

Attachment 2: Toranomon Hills Area Project

Toranomon Hills Business Tower, the second project in the expanding and evolving Toranomon Hills complex following Toranomon Hills Mori Tower, was completed in 2020. Eventually, the Toranomon Hills complex will grow to 7.5 hectares and a total floor space of 800,000 m², including Toranomon Hills Residential Tower to be completed in January 2022, and Toranomon Hills Station Tower (tentative name) to be completed in July 2023, the latter to be integrated with Toranomon Hills Station on the Tokyo Metro Hibiya Subway Line. As a mixed-use urban complex closely integrated with local transportation infrastructure, the Toranomon Hills complex will have a major impact comparable to that of Mori Building's Roppongi Hills.

Green belt connecting Toranomon Hills Area and beyond

Toranomon Hills Mori Tower, completed in 2014, utilizes a multi-level road system including a building over Loop Road No. 2 (between Shinbashi and Toranomon). As an urban redevelopment project implemented by the Tokyo Metropolitan Government, the project involves a large-scale space of approximately 6,000 m². Available spaces are utilized for rich greenery, such as the Oval Square roof garden and the Step Garden on building terraces. The combined greenery, streams and biodiversity measures have received a top-ranking "AAA" JHEP (Japan Habitat Evaluation and Certification Program) certification from the Ecosystem Conservation Society-Japan. The spaces are also used by office workers and local residents for community activities such as group yoga.

The Business Tower, which was completed in 2020, boasts the artfully landscaped 1,500 m² Seio Park. Together with the Residential Tower scheduled for completion in 2022, the combined area will feature greenery throughout the lower exterior layers. More broadly, this will form part of a green belt that also connects with Atagoyama and Atago Green Hills, thereby serving as a green belt connecting the extended urban area.



Seio Park
Toranomon Hills Business Tower



Oval Square
Toranomon Hills Mori Tower



Step Garden
Toranomon Hills Mori Tower

High energy efficiency for reduced environmental impact

Energy is used efficiently in the Toranomon Hills complex for reduced environmental impact. Toranomon Hills Mori Tower incorporates renewable energy sources and both energy-saving and resource-saving measures for lighting and air conditioning. Other systems include solar-power equipment in Oval Plaza, full LED lighting in office areas and high-efficiency air conditioning based on Low-carbon Building and Area Sustainability (LOBAS) systems that utilize medium-temperature cold water and large-scale heat storage tanks. In 2019, the project was certified as an "Outstanding Specified Global Warming Countermeasure Office (Top-level Facility)" by the Tokyo Metropolitan Government. In addition, the project has also obtained a top "S" rating under the CASBEE (for New Construction) comprehensive performance-evaluation system for building environments.

Toranomon Hills Business Tower incorporates numerous features to minimize the building's overall environmental impact, including a cogeneration system for efficient use of energy, deep eaves on each floor to reduce heat load, and green rooftops and exterior wall surfaces to suppress the heat-island phenomenon.

Gateway to Tokyo: Connecting central Tokyo with the world

A bus terminal measuring some 1,000m² on the first floor of Toranomon Hills Business Tower is directly accessible on foot to Toranomon Hills Station on the Hibiya Subway Line and Toranomon Station on the Ginza Subway Line. The terminal serves as a key departure/arrival point for airport limousine buses and the Bus Rapid Transit service to/from Tokyo’s waterfront. When Loop Road No. 2 is fully opened, access to Haneda Airport will be easier than ever before.

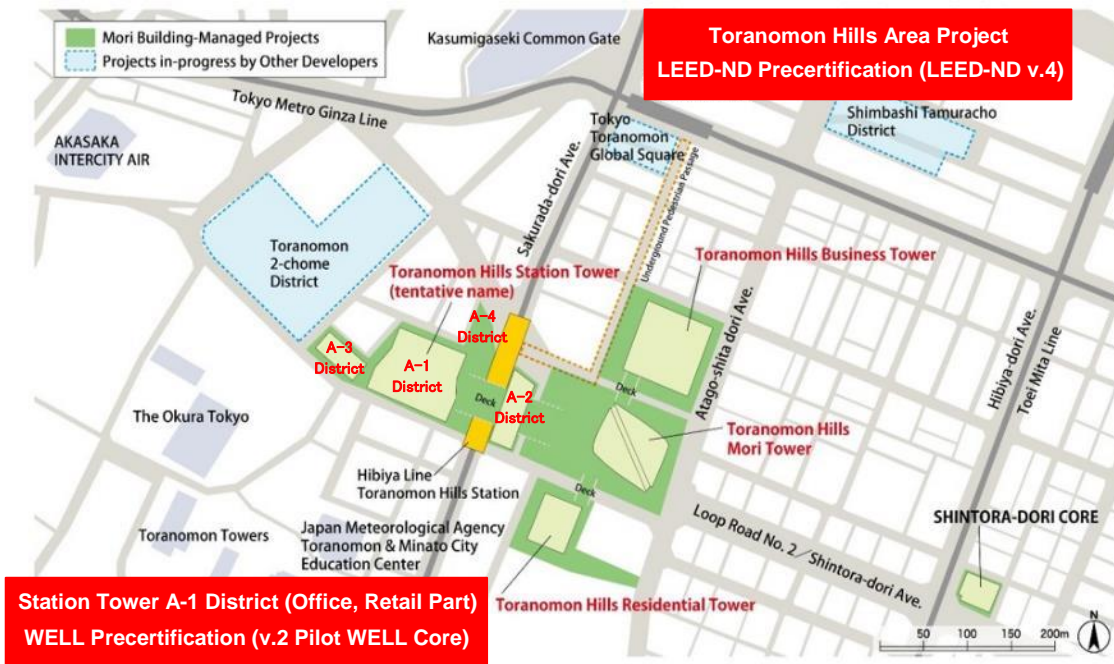
Toranomon Hills Business Tower features an underground barrier-free pedestrian walkway that connects with Toranomon Station on the Ginza Subway Line and Toranomon Hills Station on the Hibiya Subway Line. Additionally, a pedestrian deck connects with Toranomon Hills Mori Tower. In the future, the deck will also connect with Toranomon Hills Residential Tower and Toranomon Hills Station Tower (tentative name), making pedestrian accessibility within the Toranomon Hills complex exceptionally easy. Together with Shintora-dori Avenue, the expansive pedestrian network integrates the entire area in and around Toranomon Hills, further strengthening the role of Toranomon Hills complex as Tokyo’s newest gateway connecting central Tokyo with the world.

Project overview

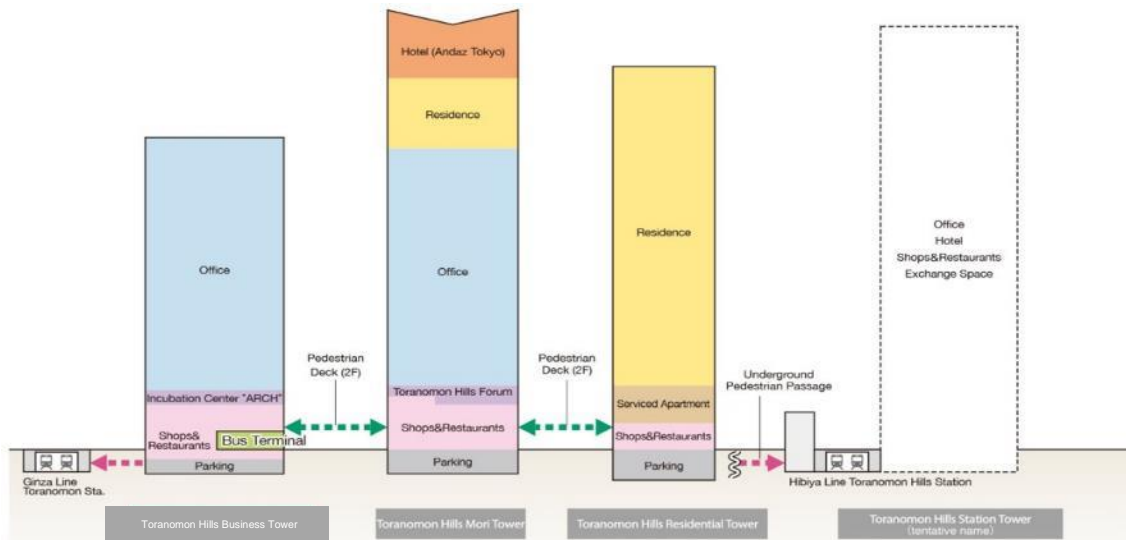
Site area:	Approx. 7.5 hectares
Total floor area:	Approx. 800,000 square meters
Office area:	Approx. 300,000 square meters
Residences:	Approx. 720
Commercial area:	Approx. 26,000 square meters
Green area:	Approx. 15,000 square meters

Toranomon Hills Area

Site Plan



Cross-section Plan



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