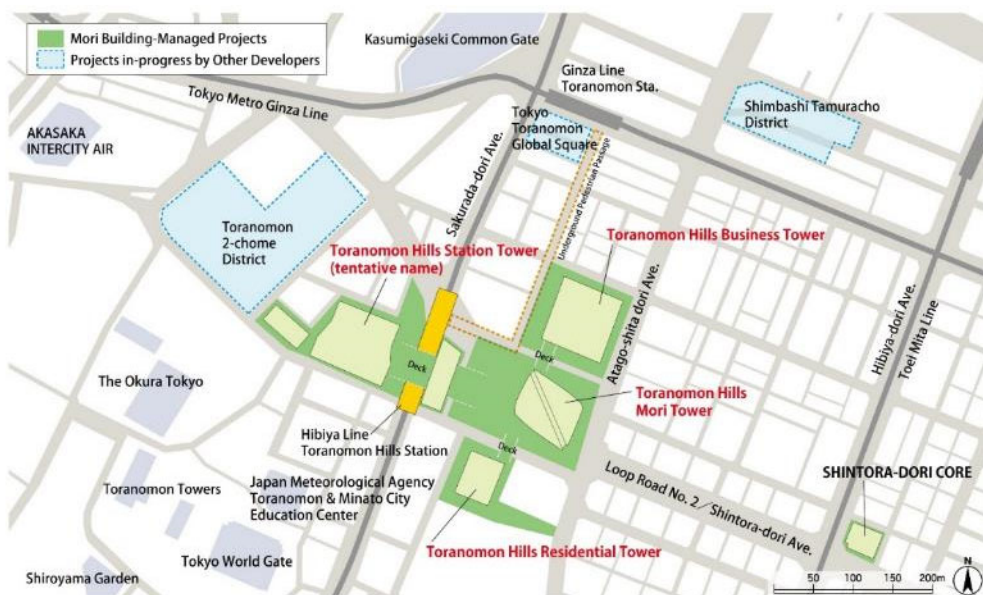


Appendix: Evolving and Expanding Toranomon Hills Area

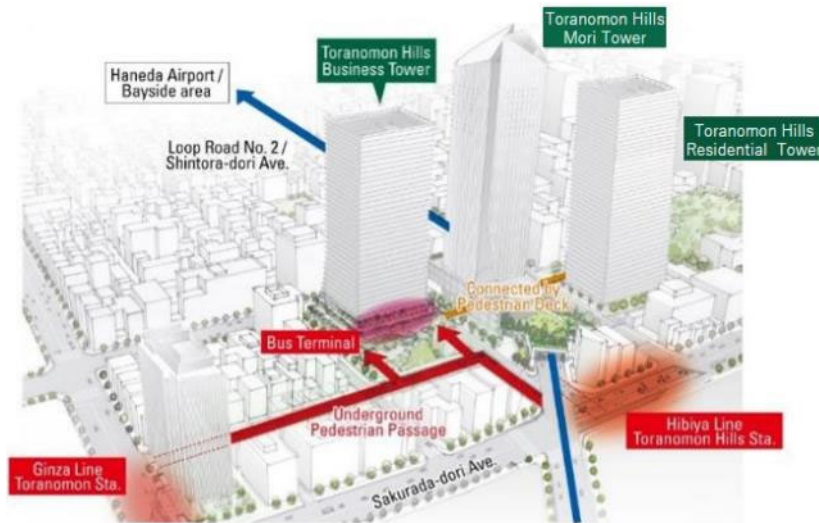
Toranomon Hills evolves as new international urban center and global business hub

Toranomon Hills will be expanded to a size of 7.5ha and will offer total floor space of 800,000m² through completion of four mixed-use super-high-rise buildings: Toranomon Hills Mori Tower (completed in 2014), Toranomon Hills Business Tower (completed in 2020), Toranomon Hills Residential Tower (completed in 2022), and Toranomon Hills Station Tower (tentative name; to be completed in July 2023). The area is steadily evolving as a mixed-use urban complex integrated with extensive transportation infrastructure, elevating its status as a true international hub with an impact comparable to that of Mori Building's Roppongi Hills.



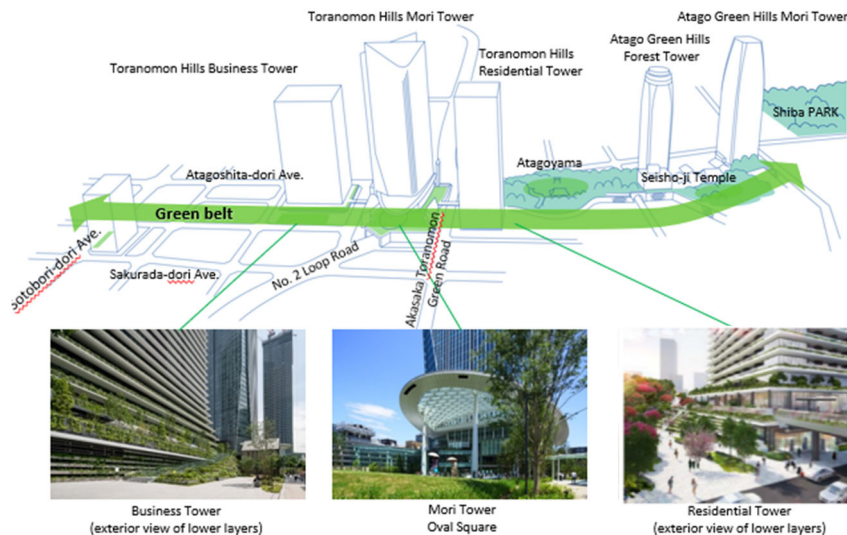
New transportation node as a gateway to Tokyo

The 1,000 m² bus terminal on the first floor of Toranomon Hills Business Tower is directly accessible by walkways to Toranomon Hills Station on the Hibiya Subway Line and Toranomon Station on the Ginza Subway Line. The terminal is 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, vehicle access to Haneda Airport will be easier than ever before. The Business Tower also features an underground barrier-free pedestrian walkway that connects with Toranomon and Toranomon Hills stations. Additionally, a pedestrian deck connects with Mori Tower and Residential Tower as well as Toranomon Hills Station Tower (tentative name) in the future, adding to the area's extensive pedestrian access. Also, Shintora dori Avenue further enhances both vehicle and pedestrian access. Combined, these many additions are further strengthening the Toranomon Hills area's role as the newest gateway to Tokyo, connecting the city center with the world.



Toranomon Hills Area integrated with green belt for biodiversity

Toranomon Hills Mori Tower's greenery and biodiversity initiatives, covering 6,000m² of landscaped space including the Oval Square roof garden and Step Garden, have received a top "AAA" certification from the Japan Habitat Evaluation and Certification Program (JHEP) run by the Ecosystem Conservation Society – Japan. Also, the Business Tower boasts the artfully landscaped 1,500 m² Seio Park. With the completion of the Residential Tower, the area now features extensive greenery throughout the buildings' lower exterior layers. More broadly, the area's greenery forms part of a biodiverse green belt joining adjacent Atagoyama and Atago Green Hills. Such attributes have earned the Toranomon Hills area a top-level Platinum precertification in the Neighborhood Development (ND) category of Leadership in Energy & Environmental Design (LEED), a global green-building rating system of the U.S. Green Building Council (USGBC).



Toranomon Hills Station Tower (tentative name)

The Toranomon Hill complex continues to evolve. Last year, the area was integrated with the new Toranomon Hills station on the Tokyo Metro Hibiya Line, which opened in June 2020. A plaza directly connected to the station and a pedestrian deck built on Sakurada-dori Avenue form part of a multi-layered pedestrian network, further enhancing transportation within the area. The 49-story (265m) Toranomon Hills Station Tower, once completed in July 2023, will offer generous office spaces with an average office size of approx. 3,300m², retail facilities integrated with the aforementioned plaza, and a world-class hotel. A multifunctional complex on the top floor, featuring a forum, galleries and restaurants suitable for diverse business events, is expected to become a new hub for business and innovation.



| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---------------------------------|--|------------------------------|--------------------------------|---|------------------------------|------|--------------------|----------------------------|
| Toranomon Hills Business Tower | Jul. City planning approval | → Jan. Redevelopment association established | Feb. Construction started | → | → | Jan. Completion | | | |
| Toranomon Hills Residential Tower | Sept. City planning approval | → | Mar. Construction started | → | → | → | → | Jan. Completion | |
| Toranomon Hills Station Tower (tentative name) | | | | Mar. City planning approval | Nov. Redevelopment association established | Nov. Construction started | → | → | Jul. Planned completion |
| Toranomon Hills Station | | | | | | Jun. Station opened | | | |