

### **Toranomon-Roppongi District Urban Redevelopment Project Property Rights Conversion Plan Approval and Start of Demolition Work**

The Toranomon-Roppongi District Urban Redevelopment Project has received approval (dated February 5) from Tokyo's prefectural governor for its property rights conversion plan. Aiming to begin construction at an early date, the project is moving forward towards its projected 2012 completion.

Consisting of approximately 2.0 hectares, the area targeted for redevelopment covers blocks 4 (partially), 5 (all), 6 (partially) and 7 (partially) of Toranomon 5-Chome and block 9 (partially) of Roppongi 1-Chome. It is located near Kamiyacho Station (Tokyo Metro Hibiya Subway Line) and Roppongi 1-Chome Station (Tokyo Metro Namboku Subway Line).

The project is situated in the so-called "Daigaiku(Superblock)" area, which is bounded by Sotobori Dori (Ave.), Sakurada Dori (Ave.), Gaien-Higashi Dori (Ave.) and Radial Road No.1. Home to many embassies, this area has an international character and is the site of a number of other urban design projects, including ARK Hills and Izumi Garden. In addition, the "Loop Road No. 2 Shimbashi Area and Akasaka-Roppongi District", which covers about 590 hectares and includes Daigaiku(Superblock), was designated a high-priority urban redevelopment area by the Japanese government's Headquarters for Revitalization of Central Urban Districts in July 2002, and in April 2008 it was designated as an area for priority strengthening of financial center functions by the government's Headquarters for Regional Revitalization. This shows the strong expectations for this area as a future hub for international finance and exchange.



Conceptual drawing

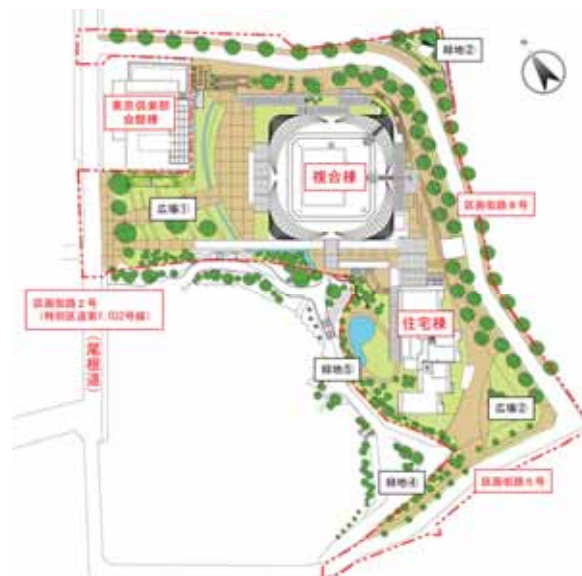
Under the concept of "life surrounded by nature in the heart of the city", this project aims to build an attractive urban community that is rich in both international and cultural character. Mori Building Co., Ltd., will participate as a member of the redevelopment association.

Project demolition preparation work has commenced in February 2009, with the demolition of existing structures taking place gradually from March onward. Construction of the main building is to start in the autumn of 2009, with the project proceeding towards a target completion in 2012.

## Project Specifications

Name	Toranomom-Roppongi District Urban Redevelopment Project	
Project Operator	Toranomom-Roppongi District Urban Redevelopment Association	
Project District	Approx. 2.0 ha	
	< C-1 Area >	< C-2 Area >
Land Site Area	Approx. 15,370 m <sup>2</sup>	Approx. 510 m <sup>2</sup>
Building Area	Approx. 7,340 m <sup>2</sup>	Approx. 170 m <sup>2</sup>
Floor Space	Approx. 143,360 m <sup>2</sup>	
Floor-Area Ratio	Approx. 700%	
Building Height	Approx. 200 m	
No. of Floors	(Mixed-use tower) 47 above ground, 4 below ground (rooftop room: 1) (Residence building) 6 above ground, 2 below ground (rooftop room: 1)	
Uses	Offices, residence, retail, parking, emergency storage, etc. *Mixed-use tower: 3F-24F residences, 25F-47F offices	

## Planned Layout



### Steps to project approval

Dec. 11, 2001	Toranomom-Roppongi District Urban Redevelopment Preparation Association established
Aug. 2, 2007	City planning decisions was announced regarding Toranomom-Roppongi District Urban Redevelopment Project
July 11, 2008	Toranomom-Roppongi District Urban Redevelopment Association established
Feb. 5, 2009	Property rights conversion plan approved

### Principal initiatives in this project

- We aim to provide mixed-use urban functionality with residence, office and commercial facilities, and to promote intensive land use that is both reasonable and sound.
- With the new public areas and green areas born from the intensive land use, we are creating a rich and warm urban space. In addition, from the initial stage of the development, a variety of initiatives have been taken based on environmental considerations. These include the adoption of energy-saving equipment to reduce CO2 emissions and the implementation of an advanced green-space plan that goes beyond past "greening" efforts to incorporate biodiversity considerations for the first time. (\*For more information on this project's environmental initiatives, see the attachment.)
- In addition to widening the road (known as "Onemichi(Ridgeway)") bordering the west side of the site to a width of 12 meters, other roads of 9-meter and 6-meter width will be newly constructed on the periphery of the site.
- Within the development area, plazas measuring approximately 3,000 square meters and 1,000 square meters will be constructed on the west side and the south side, respectively, and the site will boast new facilities and amenities including a convenient network of pedestrian paths and green spaces. For the elevation differences of approximately 10 meters that exist between the project site and existing residential zones on the west and east sides, the project's installation of pathway escalators and elevators will contribute to improved convenience and access in the area.

## Location map



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## 【Reference】 Environmental initiatives of this project

In recent years, there has been growing societal concern about environmental issues such as global warming. From the development stage, this project has promoted urban design kind to the Earth by taking a variety initiatives based on environmental considerations.

### New biodiversity initiative: Advanced green-space plan goes beyond "greening"

- An advanced green-space plan is achieved by a greening based on native species and that takes into consideration biodiversity and preservation of existing trees.

As an initiative for the nurturing of "city forests", we are moving forward with the study of greening and maintenance that contributes to biodiversity. It is our goal to revitalize nature in the area based on biodiversity principles and the region's native species, which we will determine by studying current conditions and documentary records.

- By actively adopting rooftop gardens, we will seek to enhance building insulation effects and reduce energy used for air conditioning.
- Making maximum use of open space for placement of green areas and ponds on the grounds, we are working to mitigate the urban heat island phenomenon.

Secure extensive ground-level open and green space by constructing high-rise buildings

- The use of eaves above windows on the mixed-use tower and deep balconies on residential buildings provides shade from the sun's rays and reduces the environmental load.



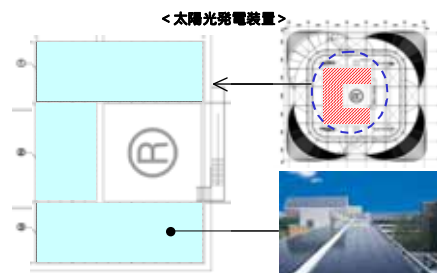
Open/green space at site

This plan has been certified by SEGES (Social and Environmental Green Evaluation System), which evaluates the social and environmental contribution of activities to create and preserve greenery.

\*SEGES (Social and Environmental Green Evaluation System): Operated by the Urban Green Space Development Foundation, SEGES awards green certification to superior green space offering a high environmental contribution.

### First installation of a solar power generation system: Energy conservation equipment contributes to CO2 emission reduction

- Solar power generation system installation: To effectively utilize the rooftop space of the mixed-use tower, a solar power generation system of approximately 30 kW capacity will be installed. It will generate about 30,000 kWh a year and have a CO2 emission reduction effect of approximately 10 tons.



- Free cooling system: A system will be adopted where, when the outside temperature is low enough, cool water is generated for direct use in air conditioning. This is projected to have an annual CO2 emission reduction effect of approximately 80 tons.
- Effective use is to be made of water resources by collecting rain water and office/residence wastewater (non-sewage) and reusing it (as sprinkler water and office-toilet flushwater) after filtering.

With the adoption of these types of energy-saving systems in this project, our goal is the highest rank (the S rank) of CASBEE, the Comprehensive Assessment System for Building Environmental Efficiency.

\*CASBEE (Comprehensive Assessment System for Building Environmental Efficiency): Developed by a council established within the Institute for Building Environment and Energy Conservation (IBEC), CASBEE is a methodology for the assessment and ranking of a building's environmental efficiency. The comprehensive evaluation of a building's environmental efficiency includes not only environmental load reduction factors such as energy efficiency, resource efficiency, and recycling, but also environmental quality and performance-improvement factors such as interior amenity and consideration for outside scenery.