

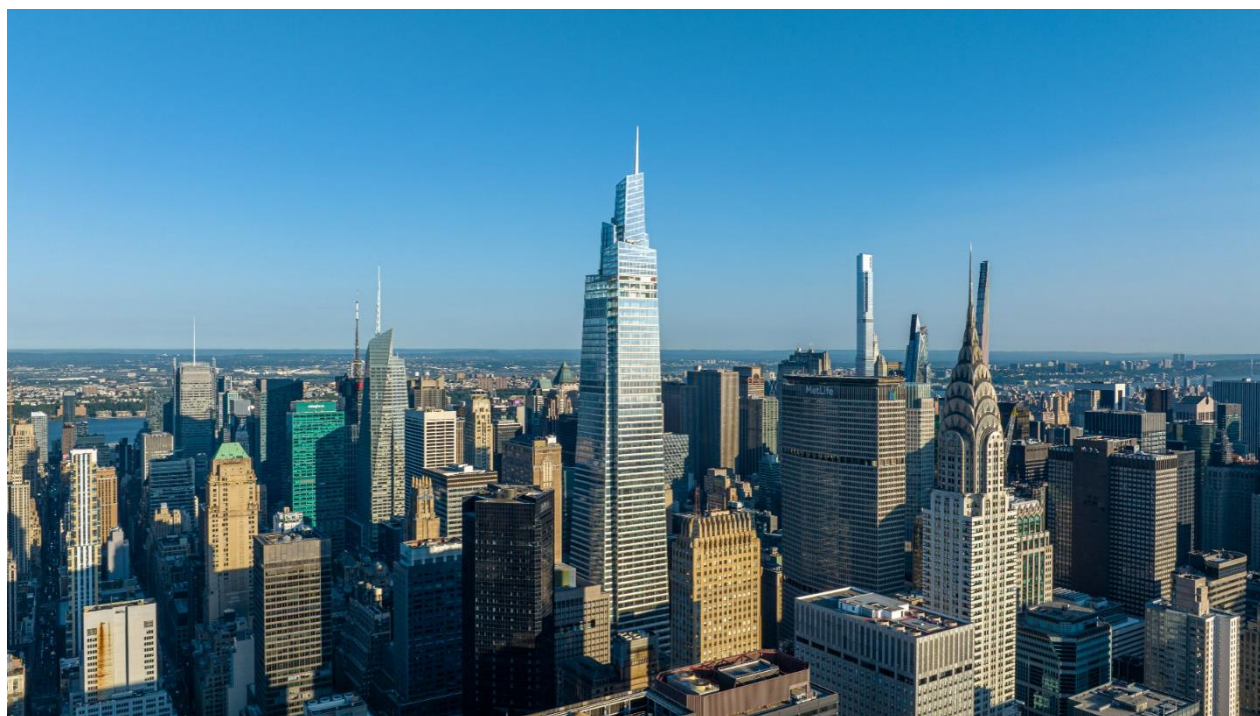
## Mori Building Acquires Stake in Manhattan Landmark One Vanderbilt Avenue

Tokyo, November 22, 2024 — Mori Building Co., Ltd., Japan's leading urban landscape developer, announced today that its U.S. subsidiary Mori Building (U.S.A.) LLC has acquired a stake in the One Vanderbilt from SL Green Realty Corp., New York City's largest office landlord. The transaction involving this prestigious New York City landmark closed on November 21 EST.

One Vanderbilt opened in 2020 as a striking addition to the Manhattan skyline. Its prime location at the intersection of 42nd Street and Vanderbilt Avenue is in the heart of the Midtown business district, the epicenter of the city's economic and cultural activity and home to numerous international financial institutions. The building is directly connected to Grand Central Terminal, a major transportation hub in New York City.

The 59-story, 430-meter tower was designed by Kohn Pedersen Fox Associates (KPF), the renowned architectural firm that designed Tokyo's iconic Roppongi Hills Mori Tower and other notable structures. With a total rental floor area of 142,000 m<sup>2</sup>, One Vanderbilt combines office, commercial and dining space, including a Michelin-starred restaurant. A standout feature is the glass-and-mirrored SUMMIT One Vanderbilt observation deck, which attracts a steady stream of tourists with its breathtaking views of the city.

Mori Building continues to expand its portfolio of diverse projects, leveraging the experience and expertise gained from projects such as Roppongi Hills, Azabudai Hills and Toranomon Hills in Japan. Through cross-border urban development investment and consulting, the company remains committed to shaping the future of cities and communities.



### One Vanderbilt Avenue

Location	1 Vanderbilt Avenue, New York, NY 10017, U.S.A.
Site Area	Approx. 4,000 m <sup>2</sup> (43,313 sq. ft.)
Floor and Height	59 floors above ground, 4 below ground; approx. 430 m (1,401 ft.)
Total Floor Area	162,000 m <sup>2</sup> (1,750,200 sq. ft.); rental office space: 142,000 m <sup>2</sup> (1,525,911 sq. ft.)
Facilities	Offices, retail facilities and observation deck
Structure	Steel-reinforced concrete
Developer	SL Green Realty Corp.
Development and Construction Manager	Hines Interests L.P.

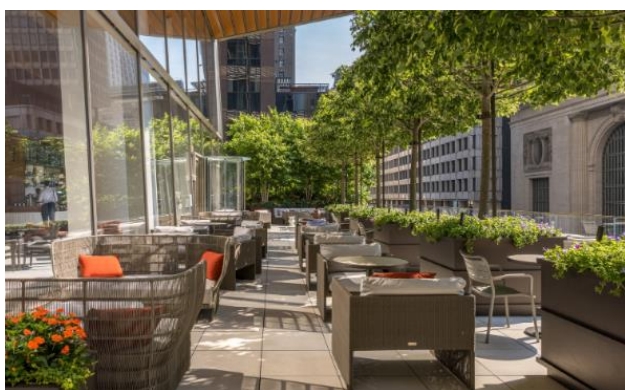
Architecture Design	Kohn Pedersen Fox Associates
Owners	SL Green Realty Corp. and others
Completion	September 2020
Certifications	LEED Platinum (v.3), WELL Platinum (v.2) and WiredScore Platinum



Office entrance



SUMMIT One Vanderbilt



The Vandy Club lounge for tenants



Location

### About SL Green Realty Corp.

SL Green Realty Corp., Manhattan's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing the value of Manhattan commercial properties. As of September 30, 2024, SL Green held interests in 55 buildings totaling 31.8 million square feet. This included ownership interests in 28.1 million square feet of Manhattan buildings and 2.8 million square feet securing debt and preferred equity investments.

### 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 Roppongi Hills, Toranomon Hills, and Azabudai Hills in Tokyo, Shanghai World Financial Center and Jakarta MORI Tower. 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)

### International media inquiries

Public Relations, Mori Building Co., Ltd.  
+81 (0)3 6406 6606  
[koho@mori.co.jp](mailto:koho@mori.co.jp)

Weber Shandwick Japan  
Mayuko Harada (+81 (0)90 9006 4968)  
Minako Momose (+81 (0)80 8751 8014)  
Masashi Nonaka (+81 (0)80 1037 7879)  
[moribldg@webershandwick.com](mailto:moribldg@webershandwick.com)