

Construction of Azabudai Hills' A and C District Structures Completed

"Hills of the future" complex featuring an overwhelming scale and impact embodies Vertical Garden City concept of concentrating diverse urban functions within walking distances

Tokyo, July 3, 2023 — The Toranomon-Azabudai District Urban Redevelopment Association, Mori Building Co., Ltd., and Japan Post Co., Ltd. announced today that construction of the A district (Azabudai Hills Mori JP Tower) and C district (Garden Plaza) structures at Azabudai Hills was completed on June 30 and the completion ceremony was held today. The ongoing Toranomon-Azabudai District Category 1 Urban Redevelopment Project (Azabudai Hills) is being managed by the Toranomon-Azabudai District Urban Redevelopment Association, of which Mori Building and Japan Post are leading participants.



Azabudai Hills

Azabudai Hills is based on the concept of a Modern Urban Village with a huge open space filled with lush greenery that brings people close together. The complex's vast 8.1-hectare site will be filled with rich greenery totaling 2.4 hectares, including an approx. 6,000m² central square. Vast open spaces were created in Azabudai Hills by collecting subdivided land. The skyscrapers, including the A district structure, were erected to free up space in the open areas, thereby creating an extremely large open area filled with lush greenery within a Vertical Garden City concept, where diverse urban functions for living, working, learning, recreating and relaxing will be concentrated within walking distances.

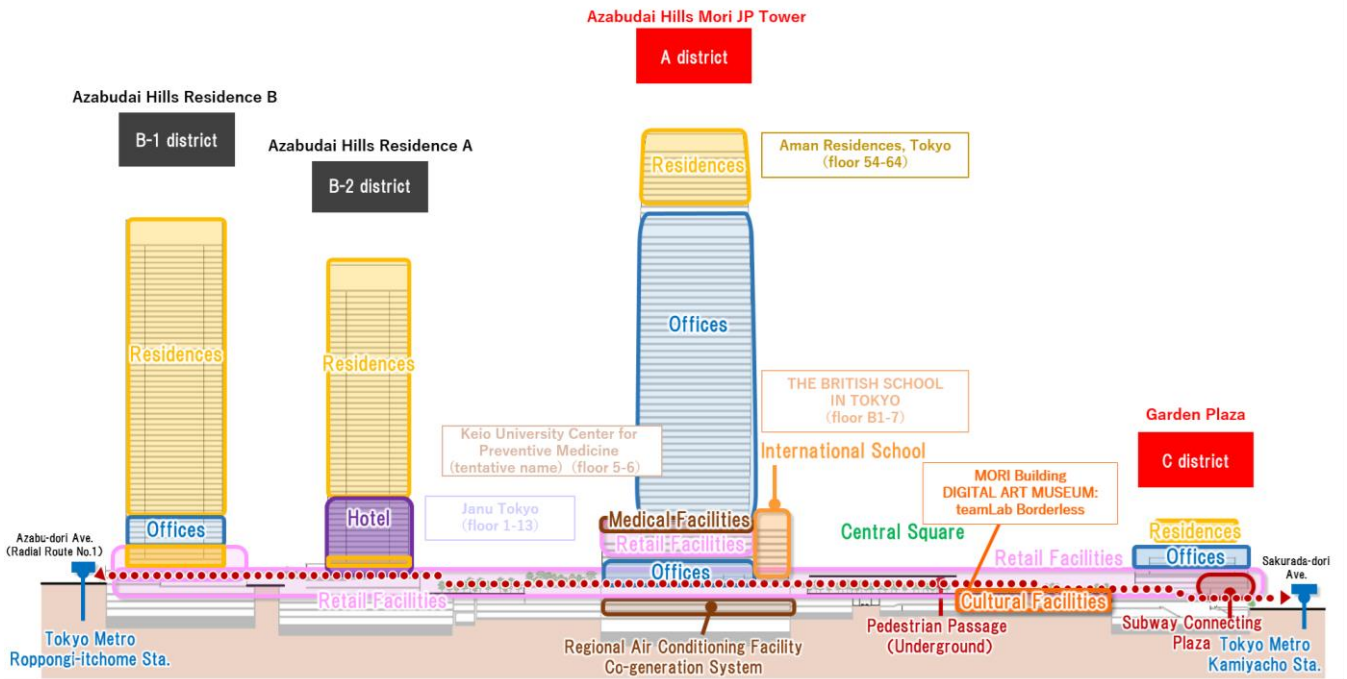
The A District Tower is a mixed-use skyscraper standing approx. 330 meters high. The exterior was designed by U.S.-based Pelli Clarke and Partners (PC&P). The interior has extensive office space with a total rental area of approx. 204,000m² and standard floor areas of approx. 4,600m². Other notable features include hotel-branded residences—Aman Residences, Tokyo—developed with Aman; the Keio University Center for Preventive Medicine (tentative name); The British School in Tokyo, central Tokyo's largest international school with some 700 students from more than 50 countries; and extensive retail facilities accommodating a wide variety of shops and restaurants.

The C district structure was produced by designer and creator Thomas Heatherwick from the U.K., who is noted for numerous creative projects including the celebrated cauldron of the 2012 London Olympic Games. The distinctive low-rise structure is the first architectural project undertaken in Japan by Heatherwick Studio.

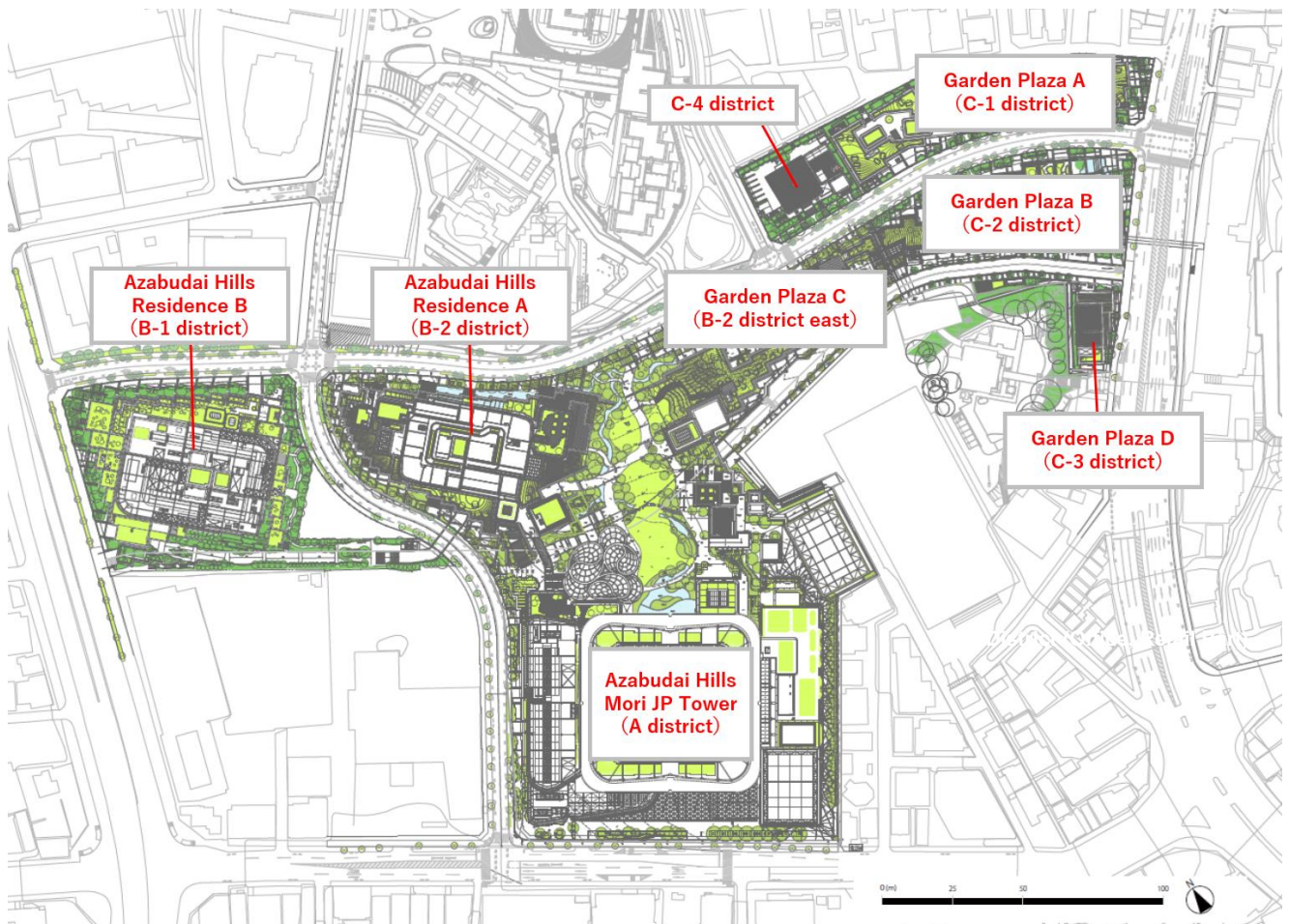
Going forward, the three parties will continue to add final touches to the Azabudai Hills project before the complex opens this fall, contributing to Tokyo's growing magnetism as one of the world's great cities.

Azabudai Hills

Cross-section Plan



Site Plan



Project Overview

A District (Azabudai Hills Mori JP Tower)

Location: Part of Azabudai 1-chome, Minato City

Building ground area: 24,100m²

Total floor area: 461,770m²

Height: 330 meters

Floors: 64 aboveground & 5 below

Structure: S (partially SRC and RC)

Facilities: Residences, offices, clinics (outpatient only), retail facilities, international school, parking lots, etc.

Project owner: Toranomom-Azabudai District Urban Redevelopment Association

Basic design: Mori Building Co., Ltd. First-Class Registered Architect Office and Nihon Sekkei Inc.

Detailed design: Mori Building Co., Ltd. First-Class Registered Architect Office, Nihon Sekkei Inc.,
and SHIMIZU CORPORATION (underground structure; joint designs)

Designers: Exterior – Pelli Clarke & Partners

Low-rise – Heatherwick Studio

Residential interiors and office entrances – Yabu Pushelberg

Retail space – A.N.D.

Retail space (entrance) – Sou Fujimoto Architects

Constructor: SHIMIZU CORPORATION

Construction start: August 2019

Completion: June 2023

C District (Garden Plaza)

Location: Part of Toranomom 5-chome, Minato City

Building ground areas: C-1 District: 4,750m², C-2 District: 6,350m², C-3 District: 900m², C-4 District: 1,690m²

Total floor areas: C-1 District: 10,590m², C-2 District: 31,540m², C-3 District: 1,710m², C-4 District: 1,810m²

Heights: C-1 District: 18 meters, C-2 District: 41 meters, C-3 District: 23 meters, C-4 District: 13 meters

Floors: C-1 District: 3 aboveground & 2 below, C-2 District: 8 aboveground & 3 below,

C-3 District: 3 aboveground & 1 below, C-4 District: 3 aboveground & 1 below

Structures: C-1, C-2 & C-3 Districts: S (partially RC); C-4 District: RC (partially S)

Facilities: C-1 District: retail facilities, museum, parking lots, etc.; C-2 District: residences, offices, retail facilities, parking lots, etc.; C-3 District: retail facilities; C-4 District: temple, private residences, parking lots, etc.

Project owner: Toranomom-Azabudai District Urban Redevelopment Association

Basic design: Mori Building Co., Ltd. First-Class Registered Architect Office and Yamashita Sekkei Inc.

Detailed design: Mori Building Co., Ltd. First-Class Registered Architect Office, Yamashita Sekkei Inc.,
and Obayashi Corporation Registered First-Class Architect Office
(C-2 District and C-3 District joint designs)

Designers: Exterior – Heatherwick Studio

Residences – Marco Costanzi Architects (common areas, entrance, etc.)

Nikken Space Design Ltd. (private areas)

Office common areas – Yamashita Sekkei Inc.

Constructor: Obayashi Corporation

Construction start: August 2020

Completion: June 2023

Attachment: About Azabudai Hills

Azabudai Hills lies adjacent to the ARK Hills complex in the midpoint between two other major complexes, Roppongi Hills (cultural heart of Tokyo) and Toranomon Hills (global business center), an area comprising both cultural and business personalities. Azabudai Hills' vast 8.1-hectare site will be filled with lush greenery totaling 2.4 hectares, including a 6,000m² central square. The finished complex will have a total floor area of 861,700m², including 213,900m² of office space, some 1,400 residential units and the A District Mori JP Tower soaring 330 meters. The mixed-use site will accommodate some 20,000 employees and 3,500 residents and is expected to welcome 25–30 million visitors annually, numbers comparable to those of Roppongi Hills. In addition to world-class offices, residences and retail facilities, the affluent urban lifestyle will be enriched by Aman Residences, Tokyo, a hotel-branded residence developed with Aman; the world's first hotel under Aman's new sister brand Janu; The British School in Tokyo, the largest international school in central Tokyo with approximately 700 students from more than 50 countries; and the popular MORI Building DIGITAL ART MUSEUM: teamLab Borderless, relocated from Tokyo's Odaiba waterfront.

Green & Wellness for enhanced lifestyles in a Modern Urban Village

The concept of Azabudai Hills is a Modern Urban Village, a huge open space filled with lush greenery that brings people close together. The two pillars of this concept are Green & Wellness. The overwhelmingly verdant environment will form an all-new kind of diverse urban community where people can achieve harmony with nature as well as connect with and inspire others through creativity.

The architectural design of Azabudai Hills began with planning the flow of people within a seamless landscape with a large central square. Ideal locations for structures were then planned to enable the three high-rise towers to blend 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 taking advantage of the topographical differences of the area and providing greenery throughout the entire site—including the low-rise rooftops of podium buildings—the result will be a 24,000m² green space including a 6,000m² central square in the heart of the complex. A relaxing atmosphere full of nature will be created in a seamless urban oasis filled with trees, flowers and waterscapes, helping to alleviate the heat island phenomenon in the central area.

All electricity supplied to the entire neighborhood will be renewable, meeting the targets stipulated in the RE100 international environmental initiative led by the UK's Climate Group. The development is one of the world's largest sites to receive preliminary WELL certification, and has also earned LEED-ND and LEED-BD+C certifications.

The Keio University Center for Preventive Medicine (tentative name) will serve as the core of a wellness network that will also include a spa, fitness clubs, restaurants and food market, all linked via a unified membership program for diverse wellness services. Working with external facilities and medical institutions, the project envisages an urban environment that will enable all those living and working on-site to enjoy true wellness. In sum, Azabudai Hills will introduce a range of solutions to address modern-world issues, including decarbonization, biodiversity preservation, health enhancement and more.



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6,000m² central square with lush greenery

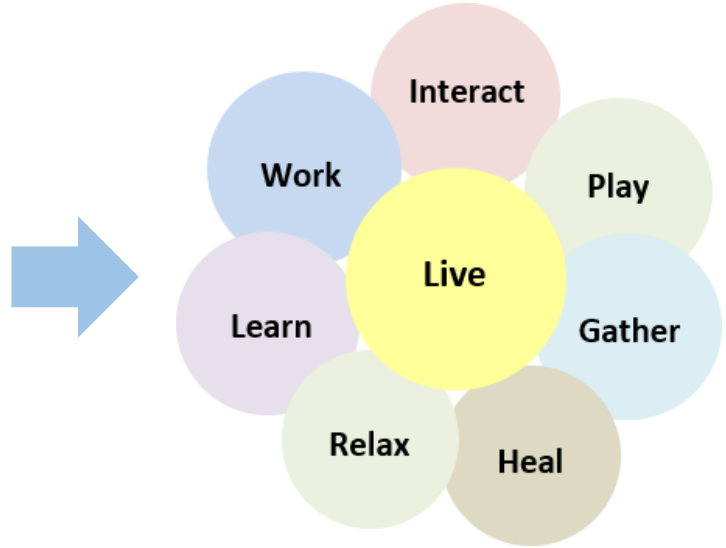


“Green & Wellness” concept

Urban center that seamlessly connects diverse aspects of human life

Azabudai Hills will be an urban environment that seamlessly connects diverse aspects of human life, including living, working, congregating, relaxing, learning and recreating. Rather than designing the development around facilities such as offices, residences and hotels, Mori Building approached the challenge from the perspective of human activity, including to remove barriers between facilities. As a result, the site’s many facilities will interact and collaborate with each other in support of all-new lifestyles, allowing people to live in harmony with nature, form a thriving community and enjoy creative, stimulating lives. The entire complex, full of greenery, will become a place of learning, work, residence and play.

Offices	Residences	School
Hotel	Shops	Restaurants
Hospital	Cultural facilities	Sports facilities



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