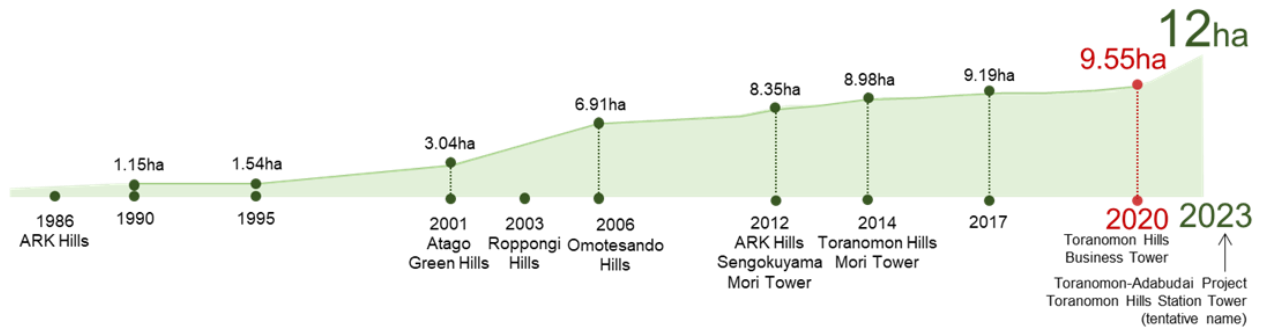


Appendix 1: Mori Building's environmental initiatives

For many years, Mori Building's urban-development initiatives have emphasized the environment and greenery through urban-development for promoting harmonious coexistence between cities and nature, low-carbon cities, and resource recycling through large-scale urban renewal projects, all based on the concept of "Vertical Garden City." The company is committed to contributing to the realization of a more sustainable society through its unique urban development.



Increasing green coverage at Mori Building's redevelopment projects

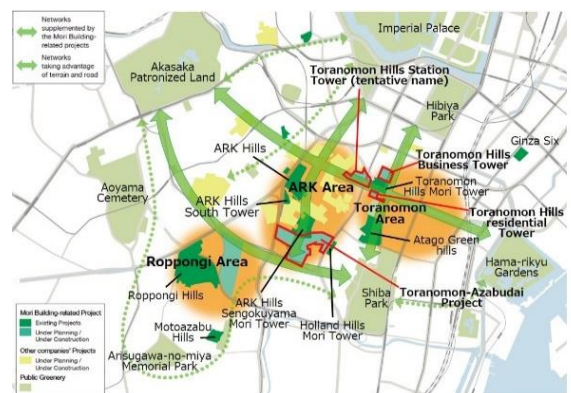
Nurturing "Hills greenery" for more than three decades

Since 1986, when Mori Building completed ARK Hills and then turned to other Hills-branded projects including Roppongi Hills (2003) and Toranomon Hills (2014), the company's urban developments have greatly expanded the amount of greenery in central Tokyo. At ARK Hills, for example, green coverage has grown from 23% of the property in 1990 to 42% at present, far exceeding the 21.8% average coverage ratio in the surrounding Minato City. Total green coverage at all major redevelopments combined reached 9.55 hectares in 2020 and is expected to expand to some 12 hectares by 2023, clear evidence of Mori Building's consistent and productive management of its properties and over the many years following construction. Developing urban complexes with green space not only provides people with places for relaxation, it also helps to alleviate the heat-island effect.

Ecological network continues to evolve and expand through urban revitalization

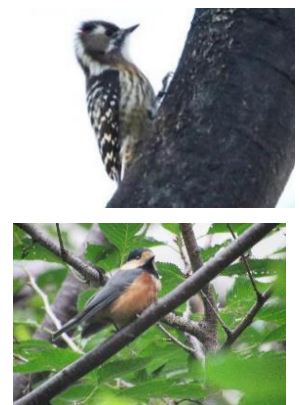
Greenery created through large-scale urban redevelopment is helping to create basis for ecological networks in central Tokyo. Hills properties have added new green spaces that effectively connect existing greenery at the Imperial Palace, Aoyama Cemetery and other established locations, serving as passageways as well as habitats for creatures as they come and go. As such, Hills properties are playing an important role within central Tokyo's ecology.

The idea behind forming ecological networks of natural habitats comes from the *Biodiversity and Greening Guide* introduced by Minato City. Such networks link large green areas, which serve as bases for creatures, with smaller-scale green areas and roadside trees, thereby creating conditions for living things to survive and proliferate in urban areas.



Ensuring continuously habitable natural environments

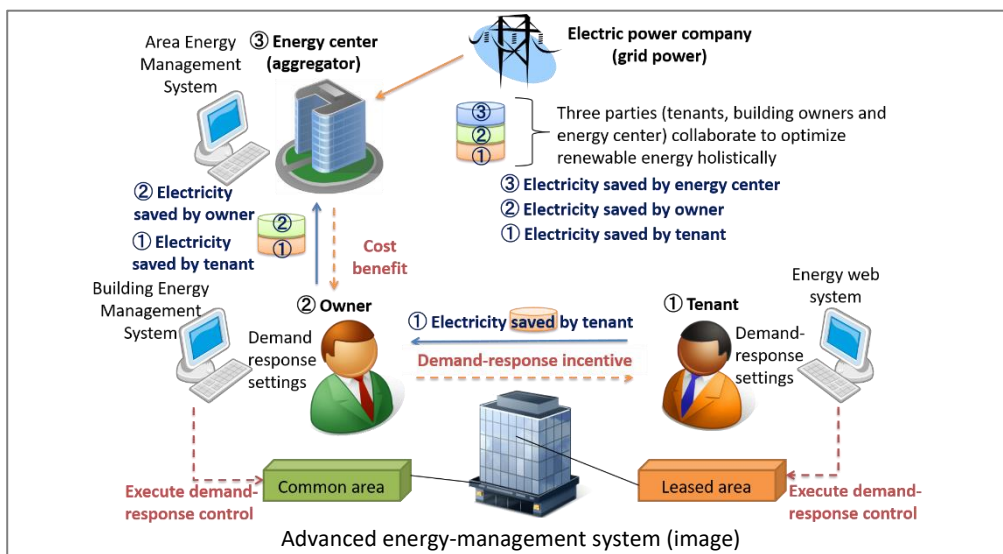
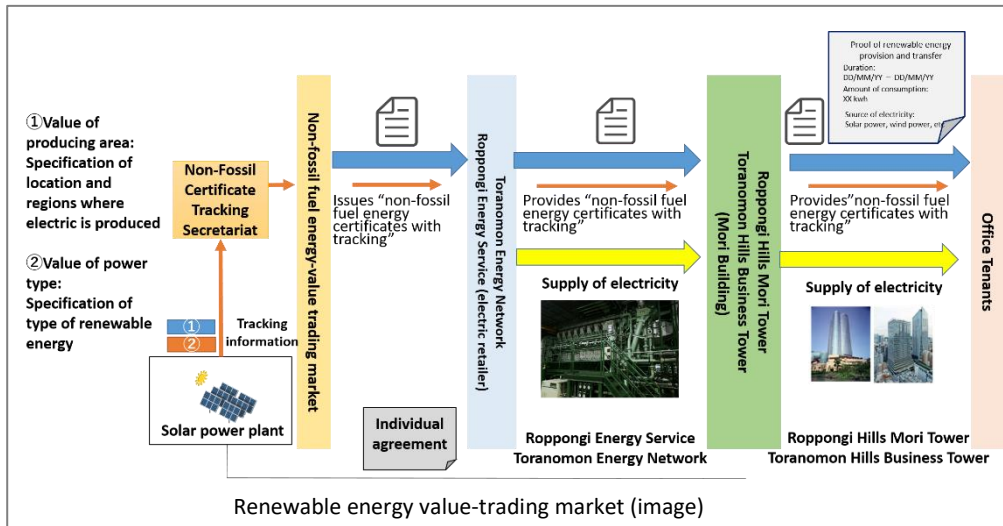
At ARK Hills Sengokuyama Mori Tower, which was completed in 2012, Mori Building has enlisted the assistance of a landscape-management company and arborists to maintain biodiversity in green spaces on the property. Arborists monitor the habitats and meet regularly with the company to provide information about the ecological status and to discuss issues such as pest infestations. Mori Building's eco-conscious efforts focus on creating and steadily maintaining habitable environments for living creatures. Strategies include reducing pesticides as much as possible without compromising management standards, managing plants by hand so as not to stress them, and in some cases leaving native weeds in place to help creatures live, feed and nest. A recent survey of the habitats at ARK Hills Sengokuyama Mori Tower counted 10 species of butterflies and 14 species of birds, including the Japanese Pygmy Woodpecker, which is rarely seen in central Tokyo, and the Varied Tit, an endangered species, as well as other bird species that were not known to inhabit the area before it was redeveloped by Mori Building.



Pursuing de-carbonization through renewable electricity and advanced energy management

Mori Building incorporates energy-efficient systems and other diverse urban functions in “Vertical Garden City” style complexes, aiming to realize carbon-neutral city through maximized eco-efficiency, renewable energy sources and advanced management systems. Roppongi Hills Mori Tower and Toranomon Hills Business Tower even provide interested tenants with renewable energy electricity purchased from the renewable energy value-trading market. In fact, Roppongi Hills was able to become Japan’s first case of an office leasing company supplying renewable electricity to tenants. This was made possible by the fact that Roppongi Hills and Toranomon Hills Business Tower have their own energy plant and a registered electricity retailer that operates the plant.

In addition, Toranomon Hills Business Tower’s tenants, owner and the energy center collaborate in demand-response control to effectively manage electricity and heat consumption during peak hours as well as supplying energy effectively during normal hours.



Toward greater resource recycling

To support increased resource recycling in its urban complexes, Mori Building works with tenants and other stakeholders to collect and sort waste for reuse. Many of the company’s office buildings provide trash cans and stickers for separating trash into 15 categories according to detailed rules established by each building. 100% of paper and plastics are collected for recycling. Mori Building also weighs trash, quantifies waste amounts and recycling rates for each building, and then feeds this information back to tenants. New policies and systems regarding plastic pollution continue to be introduced, including the discontinuance of one-way plastic, adoption of alternative materials, and the implementation of demonstration tests in collaboration with other companies. Examples of new initiatives in recent years include:

- Introduction of free water supply area to encourage workers to bring reusable bottles
- Elimination of plastic straws
- Sales of inexpensive cotton eco-bags after discontinuance of complementary plastic bags
- Demonstration of parallel recycling “Bottle to Bottle” of plastic bottles
- Installation of “aikasa” umbrella-sharing service

Appendix 2: 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 m², including a 6,000 m² central square. The complex will have a total floor area of 861,500 m², including 213,900 m² 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 Hills-series 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 throughout the entire site—including the low-rise rooftops of podium buildings—Mori Building expects to realize 24,000 m² of 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.

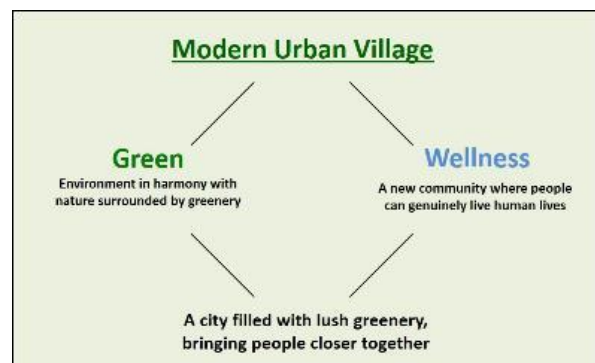
All 100% of the electricity supplied to the entire neighborhood will be renewable electricity, which will meet the targets stipulated in the RE100 international environmental initiative led by the UK’s Climate Group. The project will adopt technologies for high-level, large-scale energy efficiency and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

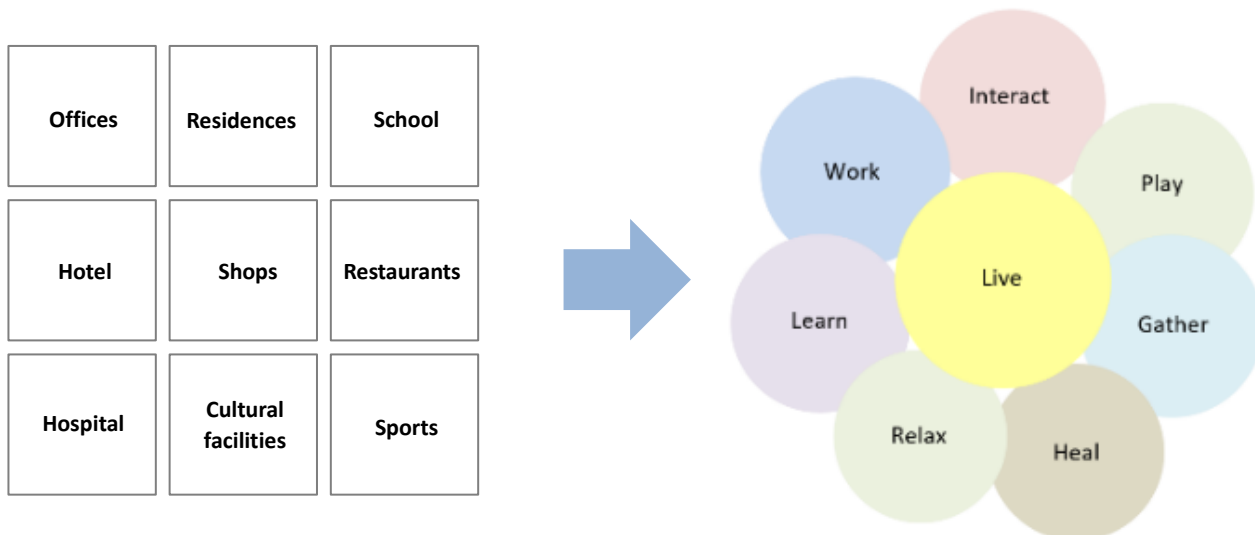
Toranomon-Azabudai Project (image)



Pillars of the “Green & Wellness” concept

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

The 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 opportunities for 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.



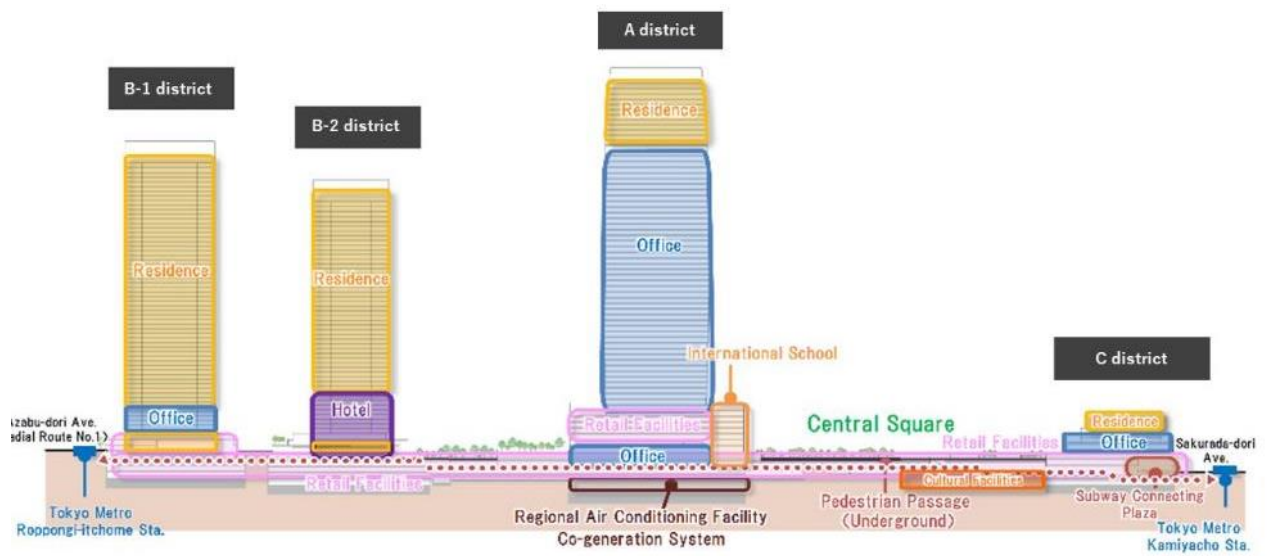
Project Overview

Project name: Toranomom-Azabudai District Category 1 Urban Redevelopment Project
 Project executor: Toranomom-Azabudai District Urban Redevelopment Association
 Site area: Approx. 8.1 hectares
 Landscaped area: Approx. 63,900 m²
 Total floor area: Approx. 861,500 m²
 Buildings: Residences (1,400 units), offices (approx. 213,900 m²), retail facilities (approx. 150 shops), hotel (approx. 120 rooms), international school (approx. 14,000 m², British School in Tokyo [planned]), central square (approx. 6,000 m²), cultural facilities (approx. 9,000 m²), and center for preventive medicine (approx. 3,600 m²)
 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



Appendix 3: Toranomon Hills Area Project

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.

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.

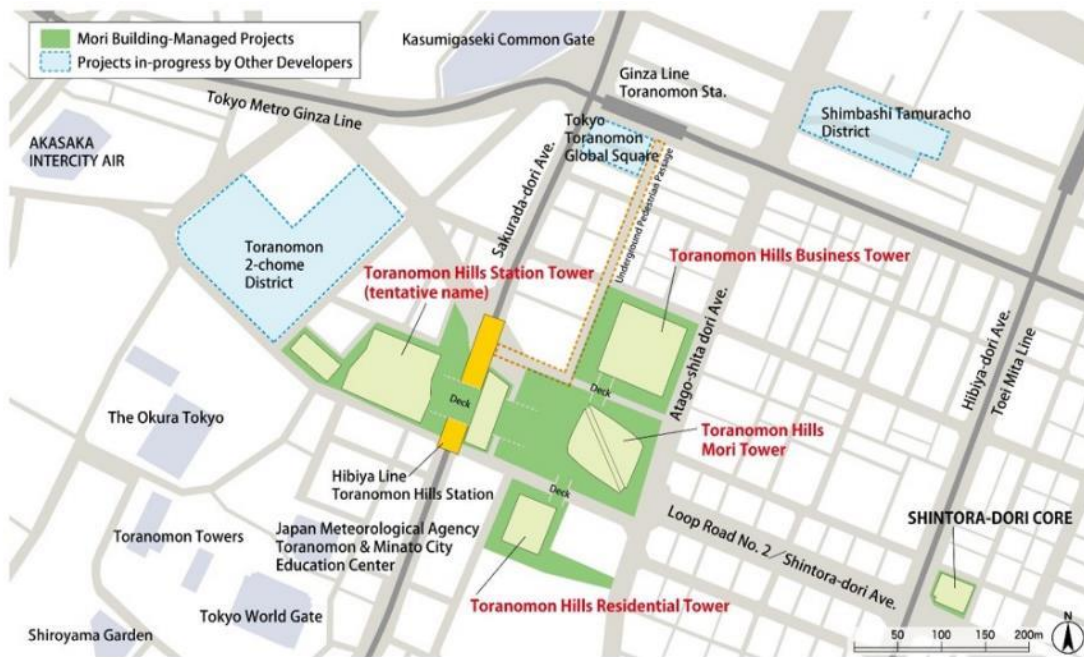
Toranomon Hills Business Tower features an underground barrier-free pedestrian walkway that connects with Toranomon Station on the Ginza Subway Line and Toranomon Hills Station on the Hibiya Subway Line. Additionally, a pedestrian deck connects with Toranomon Hills Mori Tower. In the future, the deck 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

