

## **Toranomon-Azabudai Project's "A District" Tower Frame Completed**

*Latest step in building massive "vertical garden city" complex integrating diverse functions in central Tokyo*

Tokyo, April 21, 2022 —Toranomon-Azabudai District Urban Redevelopment Association announced today that the frame of the Toranomon-Azabudai Project A District tower, a 330-meter, mixed-use high-rise in central Tokyo, was completed today. Mori Building and Japan Post Holdings are leading participants in the overall Toranomon-Azabudai District Category 1 Urban Redevelopment Project.



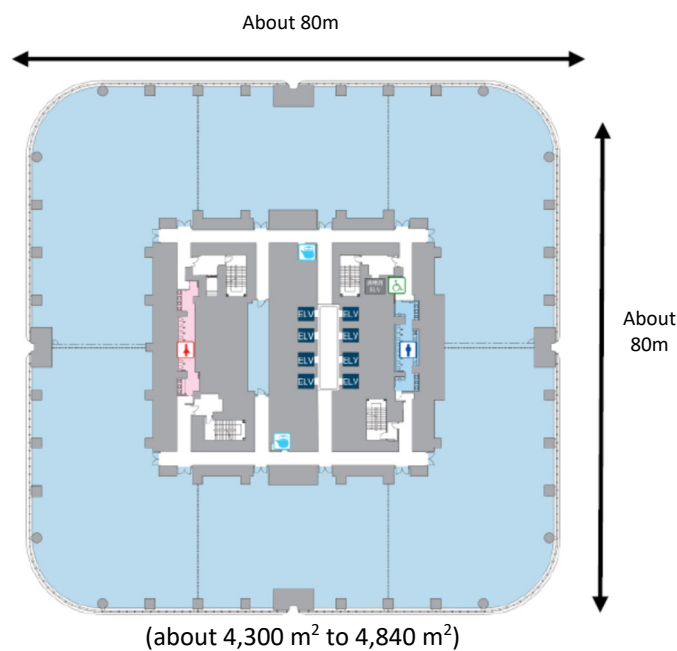
The Toranomon-Azabudai Project A District tower will offer large-scale office space with a total rental area of approximately 204,000 m<sup>2</sup> and standard floor plate of approximately 4,300 m<sup>2</sup>. It will also feature the luxury branded Aman Residences, Tokyo, built in partnership with Aman, the operator of diverse world-class hotels and resorts. Other functions will include the Keio University Center for Preventive Medicine (tentative name), the British School in Tokyo, which will be one of the largest international schools in central Tokyo with approximately 700 students from over 50 countries, and large-scale retail facilities with a total floor area of approximately 13,000 m<sup>2</sup>.

The project's overall concept is to create a "modern urban village" with a huge central square filled with lush greenery that brings people close together. The total site will cover a vast 8.1 hectares and boast no less than 2.4 hectares of greenery, including a 6,000 m<sup>2</sup> central square. The Toranomon-Azabudai Project will encompass an efficient arrangement of several high-rise buildings, including the A District tower, thereby opening up a lush green environment underfoot as a "vertical garden city" where people live, work, learn, recreate and relax in advanced facilities, all within walking distances of each other and nestled in rich greenery.

Once fully completed in 2023, the Toranomon-Azabudai complex is expected to enhance Tokyo's magnetism as one of the world's great cities.

### Large-scale offices that offer peace of mind and comfort to workers (7<sup>th</sup> to 52<sup>nd</sup> floors)

Large-scale offices occupying floors 7–52, in total some 204,000 m<sup>2</sup> of rental space, will be arranged in roomy floor layouts measuring from 4,300 m<sup>2</sup> (standard) to 4,840 m<sup>2</sup> (maximum). The shaped, column-free layouts with widths of approximately 18 meters in all directions will allow for freely open offices. The building will adopt an extra-high level of earthquake resistance to help ensure continued use after a major earthquake. Also, a resilient business continuity plan will be offered, including a system that automatically reoperates elevators stopped for safety precautions during an earthquake once the system detects that the shake has little impact on an elevator, and emergency-generator facilities that can supply 100% of power to the offices in the event of a power outage. As for environment, the entire neighborhood will support the efforts of office tenants to decarbonize their businesses by offering 100% renewable energy power, compliant with the Renewable Energy 100% (RE100) international environmental initiative, throughout the complex. In addition, various other systems and services will be provided to allow the entire complex to be utilized as a workplace for free and creative workstyles unique to the Toranomon-Azabudai Project.



Office entrance (image)

### **Aman Residences, Tokyo (54<sup>th</sup> to 64<sup>th</sup> floors)**

The top 11 floors of the A District tower will comprise an exceptional 91-unit branded residence, Aman Residences, Tokyo, built in partnership with Aman, the operator of diverse world-class hotels and resorts. The interior design has been crafted by the noted international design studio Yabu Pushelberg. Occupants will enjoy exclusive services, including the residents-only Aman Spa (approx. 1,400 m<sup>2</sup>). Aman's signature hospitality—both warm and unassuming—will enable residents to enjoy extraordinarily peaceful lifestyles while overlooking the vibrant Tokyo metropolis.

### **The British School in Tokyo (B1 to 7<sup>th</sup> floors)**

The British School in Tokyo will open an eight-floor, 14,000 m<sup>2</sup> campus as one of the largest international schools (some 700 students from over 50 countries) in central Tokyo. Founded some 30 years ago, the school specializes in excellent British-style curriculum.



View from Gaien Higashi-dori Ave. (image)



### **Keio University Center for Preventive Medicine (tentative name; 5<sup>th</sup> and 6<sup>th</sup> floors)**

The Keio University Center for Preventive Medicine will open a new two-floor facility formerly based in Tokyo's Shinjuku Ward. Since 2012, the center has contributed to the early detection and treatment of illnesses for more than 6,000 patients each year through medical checkups that incorporate advanced examination, diagnostic technologies, and patient aftercare across various clinical departments. This relocation and expansion will enable the center to examine more patients and meet their individual needs by easing congestion and providing more suitable examination facilities. The center will also offer an advanced medical checkup program designed to extend healthy life expectancy. Checkups will be tailored to meet the specific needs and risks of each patient, building upon the center's experience with medical examinations.

As the core medical facility of the Toranomon-Azabudai Project, the center will also offer the latest comprehensive preventive medicine and wellness services integrated with various facilities and services located within the Toranomon-Azabudai community. Also, in collaboration with the "Hills Joint Research Laboratory for Future Preventive Medicine and Wellness," the center will help advance the quality of diagnostic and examination methods for increasingly enhanced preventive medicine going forward.



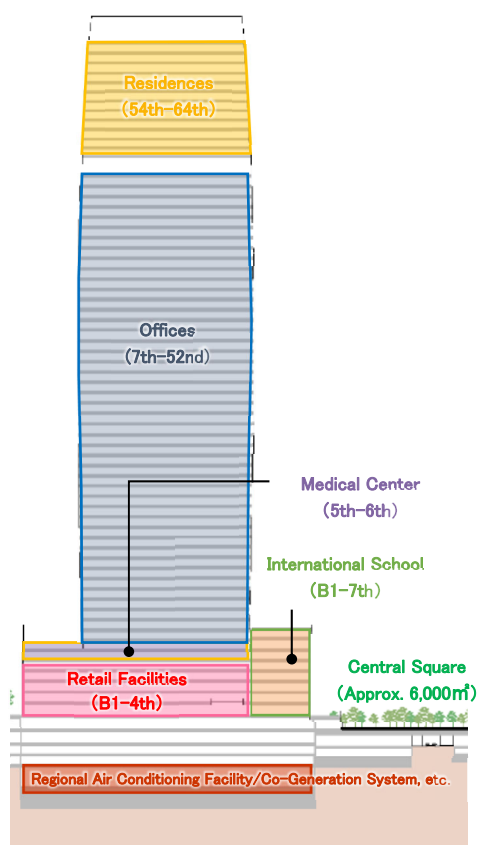
## Retail Facilities (B1 to 4<sup>th</sup> floors)

Tower tenants and residents will further benefit from convenient proximity to five floors of retail facilities spanning a wide variety of stores, including fashion, beauty, culture, art, wellness and more. The stores will be specially selected to offer shopping experiences that stimulate the five senses and support creative ways of working and living with innovative products, services, experiences, learning and interactions. This unique mix of retail facilities will incorporate shops that are attractive to international people from all over the globe, as well as local residents shopping for daily needs.

## Toranomon-Azabudai Project A District Overview

Location:	Part of Azabudai 1-chome, Minato Ward, Tokyo
Landscaping:	Approx. 24,100 m <sup>2</sup>
Floor area:	Approx. 449,000 m <sup>2</sup>
Height:	Approx. 330 meters
No. of floors:	64 aboveground and 5 underground
Structure:	S (including partly SRC and RC)
Uses:	Residences, offices, medical center, retail shops, international school, parking, etc.
Project executor:	Toranomon-Azabudai District Urban Redevelopment Association
Basic constructors:	Mori Building Co., Ltd. First-Class Registered Architect Office and NIHON SEKKEI, INC.
Execution constructors:	Mori Building Co., Ltd. First-Class Registered Architect Office, NIHON SEKKEI, INC., and SHIMIZU CORPORATION (underground structure)
Designers:	Exterior – Pelli Clarke & Partners Low rises – Heatherwick Studio Retail entrance – Sousuke Fujimoto Architects Residential interiors – Yabu Pushelberg
Contractor:	SHIMIZU CORPORATION
Construction start:	August 2019
Planned completion:	2023

### Cross Section Plan



### Site Plan



## 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](http://www.mori.co.jp/en)

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## Attachment: 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 24,000 m<sup>2</sup>, including a 6,000 m<sup>2</sup> central square. The complex will have a total floor area of 861,500 m<sup>2</sup>, including 213,900 m<sup>2</sup> 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 24,000 m<sup>2</sup> green space including a 6,000 m<sup>2</sup> 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.

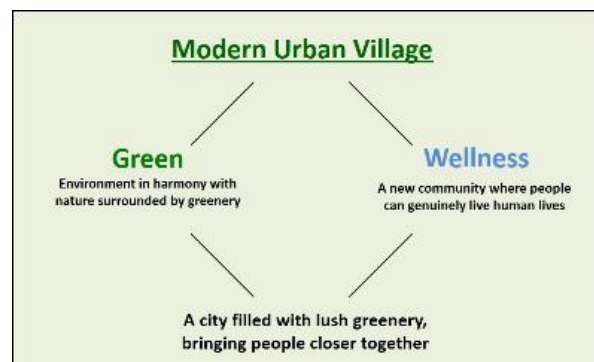
All 100% of the electricity supplied to the entire neighborhood will be renewable electricity, which will meet the targets stipulated in the RE100 international environmental initiative led by the UK’s Climate Group. The project will adopt technologies for high-level, large-scale energy efficiency and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

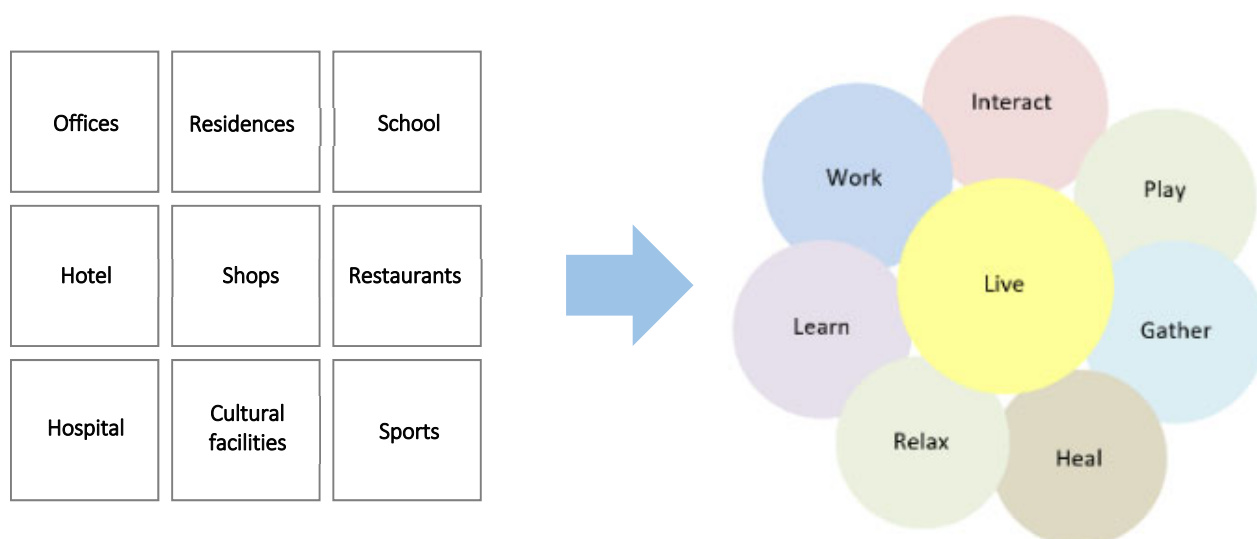
Toranomon-Azabudai Project (image)



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.



## 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 m <sup>2</sup>
Total floor area:	Approx. 861,500 m <sup>2</sup>
Buildings:	Residences (1,400 units), offices (approx. 213,900 m <sup>2</sup> ), retail facilities (approx. 150 shops), hotel (approx. 120 rooms), international school (approx. 14,000 m <sup>2</sup> , British School in Tokyo [planned]), central square (approx. 6,000 m <sup>2</sup> ), cultural facilities (approx. 9,000 m <sup>2</sup> ), and center for preventive medicine (approx. 3,600 m <sup>2</sup> )
Greenery:	Approx. 2.4 hectares
Parking:	Approx. 1,880 spaces
Project cost:	Approx. JPY 580 billion
Construction start:	August 2019
Planned completion:	2023

Site Plan



Cross Section Plan

