

Toranomon-Azabudai and Toranomon Hills Area Projects in Tokyo Precertified under Top Platinum-level LEED BD+C (CS)

Envisioned certification under both LEED ND and LEED BD+C (CS) Platinum would be unprecedented

Tokyo, March 22, 2022 — Mori Building Co., Ltd., Japan’s leading urban landscape developer, announced today that the A District of the Toranomon-Azabudai Project and the A-1 District of Toranomon Hills Station Tower (tentative name), two major redevelopments the company is undertaking in central Tokyo, have been precertified under the LEED (Leadership in Energy and Environmental Design) system for top Platinum-level Building & Design/Core and Shell Development (BD+C) ratings targeting environmentally friendly and efficient green buildings.

This follows the announcement that the Toranomon-Azabudai Project and Toranomon Hills Area Project both received top Platinum-level LEED ND (Neighborhood Development) precertifications last year. The envisioned awarding of final Platinum-level certifications under both LEED ND and LEED BD+C (CS) could be the first two cases among major projects worldwide.



Credit: DBOX for Mori Building Co.

Toranomon-Azabudai Project precertified under Platinum LEED-ND, incl. 330m A District Tower (on right)



Toranomon Hills Area Project precertified under Platinum LEED ND, incl. Toranomon Hills Station Tower (tentative name, on right) A-1 District

Peter Templeton, president and CEO of the U.S. Green Building Council (USGBC), which provides third-party credentialing and verification under the LEED system, said:

“Congratulations to the Toranomon-Azabudai and Toranomon Hills projects for earning LEED Platinum precertification and LEED for Neighborhood Development Platinum certification – the highest level of LEED certification available. These projects and their dual LEED certifications exemplify innovation in green building and are helping to transform not only the way our buildings are built and designed, but how we use space to support the people and communities they serve. The Toranomon-Azabudai buildings are serving as a global model of sustainability, lowering carbon emissions, reducing operating costs and conserving resources while prioritizing sustainable practices and human health.”

Based on its philosophy of “Create cities, nurture cities,” Mori Building is committed to realizing a sustainable global society through the harmonious coexistence of cities and nature, low-carbon cities and truly enhanced health.

Main evaluation points for LEED precertifications

The Toranomom-Azabudai Project A District and the Toranomom Hills Station Tower (A-1 District) were both highly evaluated for their environmental considerations during and after construction, specifically for their effective use of water resources, area-wide use of energy from the on-site co-generation system, high-level energy savings through use of the latest equipment and technologies, visualization of environmental load reduction during construction, measures to prevent contamination of core and interior walls during construction, mechanisms and systems to collaborate with tenants on energy savings following construction, and plans to supply renewable electricity from the new facilities.

It is rare for complexes in urban business areas in any country to receive Platinum-level precertification. The envisioned awarding of final Platinum-level certifications under both LEED ND and LEED BD+C (CS) could be the first two cases among major projects worldwide.



Precertification certificate
(Toranomom-Azabudai Project)



Precertification certificate
(Toranomom Hills Station Tower)

LEED ND Platinum and WELL precertifications received in 2021

The Toranomom-Azabudai Project became Tokyo's first project to be precertified for the Platinum-level rating in the ND category and the Toranomom Hills Area Project quickly followed as the second such project. In obtaining these precertifications, both projects were recognized as walkable developments around central squares and communities with high energy efficiency.

In addition, the Toranomom-Azabudai Project's A District and Toranomom Hills Station Tower's A-1 District also received Platinum-level precertification under the WELL Building Standard (WELL), the world's first performance-based system for measuring, certifying and monitoring features of the built environment that impact human health and wellbeing. WELL is also managed by the USGBC. Once completed, both projects are expected to obtain WELL Platinum certifications. Toranomom-Azabudai Project's A District is the world's largest registered property to receive this precertification. Among other aspects, the district's plaza and walking deck were highly evaluated for promoting exercise.



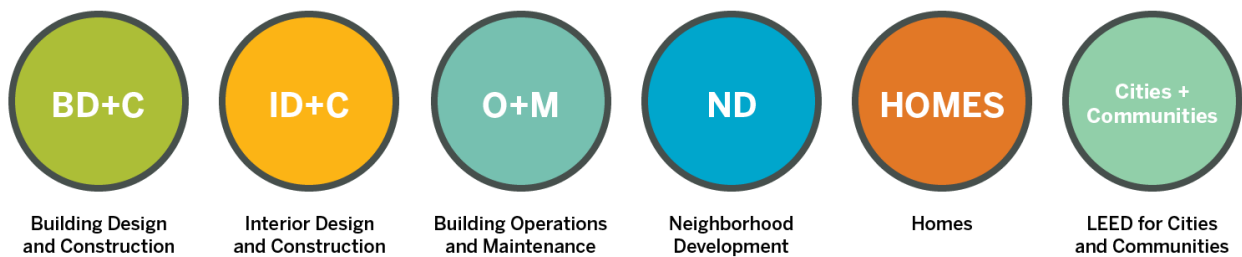
Central square in Toranomom-Azabudai Project (image)



Oval Plaza at Toranomom Hills Mori Tower

About LEED system

LEED is the world's most widely used rating system for the evaluation and certification of the environmental performance of green buildings and cities in terms of water and energy efficiency, indoor environments and sustainable materials. Managed by the U.S. Green Building Council (USGBC), LEED is leading the way in energy conservation and environmentally friendly building and site use. This certification is designed to evaluate the environmental performance of various types of buildings in six categories: "Interior Design and Construction;" "Building Operation and Maintenance," where no major renovation work is involved; "Homes," for the evaluation of residential buildings; "LEED for Cities and Communities," which aims to improve people's quality of life; "Building Design and Construction;" and "Neighborhood Development." The Toranomon-Azabudai Project and the Toranomon Hills Area Project already received precertification in respect of the last two categories.



Source: official website of Green Building Japan

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

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Attachment 1: Toranomon-Azabudai Project

The Toranomon-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” (Toranomon 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, 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 and is expected to welcome 25–35 million visitors annually, numbers comparable to those of Roppongi Hills. This project will constitute the “Hills of the future” by drawing on past experiences with 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.

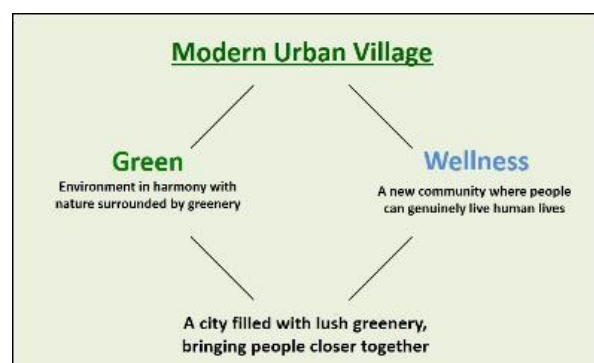
All 100% of the electricity supplied to the entire neighborhood will be renewable electricity, which will meet the targets stipulated in the RE100 international environmental initiative led by the UK’s Climate Group. The project will adopt technologies for high-level, large-scale energy efficiency and 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 Toranomon-Azabudai Project will introduce solutions to address various modern-world issues, including low-carbon cities, biodiversity preservation and truly enhanced health.



Credit: DBOX for Mori Building Co.

Toranomon-Azabudai Project (image)

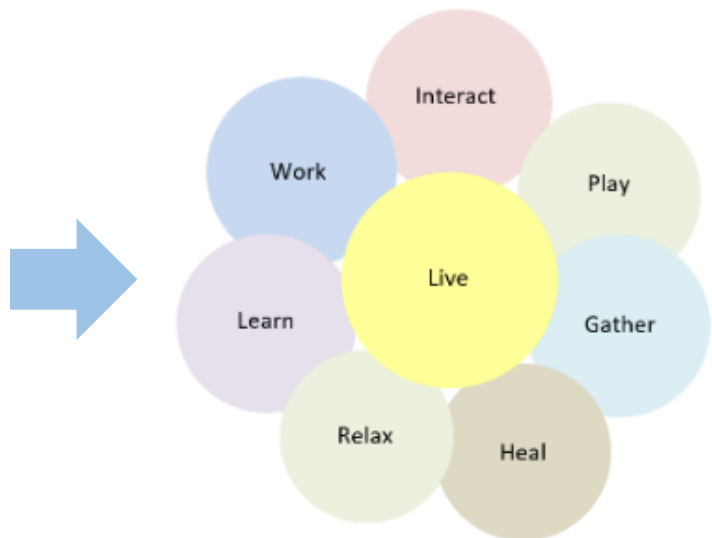


Pillars of the “Green & Wellness” concept

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

The Toranomon-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.

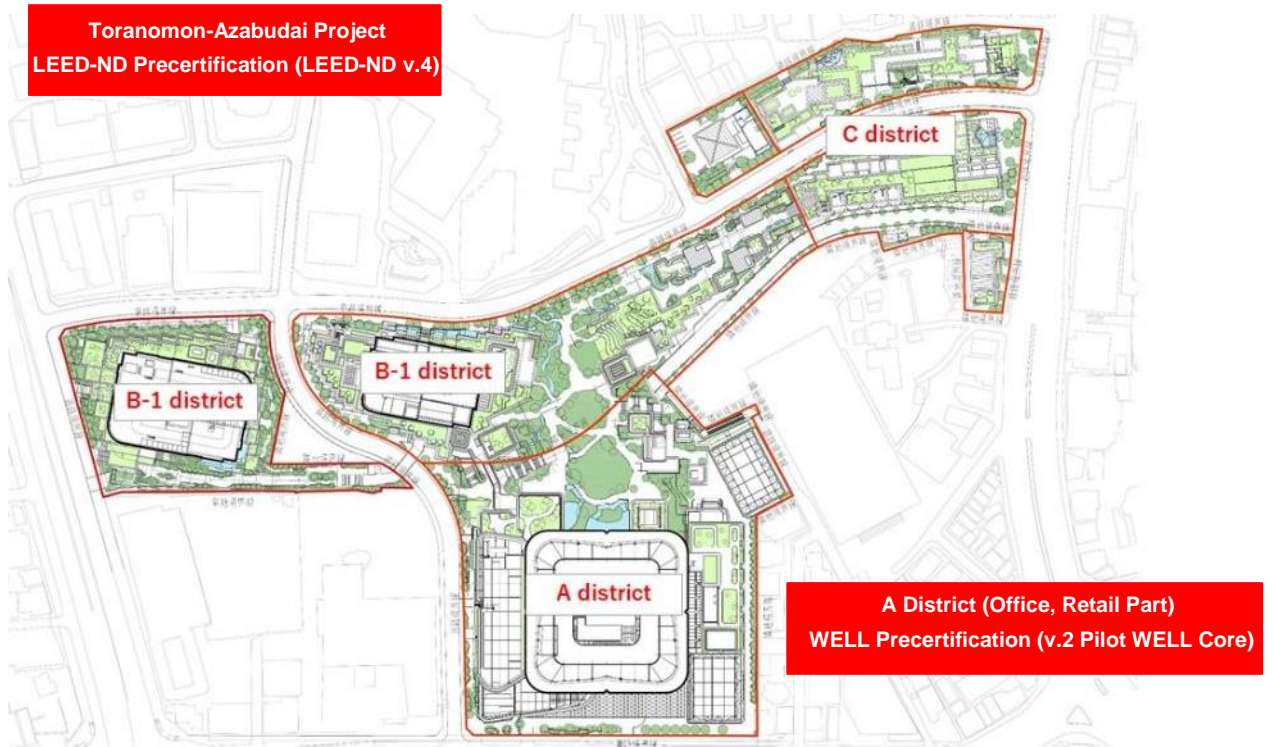
Offices	Residences	School
Hotel	Shops	Restaurants
Hospital	Cultural facilities	Sports



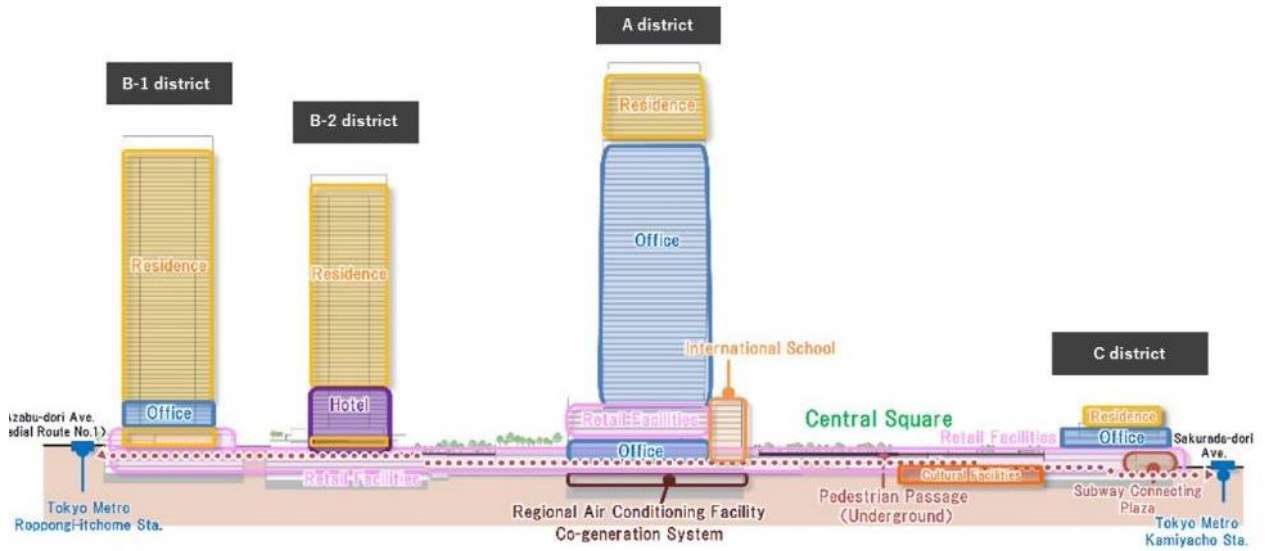
Project Overview

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), cultural facilities (approx. 9,000 m ²), and 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



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 completed in January 2022 and Toranomon Hills Station Tower (tentative name) to be completed in July 2023 and 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 just-completed Residential Tower, the combined area features greenery throughout the lower exterior layers. More broadly, this will form part of a green belt that also connects with extended urban areas including Atagoyama and Atago Green Hills.



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

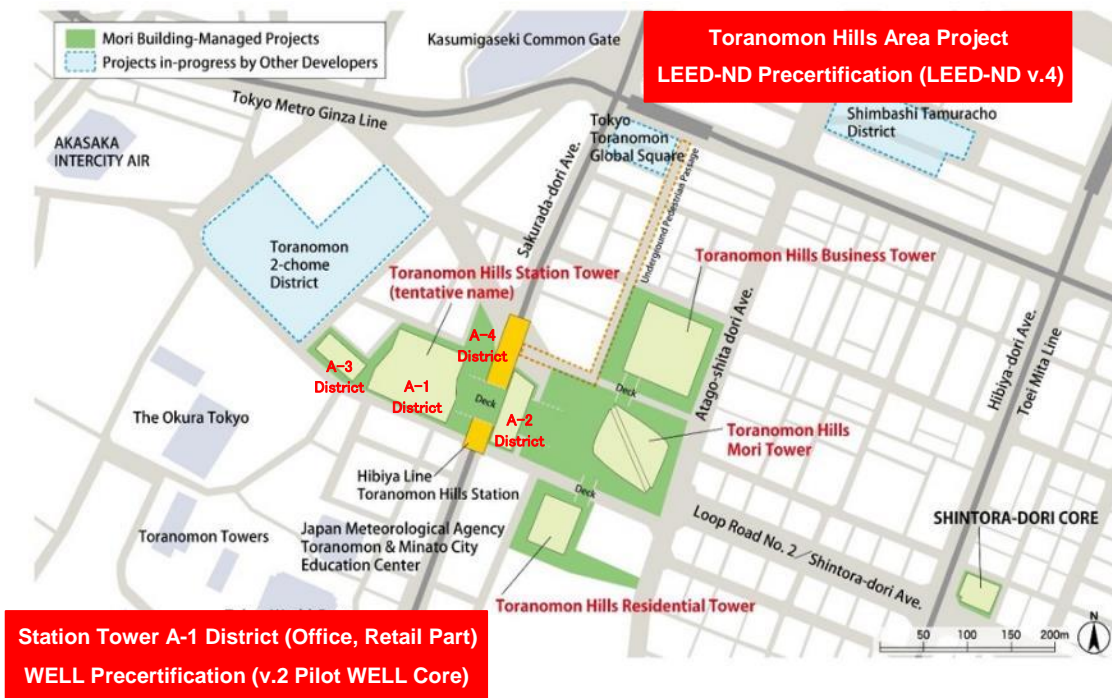
A bus terminal measuring some 1,000m² on the first floor of Toranomon Hills Business Tower is directly accessible on foot to Toranomon Hills Station on the Hibiya Subway Line and Toranomon Station on the Ginza Subway Line. The terminal serves as a key departure/arrival point for airport limousine buses 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 the 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

Site Plan



Cross-section Plan

