

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.

Green & Wellness for enhanced lifestyles in a “Modern Urban Village”

The concept of the project is a “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 will assemble 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 24,000m² green space including a 6,000 m² central square in the heart of this city. A relaxing atmosphere full of nature will be created in a seamless urban oasis filled with trees, flowers and waterscapes, which will also alleviate the heat island phenomenon in the central area.

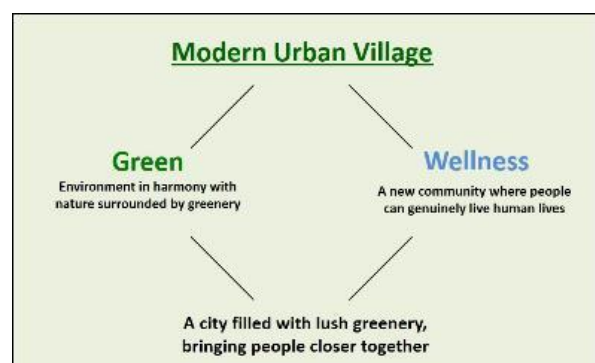
All 100% of the electricity supplied to the entire neighborhood will be renewable electricity, which will meet the targets stipulated in the RE100 international environmental initiative led by the UK’s Climate Group. The project will adopt technologies for high-level, large-scale energy efficiency and will support efforts by users of the city to decarbonize.

In collaboration with Keio University, a core medical facility will be linked through a membership program with a spa, fitness clubs, a food market, restaurants, a central square and vegetable gardens. Working with external facilities and medical institutions, the project envisages an urban environment allowing all those living and working in it to enjoy “wellness.” Certification of these and other wellness attributes will be pursued under Japan’s CASBEE-WO (Wellness Office) system. The Toranomom-Azabudai Project will introduce solutions to address various modern-world issues, including low-carbon cities, biodiversity preservation and truly enhanced health.



Toranomom-Azabudai Project (image)

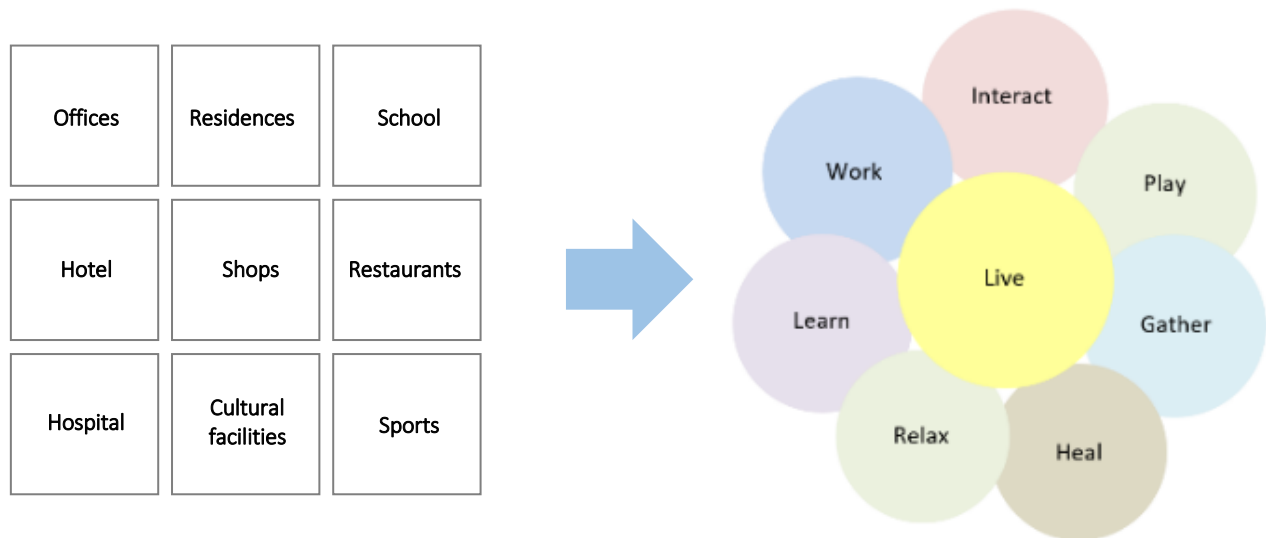
Credit: DBOX for Mori Building Co.



Pillars of the “Green & Wellness” concept

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

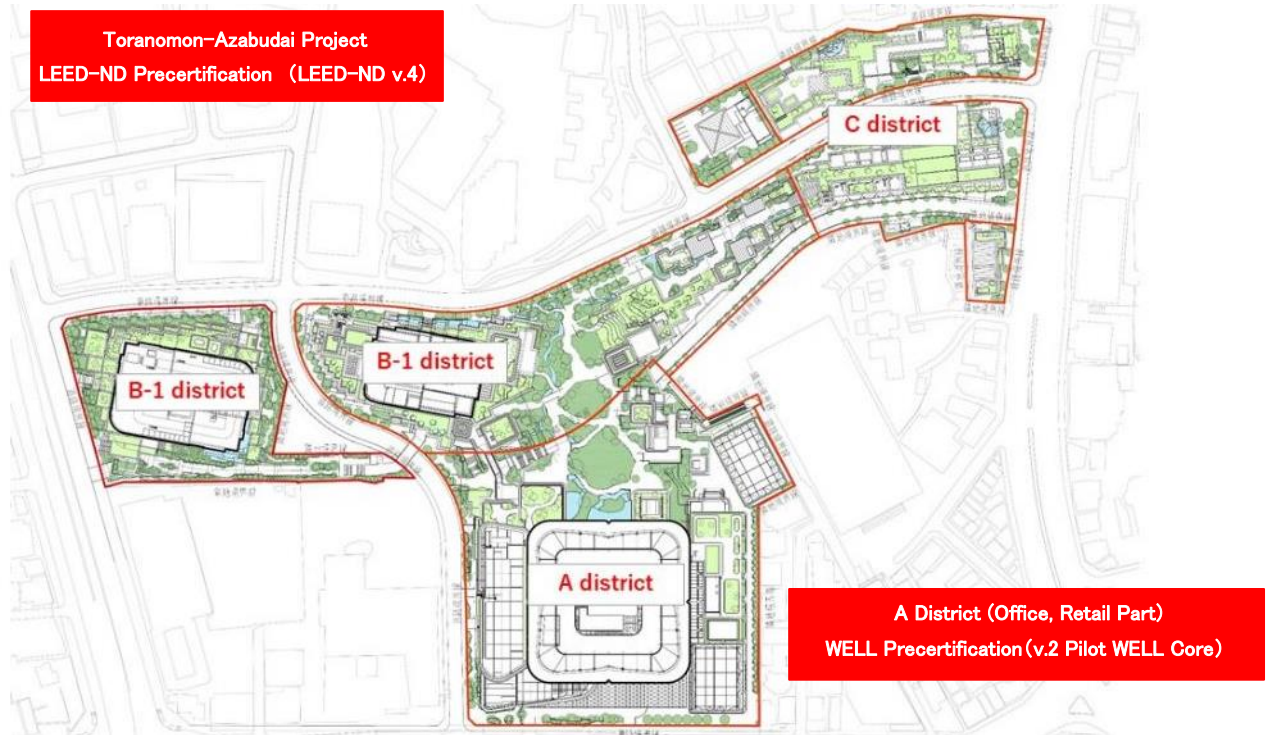
The Toranomom-Azabudai Project will result in an urban environment where various aspects of people's lives—working, living, relaxing, getting together, learning, playing—will be seamlessly connected. Rather than designing the city around facilities such as offices, residences and hotels, Mori Building 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 lives 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.



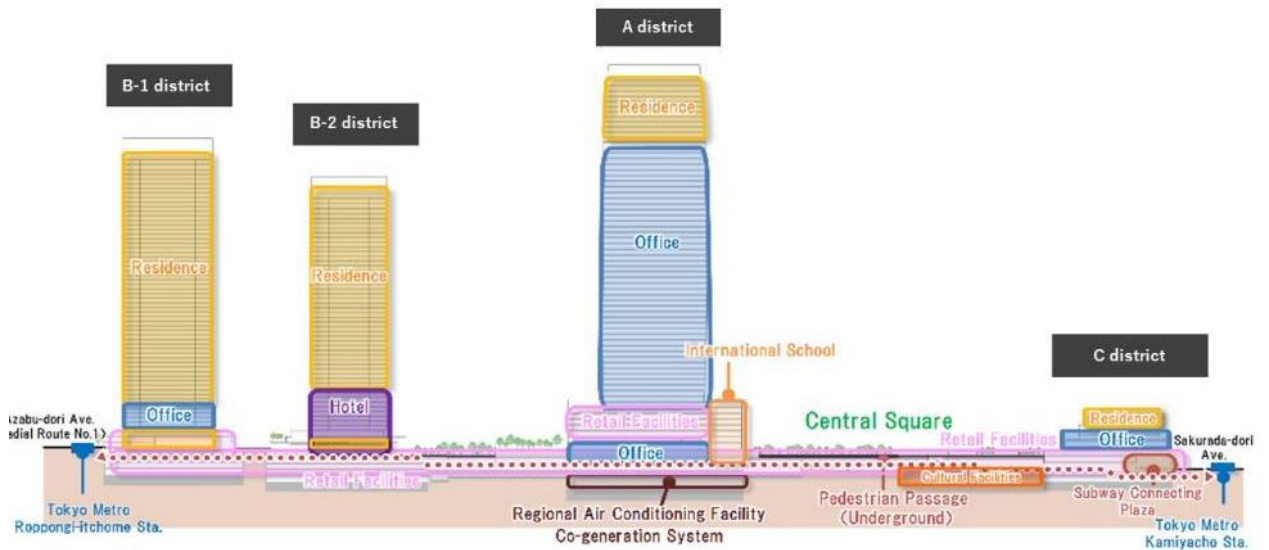
Project Overview

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), center for preventive medicine (approx. 3,600 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



International Media Inquiries

Public Relations, Mori Building Co., Ltd.
Tel +81 (0)3 6406 6606
Fax +81 (0)3 6406 9306
E-mail koho@mori.co.jp

Weber Shandwick Japan
Reina Matsushita (tel: +81 (0)80 2375 0295),
Mayuko Harada (tel: +81 (0)90 9006 4968)
or Masashi Nonaka (tel: +81 (0)80 1037 7879)
E-mail moribldg@webershandwick.com