series of redevelopments.



Architecture and landscape design by Heatherwick Studio (image) Hotel restaurant facing the central square (image)

Green & Wellness for enhanced lifestyles of “Modern Urban Village”

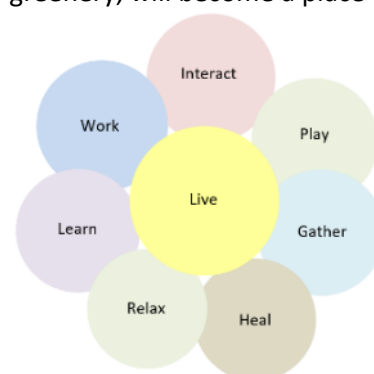
The concept of the project is “Modern Urban Village,” a huge open space filled with lush greenery, bringing people closer together. The two pillars of this concept are “Green & Wellness”. Overwhelmingly verdant, a diverse community assembles in an environment that is in harmony with nature, forming a new community where people can achieve harmony with nature as well as connect with and inspire others through creativity. Architectural planning of the project began with planning the flow of people and a seamless landscape with a central square at the heart of the city. Proper locations were then considered for three high-rise towers to melt into the lush greenery. This is the opposite of the traditional approach of placing the buildings first and then filling in the rest of the space with greenery. By utilizing the topographical differences of the area, and providing greenery among the entire site –including the low-rise rooftops of podium buildings – we will manage to produce a 2.4ha green space including the 6,000 m² central square in a heart of this city. In this project, a relaxing atmosphere full of nature will be created by realizing a seamless urban oasis filled with trees, flowers and waterscapes.

All 100% of the electricity supplied to the entire neighborhood will come from renewable sources, which will meet the targets stipulated in the RE100 international environmental initiative led by the UK’s Climate Group. WELL and LEED-ND also will be sought, aiming to establish the project as one of the world’s largest areas to receive such certifications.

With a medical facility inside the project at its core, a spa and fitness clubs, a food market, restaurants, a central square and vegetable gardens will all be linked through a membership program. Working with external facilities and medical institutions it envisages an urban environment allowing all those living and working in it to enjoy “wellness”. Toranomom-Azabudai Project will introduce solutions to address various modern-world issues, including low-carbon cities, biodiversity preservation and truly enhanced health.

A city where various aspects of people's lives will be connected seamlessly

The Toranomom-Azabudai Project will result in an urban environment where various aspects of people’s lives—working, living, relaxing, getting together, learning, playing,—will be seamlessly connected. Rather than designing the city around facilities such as offices, residences and hotels, Mori Building is approaching this development from the perspective of human activity by removing the barriers between facilities. Here, various facilities will interact and collaborate, offering people the opportunity of totally new lifestyles; a place where people can spend their life in harmony with nature, where they will meet and live in a community, and where they can live creative and stimulating lives. The entire city, full of greenery, will become a place of learning, a workplace, a home, and a playground.



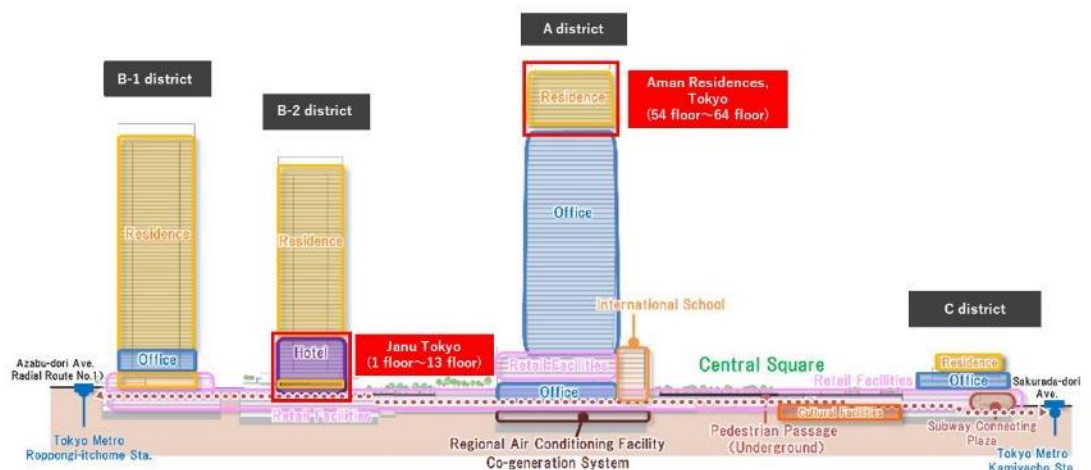
■ Project Overview

Project name:	Toranomon-Azabudai District Category 1 Urban Redevelopment Project
Project executor:	Toranomon-Azabudai District Urban Redevelopment Association
Site area:	Approx. 8.1 hectares
Landscaped area:	Approx. 63,900 square meters
Total floor area:	Approx. 861,500 square meters
Buildings:	Residences (1,400 units), offices (approx. 213,900 m ²), retail facilities (approx. 150 shops), hotel (approx. 120 rooms), international school (approx. 14,000 m ² , British School in Tokyo (planned)), central square (approx. 6,000 m ²), and cultural facilities (approx. 9,000 m ²)
Greenery:	Approx. 2.4 hectares
Parking:	Approx. 1,880 spaces
Project cost:	Approx. JPY 580 billion
Construction start:	August, 2019
Planned completion:	March, 2023

Site Plan



Cross Section Plan



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