

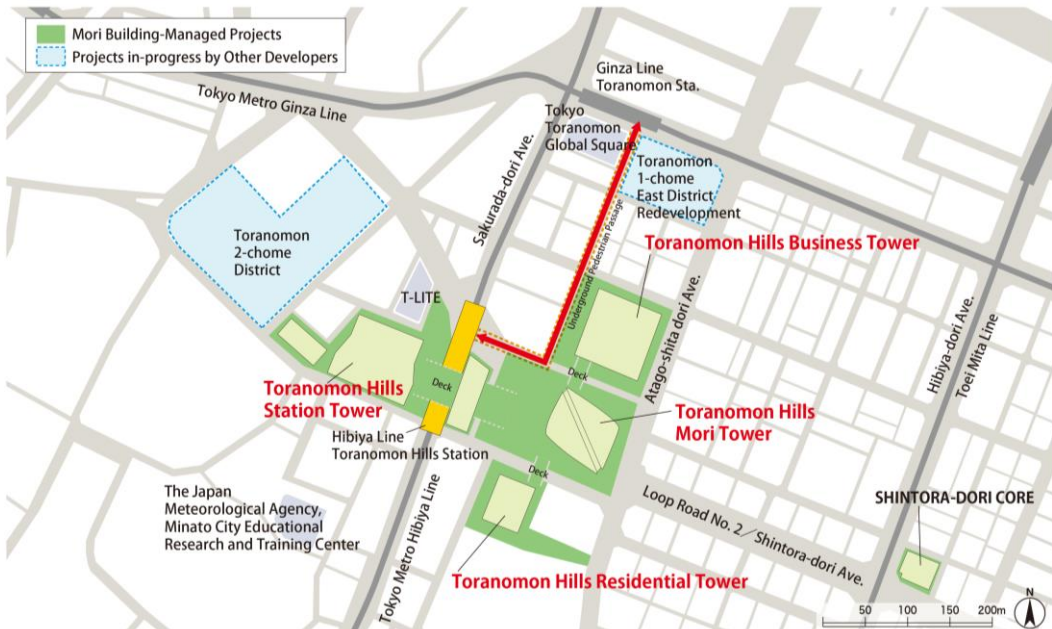
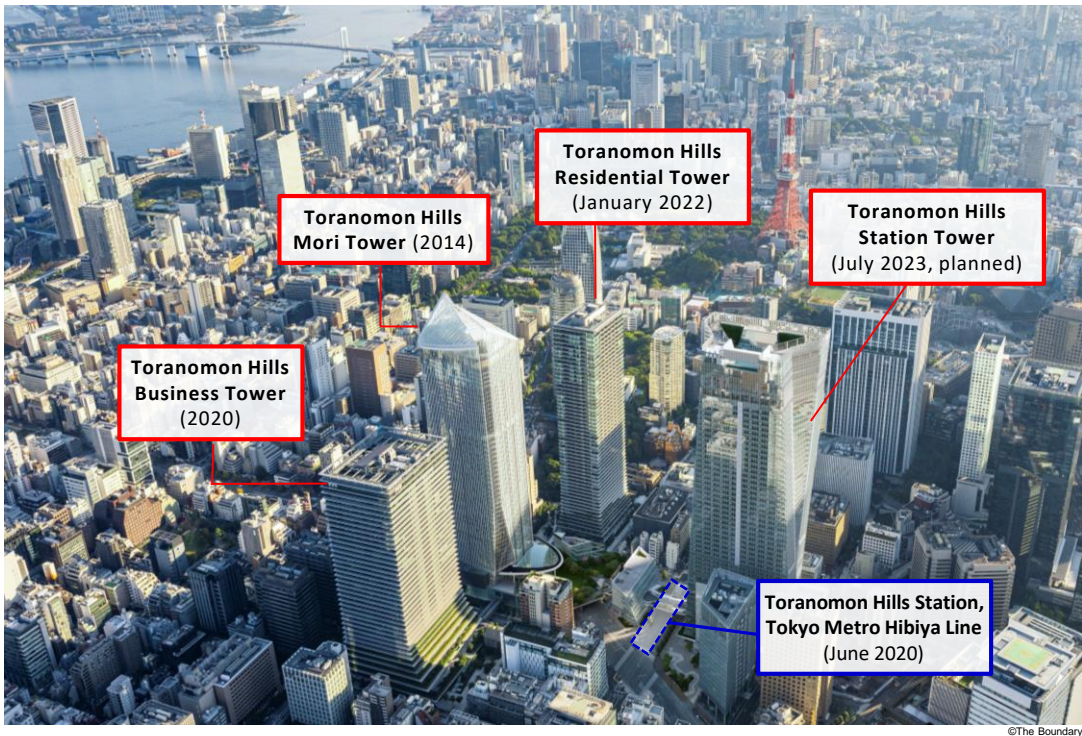
Toranomon Hills Fact Book 2023



■ Toranomon Hills Overview	...P.2
■ Toranomon Hills Station Tower Overview	...P.10
Transportation Node Functions / Station Plaza / Pedestrian Deck	...P.13
■ Toranomon Hills Station Tower Facility Overview	...P.16
Interactive Communication Facility TOKYO NODE	...P.16
Offices	...P.22
Hotel Toranomon Hills	...P.24
Retail Facilities	...P.25
Architectural Design & Public Art	...P.28
(Reference)	
Toranomon Hills Mori Tower, Business Tower and Residential Tower	...P.36
Safety and Security	...P.42
Environmental and Greening Initiatives	...P.44
Mori Building's Creation of Cities with Magnetism	...P.48
Potential of the Toranomon-Akasaka-Roppongi Area	...P.50
Global Power City Index	...P.52



Toranomon Hills Continues to Expand and Evolve as a New International Urban Hub and Global Business Center

To realize a new international urban hub and global business center where global players live, work and gather, Mori Building has expanded and evolved Toranomon Hills through gradual and integrated urban development. Toranomon Hills will encompass 7.5ha and offer total floor space of about 800,000m² with its four mixed-use super-highrise 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 (planned completion in July 2023), which is being developed in tandem with Toranomon Hills Station on the Tokyo Metro Hibiya Line. The area will provide diverse city functions such as international-standard offices, residences, hotels, retail facilities, greenery and transportation infrastructure, all within walking distance. Toranomon Hills will evolve into a new international hub and global business center attracting global players from around the world.



Scale and Impact Comparable to Roppongi Hills

Starting with Mori Tower, completed in 2014 through integral development with Loop Road No.2, Toranomon Hills has expanded and evolved in a rapid speed with the completion of Business Tower (2020), Residential Tower (2022). The Toranomon Hills will be expanded to 7.5ha and total floor space of 800,000m² with the completion of Toranomon Hills Station Tower in 2023. The area will be an urban complex including approx. 300,000m² office space, approx. 730 residential units, approx. 26,000m² retail space, approx. 370 hotel rooms, and approx. 21,000m² green area. The area is steadily evolving as a mixed-use complex integrated with urban infrastructures such as road and subway, with an impact comparable to that of Mori Building's epoch-making Roppongi Hills.

	Roppongi Hills	Toranomon Hills
Project name		 <small>©The Boundary</small>

Total area	11.6ha	7.5ha
Max height	238 meters (Mori Tower)	266 meters (Station Tower)
Building ground area	Approx. 89,200m ² (Approx. 27,000 tsubo)	Approx. 48,000m ² (Approx. 14,500 tsubo)
Total floor area	Approx. 759,000m ² (Approx. 230,000 tsubo)	Approx. 792,000m ² (Approx. 240,000 tsubo)

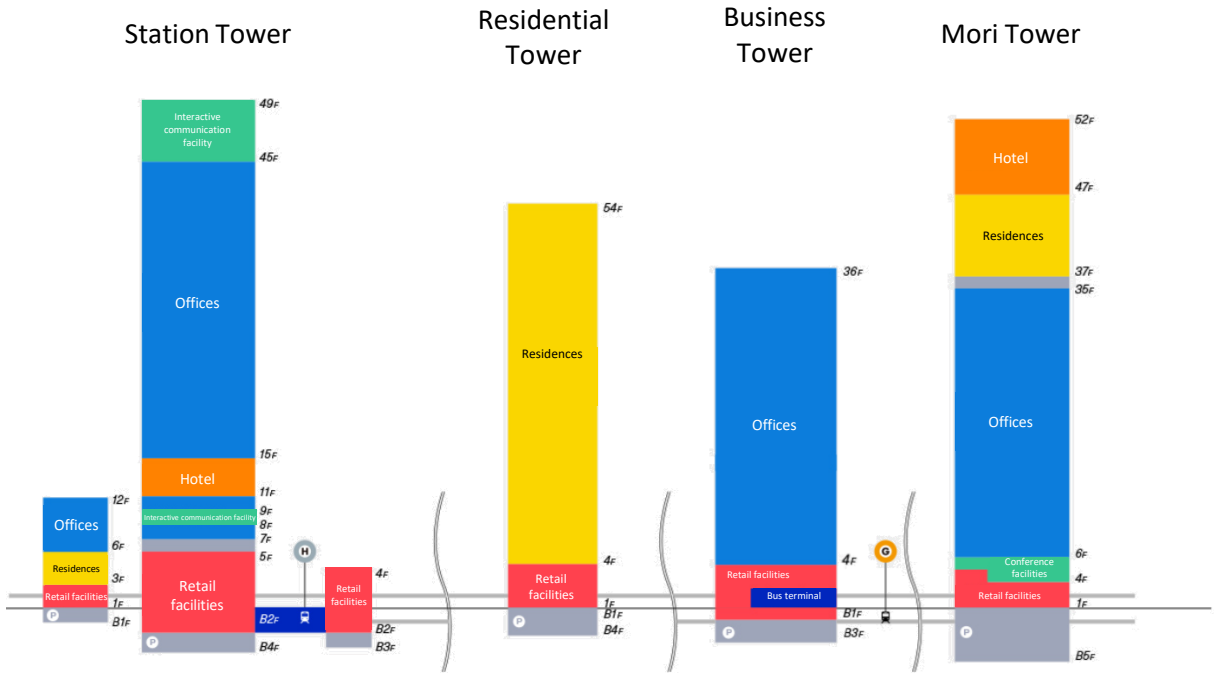
Exclusive areas	Offices	Approx. 191,000m ² (Approx. 55,000 tsubo)	Approx. 305,000m ² (Approx. 92,000 tsubo)
	Retail facilities	Approx. 210 stores Approx. 40,000m ² (Approx. 12,000 tsubo)	Approx. 170 stores Approx. 26,000m ² (Approx. 7,900 tsubo)
	Residences	Approx. 840 units	Approx. 730 units
	Hotels	Approx. 390 units	Approx. 370 units

Tenant employees	Approx. 15,000 people	Approx. 30,000 people
------------------	-----------------------	-----------------------

Residents	Approx. 2,000 people	Approx. 1,800 people
-----------	----------------------	----------------------

Green area	Approx. 19,000m ²	Approx. 21,000m ²
------------	------------------------------	------------------------------

Compact City with Diverse Urban Functions All within Walking Distance



Cutting-edge offices functioning as the core of global business center

Toranomon Hills will supply some 300,000m² of office space. The standard office space in Mori Tower, Business Tower, and Station Tower will be over 3,000m² respectively, and flexibly respond to diverse needs and new workstyles.



Facilities functioning as the core of innovation

ARCH, 3,800m² membership-style incubation center that helps large companies implement internal business reforms and new business creation as well as CIC Tokyo, that has the world's largest startup community, will be an innovation base.



World-class residences

Toranomon Hills will offer approx. 730 world-class residences with a Michelin three-star restaurant and an international preschool located conveniently in the same building.



Diverse retail facilities for global players

Toranomon Hills offers retail facilities carefully chosen to meet the clothing, housing, dining, etc. needs of global players, including the Toranomon Yokocho, featuring a rich variety of famous restaurants, creating new streams of visitors to the Toranomon area.



TOKYO NODE, an interactive communication facility

This highly multifunctional complex will combine halls, galleries, restaurants and other facilities fully capable of accommodating business events and other value-creating activities aimed at sharing creativity with the world, unlike any other facility of its kind.



©DBOX for Mori Building Co., Ltd.

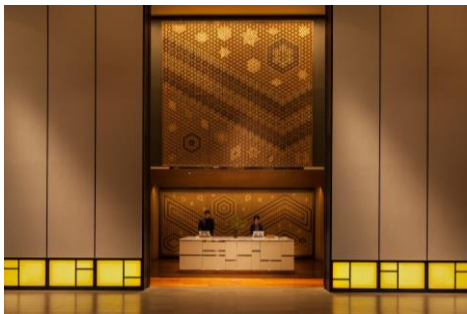
Toranomon's largest conference facility

Toranomon Hills Forum, one of the largest conference facilities in the Shimbashi and Toranomon areas is equipped to handle some 2,000 people in three halls.



World-class hotels

Two world-class hotels at Toranomon Hills, such as Andaz Tokyo, are fully prepared to accommodate diverse global guests.



Lively, stimulating and open station plaza

"Station Atrium" is a station plaza, developed through the integrated development of the area and Toranomon Hills station. The three-story atrium-style vaulted structure is made of cooperation between city function and transportation functions.



©DBOX for Mori Building Co., Ltd.

Large-scale bus terminal

A bus terminal measuring some 1,000m² serves as a key departure/arrival point for airport limousine buses and the Bus Rapid Transit service to/from Tokyo's waterfront.



Cross-district pedestrian deck linking the entire area

Nicknamed "T-Deck," the pedestrian deck above Sakurada-dori Avenue, measures a spacious 20 meters in width. It will serve as the main route for cross-district east-west pedestrian traffic.



Public art

Many public art pieces can be seen inside and near each Tower of Toranomon Hills.



Jaume Plensa «Roots» 2014

Open space with lush greenery

Some 21,000m² of rich green space was created in the entire Toranomon Hills Area, including Oval Square situated on the top of an artificial platform that spans a multilevel road system.



Urban Expansion and Evolution at Unprecedented Speed

Urban redevelopment in the Toranomom Hills area took off in 2014 with the opening of Toranomom Hills Mori Tower, the catalyst for the realization of a new international hub and global business center. Ensuing projects have enabled the area’s expansion and evolution to proceed at the unprecedented speed of nine years, supported by each project receiving official designation by the government as a National Strategic Special Zone.

Completion of the Toranomom Hills Business Tower in 2020 introduced “ARCH,” an incubation center for business creation by major corporations, and “Toranomom Yokocho,” a dining floor where 26 of the best restaurants in Tokyo have gathered. The offices are now occupied by a wide range of leading domestic and international companies, and “ARCH” has attracted 118 major corporations of representative industry in Japan, creating a place and system for robust business innovation.

Thereafter, Toranomom Hills Residential Tower was completed in 2022 to offer global players world-class residences for the enjoyment of true urban richness. Mori Building, taking full advantage of its expertise as a longtime leader in the luxury residential market, proudly introduced urban residential living on a level never experienced in Japan, and on an impressive scale totaling 547 units.

The scope of urban development in Toranomom Hills has also encompassed important new transportation infrastructure, including the extension of Loop Road No. 2 between Shimbashi and Toranomom and the establishment of Shintora-dori Avenue, both in 2014, the opening of Toranomom Hills Station on the Tokyo Metro Hibiya Line in June 2020, and the start of Bus Rapid Transit (BRT) services connecting central Tokyo and the waterfront area in October 2020. In December 2022, when Loop Road No. 2 was fully opened, vehicular flow between central Tokyo and Haneda Airport was greatly improved, further strengthening Toranomom Hills as a new gateway connecting central Tokyo with the world.

Toranomom Hills Station Tower, scheduled to open in July 2023, will closely integrate the Tokyo Metro Hibiya Line’s Toranomom Hills Station with the new tower’s extensive offices, retail facilities, hotels and the interactive communication facility. This pivotal addition to Toranomom Hills will enable the area to further expand and evolve as a new international hub and global business center offering easy walking access to diverse urban functions sought by global players.

Toranomom Hills development history

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Toranomom Hills Mori Tower	Jun. Completion									
Toranomom Hills Business Tower		Jul. City planning approval	Jan. Redevelopment Association established	Feb. Construction started			Jan. Completion			
Toranomom Hills Residential Tower		Sep. City planning approval		Mar. Construction started					Jan. Completion	
Toranomom Hills Station Tower					Mar. City planning approval	Nov. Redevelopment Association established	Nov. Construction started			Jul. Completion (scheduled)
Tokyo Metro Toranomom Hills Station							Jun. Station opened			


Unprecedented speed (just 9 years)



Small, aging buildings in dense clusters (2008)



Opening of Toranomon Hills Mori Tower, the initial catalyst (2015)



Urban regeneration spreading into surrounding area (2018)



Opening of Toranomon Hills Business Tower (2020)



Opening of Toranomon Hills Residential Tower (2022)



Toranomon Hills Station Tower will open (2023)

©The Boundary

Strengthened Transportation Node Functions of the Gateway Connecting Central Tokyo with the World

The opening of Toranomon Hills Mori Tower in 2014 was made possible by designing a multilevel road system that allowed innovative structures to be built above these roads, including by integrating Loop Road No. 2 and the skyscraper as an urban redevelopment project. Loop Road No.2, realized after 68 years and fully opened in December 2022, greatly improved vehicular flow between central Tokyo and Haneda Airport.

The first floor of the Toranomon Hills Business Tower encompasses a large (some 1,000m²) bus terminal directly accessible to/from Toranomon Hills Station on the Tokyo Metro Hibiya Line and Toranomon Station on the Tokyo Metro Ginza Line. The terminal is served by convenient airport limousine buses and the Tokyo Bus Rapid Transit (BRT) connecting central Tokyo and the waterfront area.

Toranomon Hills Station Tower, closely integrated with Toranomon Hills Station on the Hibiya Line, is Tokyo Metro's first new station in 56 years. It will feature a lively open station plaza and a pedestrian deck above Sakurada-dori Avenue (National Route 1), measuring a spacious 20 meters in width, that connects to Mori Tower's Oval Square.

By strengthening and expanding a multi-layered transportation network on the ground, underground and the deck-level, the transportation node functions of Toranomon Hills as a new gateway connecting central Tokyo with the world will be greatly enhanced.



Toranomon Hills Serves as Catalyst for Massive Urban Renewal in Surrounding Area

The expansion and evolution of Toranomon Hills has served as a catalyst for urban renewal of unprecedented speed and scale in the area surrounding the complex.

Starting with the opening of Toranomon Hills Mori Tower in 2014, Toranomon Hospital was rebuilt and Okura Prestige Tower was completed in 2019. When Toranomon Hills Business Tower opened in 2020, Tokyo Toranomon Global Square and TOKYO WORLD GATE Kamiyacho Trust Tower also opened its doors in the same year. Furthermore, Toranomon Hills Residential Tower and T-LITE was completed in 2022.

The area's overall evolution is expected to accelerate further once Toranomon Hills Station Tower is completed in 2023.



2014	Toranomon Hills Mori Tower	2020	The Japan Meteorological Agency, Minato City Educational Research and Training Center
2015	CONCIERIA TORANOMON		Toranomon Hills Station on the Hibiya Line start of service
2019	Toranomon Hospital	2021	Tokyo BRT start of operation
	PROUD Toranomon The Okura Tokyo (Okura Prestige Tower)		BRANZ Atago Toranomon
2020	Toranomon Hills Business Tower	2022	Toranomon Hills Residential Tower
	Prime Terrace KAMIYACHO		T-LITE
	Tokyo Toranomon Global Square TOKYO WORLD GATE	2023	Park Court Toranomon
		2024	Toranomon Hills Station Tower
			City Tower Toranomon

Emerging Toranomon Hills Station Tower Closely Integrates Station and Neighborhood

Toranomon Hills Station Tower is a multi-purpose 266-meter high tower with 49 floors above ground and 4 floors underground. By integrating the overall development with Toranomon Hills Station on the Tokyo Metro Hibiya Line, the tower will be complemented by a large and bustling station plaza in and a pedestrian deck measuring 20 meters in width above Sakurada-dori Avenue (National Route 1), offering access to various nearby landmarks, including Toranomon Hills Mori Tower's Oval Square. By strengthening and expanding the local multilevel transportation network on the ground, underground and the deck-level, the Station Tower will greatly enhance the Toranomon Hills as a transportation node and will enliven the entire area by significantly improving pedestrian flows.

The Station Tower will offer over 3,400m² of world-class spacious offices on its standard floors, as well as retail facilities integrated with the station plaza and an international-standard hotel. The tower's top-most level will be home to TOKYO NODE, an interactive communication facility consisting of halls, galleries, restaurants, and other facilities fully capable of creating new values, ideas and business aimed at sharing creativity with the world.



Toranomon Hills Station Tower (A-1 district)

©The Boundary



Glass Rock (A-2 district)



Toranomon Hills Edomizaka Terrace
(A-3 district)

Timeline

- Feb. 2016 : Establishment of Toranomon 1&2-chome District Urban Redevelopment Preparations Committee
- Mar. 2018 : Notice of Toranomon 1&2-chome District Category 1 Urban Redevelopment Project plan
- Nov. 2018 : Establishment of Toranomon 1&2-chome District Urban Redevelopment Association
- Mar. 2019 : Approval of rights conversion plan
- Nov. 2019 : Start of construction
- Jul. 2022 : Toranomon Hills Station Tower (A-1 district) frame completed
- Aug. 2022 : Glass Rock (A-2 district) and Toranomon Hills Edomizaka Terrace (A-3 district) frame completed
- Jul. 2023 : Construction to be completed (planned)

Project outline

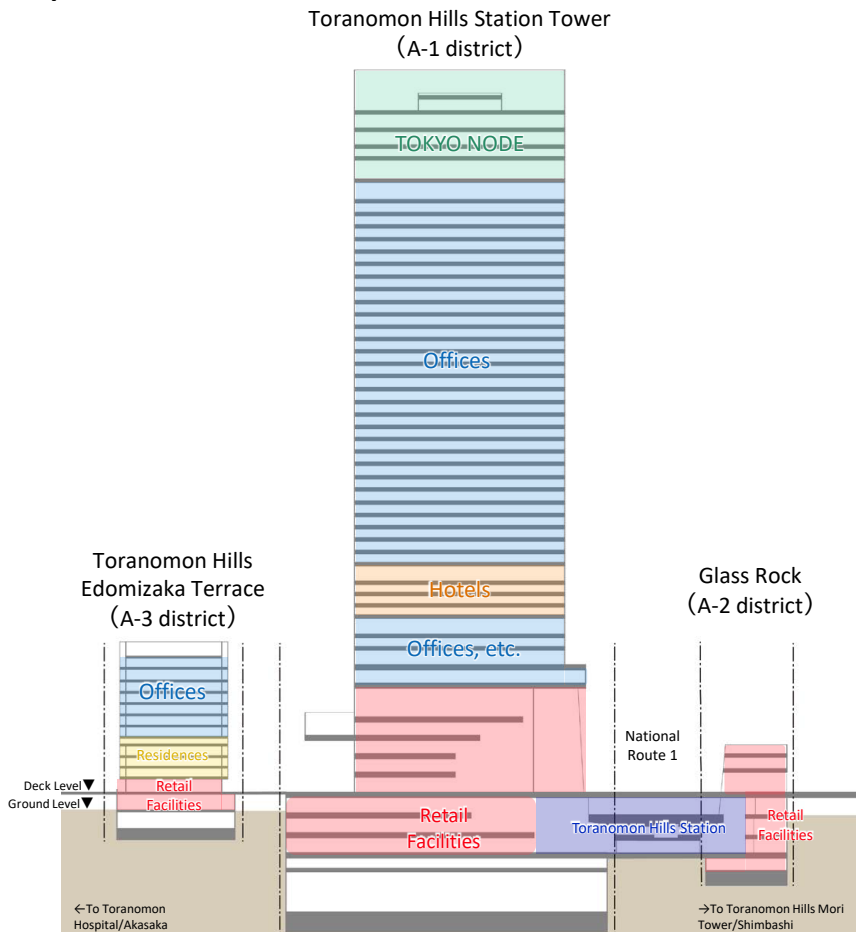
Project : Toranomon 1&2-chome District Category 1 Urban Redevelopment Project
 Executor : Toranomon 1&2-chome District Urban Redevelopment Association
 Location : Toranomon 1-chome and part of Toranomon 2-chome, Minato-ku, Tokyo
 Site size : Approx. 2.2 ha

Floors & heights : Toranomon Hills Station Tower (A-1 district): 49 above ground and 4 underground; Approx. 266 meters
 Glass Rock (A-2 district): 4 above ground and 3 underground; Approx. 30 meters
 Toranomon Hills Edomizaka Terrace (A-3 district): 12 above ground and 1 underground; Approx. 59 meters

Total floor space & facilities : Toranomon Hills Station Tower (A-1 district): Approx. 236,640m²; offices, retail facilities, hotels, interactive communication facility, parking lots, etc.
 Glass Rock (A-2 district): Approx. 8,800m²; retail facilities, parking lots, etc.
 Toranomon Hills Edomizaka Terrace (A-3 district): Approx. 8,100m²; offices, residences, retail facilities, parking lots, etc.

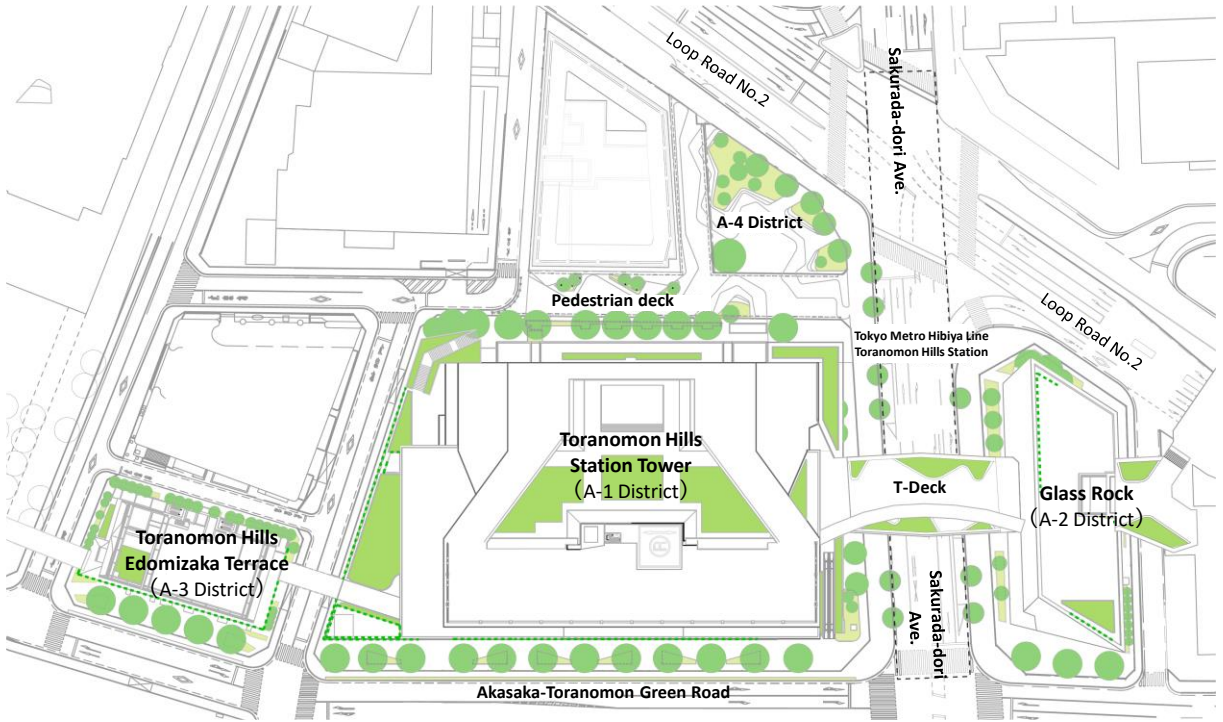
Construction : Steel-frame structure (partially SRC and RC)
 Architect : Mori Building Co., Ltd. First-Class Registered Architect Office
 Detailed design: : Mori Building Co., Ltd. First-Class Registered Architect Office
 Designer : OMA and others
 Constructors : Kajima Corporation, Kinden Corporation, Sanken Setsubi Kogyo Co., Ltd., and Hitachi Building Systems Co., Ltd.
 Construction start : November 2019
 Completion : July 2023 (planned)

Cross section plan



◆ Toranomon Hills Station Tower Overview

Site plan



Area map

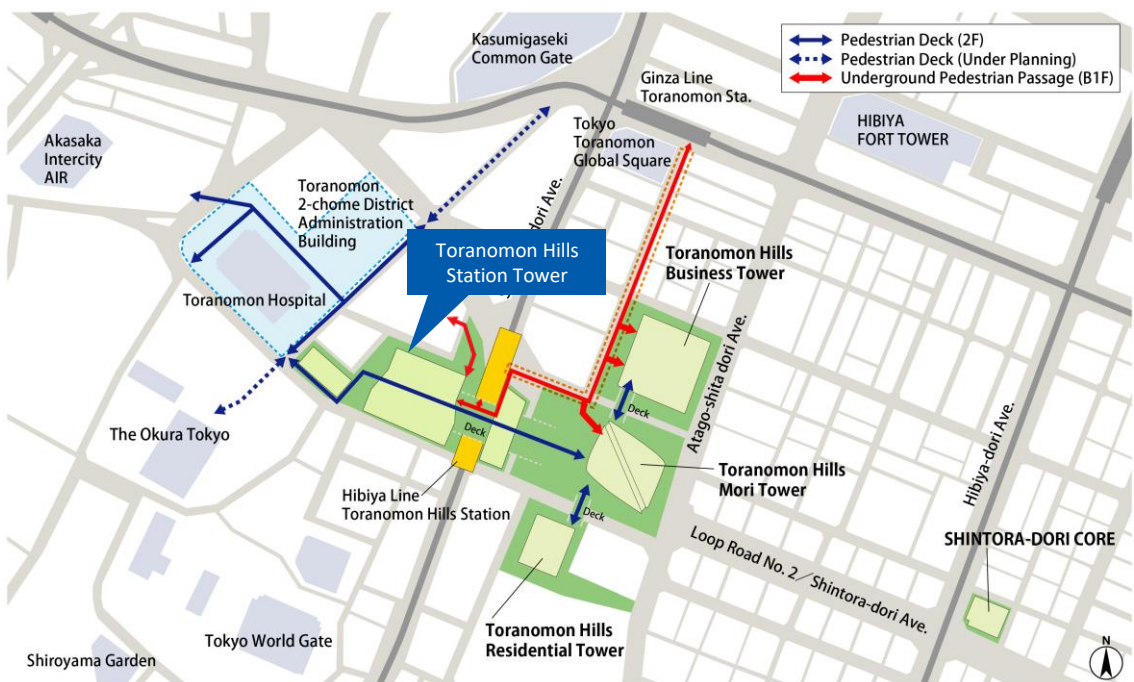


Combined Two-district Development and Multilayered Transport Network Dramatically Improve Traffic Flow in and through Entire Area

Toranomon Hills Station Tower is being developed in close conjunction with Toranomon Hills Station on the Tokyo Metro Hibiya Line to create a refreshingly open station plaza as well as a large (20m-wide) and highly functional pedestrian deck running above Sakurada-dori Avenue (National Route 1) and connecting to Toranomon Hills Oval Square.

Constructing such a large-scale pedestrian deck across the arterial road was made possible by establishing the redevelopment area's east and west blocks as one across Sakurada-dori Avenue. The strategy realized an integrated urban development, rather than being divided into two blocks, while maintaining its function as a key arterial road.

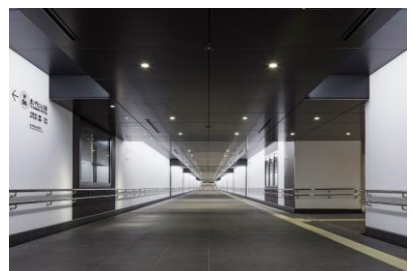
Furthermore, strengthening and expanding the area's multilevel (on the ground, underground and the deck-level) transportation network of roadways, railways and walkways will significantly enhance the entire Toranomon Hills area's transport-node functions as well as enliven the area with smoothly flowing pedestrians and vehicles.



T-Deck above the Sakurada-dori Avenue



Pedestrian deck



Underground pedestrian walkway

Open and Lively “Station Atrium” Created through Integrated Development of Station and Surrounding Area

One of the signature features of the Toranomon Hills Station Tower is its “Station Atrium” plaza (approx. 2,000m²), created through the integrated development of Toranomon Hills Station on the Tokyo Metro Hibiya Line and the Toranomon Hills. The Station Atrium is a three-story atrium-style vaulted space combining coordinated and complementary urban and transportation functions. It is richly illuminated with natural light as a bright and open all-weather area that makes people forget they are actually below ground level. Such a rich open space has never existed in a Japanese subway station.

The Station Atrium’s direct connections between the station plaza and nearby facilities for events and shopping keep the space bustling with a steady flow of people from morning till night. Dynamic image production communicated via large digital signage further enhances the plaza’s atmosphere as a stimulating place where people can find new information everyday.

Located in the heart of Toranomon Hills, the Station Atrium—besides serving as a transportation node—is a lively and stimulating space that functions like the face of the entire complex as it welcomes people from all over the world.



©DBOX for Mori Building Co., Ltd.

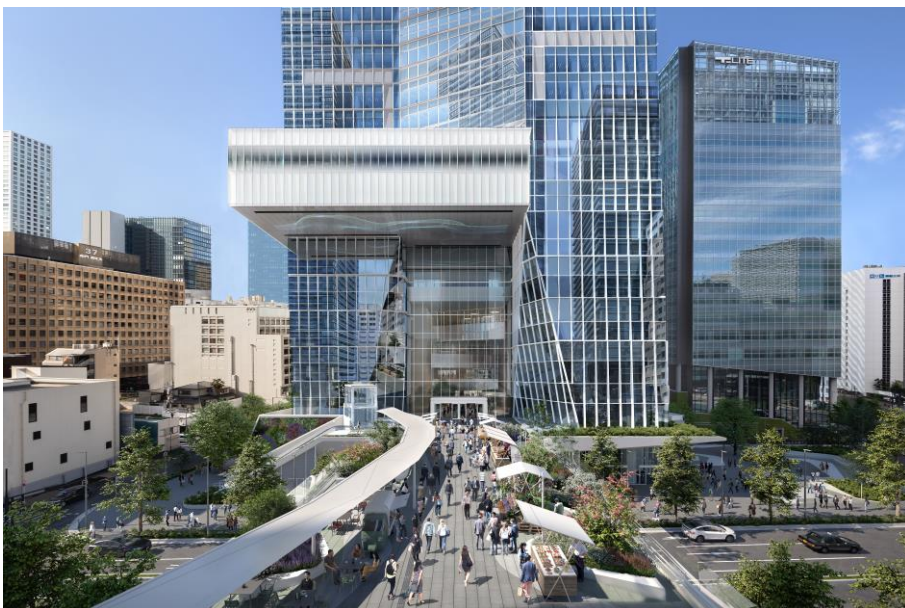


20m-wide Pedestrian T-Deck Functions as Another Square

The large-scale pedestrian deck above Sakurada-dori Avenue (National Route 1) and connected to Mori Tower's Oval Square, is nicknamed T-Deck and measures spacious 20 meters in width. The elevated walkway, which passes through the Station Tower, is the main route for east-west pedestrian traffic, crossing districts and arterial road. It enables safe urban spaces by separating pedestrians and vehicles in the area as well.

T-Deck ensures barrier-free pedestrian flows between the facilities of Toranomon Hills. It also provides quick, direct access to Toranomon Station on the Tokyo Metro Ginza Line, and Toranomon Hills Station on the Tokyo Metro Hibiya Line as well as a bus terminal served by airport limousine buses and BRT buses connecting Tokyo's downtown and waterfront areas.

By coordinating with Mori Tower's Oval Square, T-Deck will also contribute to the area's lively scene by functioning like another square linking people in Toranomon Hills.



Interactive Communication Facility Connecting Tokyo with the World: TOKYO NODE

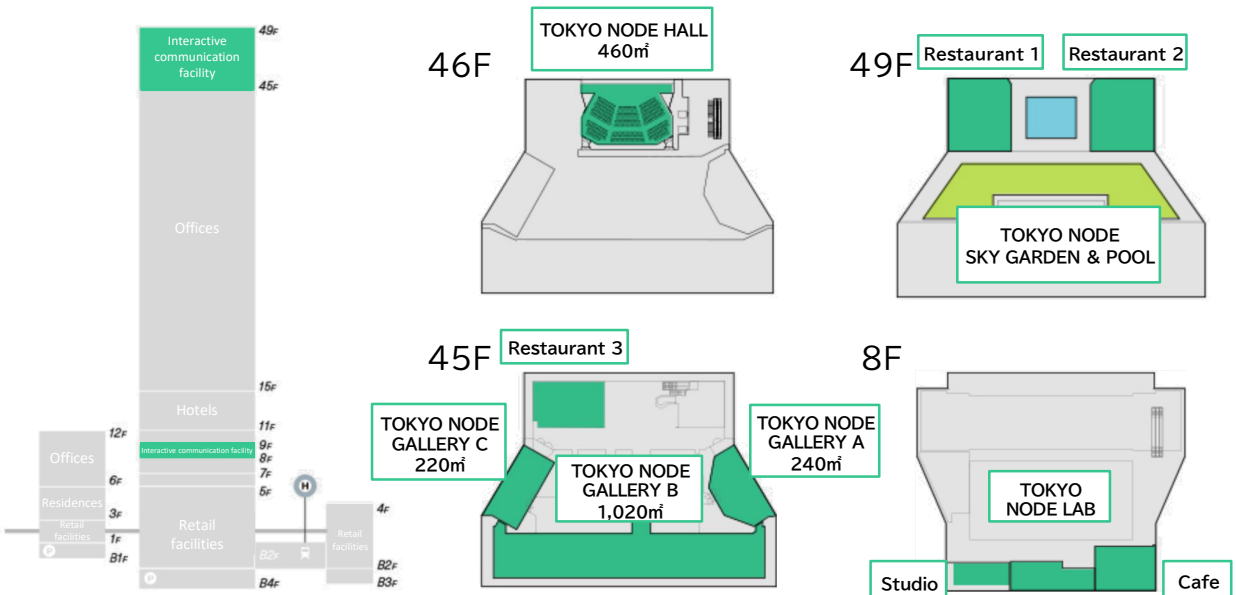
One of the key features of Toranomon Hills Station Tower is TOKYO NODE, a 10,000m² interactive communication facility on the top floors (45th to 49th floors, and partially on the 8th floor). The facility is designed to disseminate new experiences, values, content and information created by enhancing collaborations that transcend domains such as business, art, entertainment, technology, and fashion.

The Main hall and three galleries can be used individually or integrated as one contiguous venue. In addition, the sky garden, pool, and restaurants on the rooftop as well as a laboratory on the 8th floor where outstanding talent gathers and conduct joint research on future urban experiences further enhance the facility's capacity as a highly functional and distinctive space for communication and knowledge-sharing, wholly unlike traditional conference and banquet facilities.

Furthermore, TOKYO NODE can be used in conjunction with other event spaces and assets in the entire Toranomon Hills area, including Toranomon Hills Forum, Andaz Tokyo and/or Shintora-dori Avenue, serving as an information dissemination platform for the entire Toranomon Hills area, allowing Toranomon Hills to evolve into a "communication hub" that attracts highly experienced and influential people from throughout the world for business creation and innovation that will be shared globally.



©DBOX for Mori Building Co., Ltd.



TOKYO NODE HALL (Main Hall) on 46th floor

The centerpiece of TOKYO NODE is its symbolic main hall, TOKYO NODE HALL, on the 46th floor of Toranomon Hills Station Tower.

With a maximum ceiling height of 11.6 meters, seating capacity of 338 and a hall area of 460m², this soundproofed hall is an ideal venue for stage performances and presentations in front of a magnificent view overlooking the Imperial Palace and much of Tokyo.

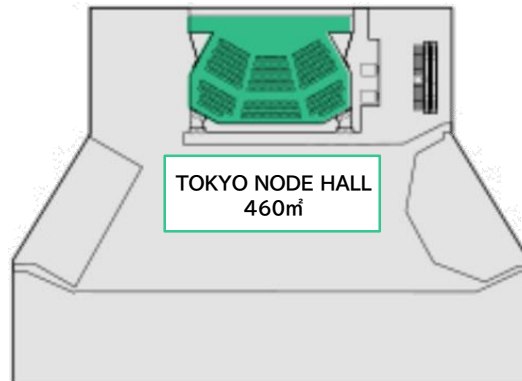
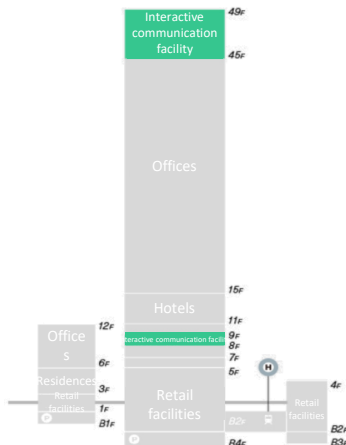
Designed with the cross reality (XR) era in mind, TOKYO NODE HALL adapts easily to hybrid formats that combine real staging and virtual delivery for valued-added experiences. It also offers a highly flexible venue layout and related functions, including a lift capable of handling vehicles and other large and heavy exhibits, and movable steps to suit a wide range of genre and layout needs, such as business/innovation presentations, musical performances, gala dinner parties and much more.



©DBOX for Mori Building Co., Ltd.



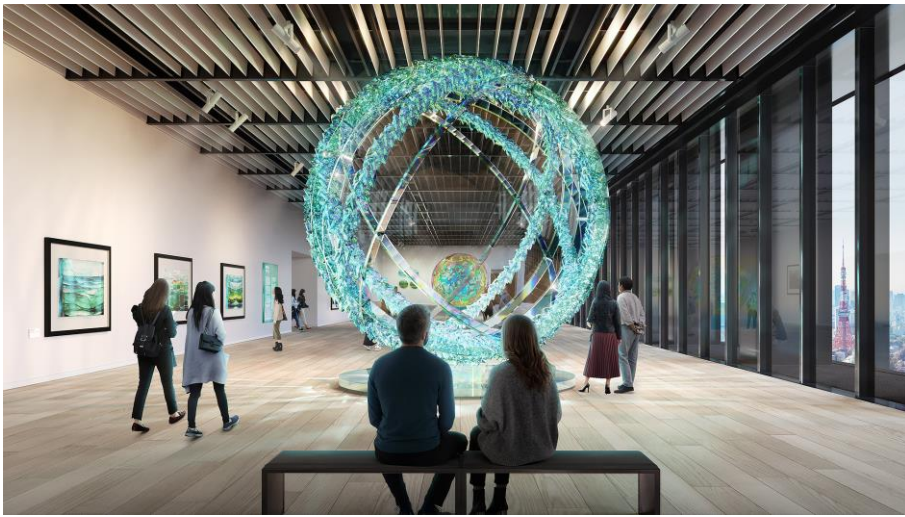
Usage image



TOKYO NODE GALLERY on 45th floor

Three distinctive galleries will be located on the 45th floor: TOKYO NODE GALLERY A features a dome-shaped ceiling to create an immersive 360-degree space measuring 240m², a maximum ceiling height of 15 meters; TOKYO NODE GALLERY B is an impressively expansive space measuring 1,020m² and with a ceiling of 5.5 meters; and TOKYO NODE GALLERY C, measuring 220m², also has a high ceiling of 12 meters.

These multifunctional galleries, each designed to accommodate wide-ranging events from business to entertainment, also can be connected together to create a much larger space for special exhibitions with unique storylines, such as interactive exhibits that fully immerse visitors in the organizer’s art or brand. Furthermore, the entire floor can be configured as its own world by additionally incorporating the Arrival Hall, which serves as open-air lobby integrating the three halls, and a restaurant where all-day dining can be enjoyed.

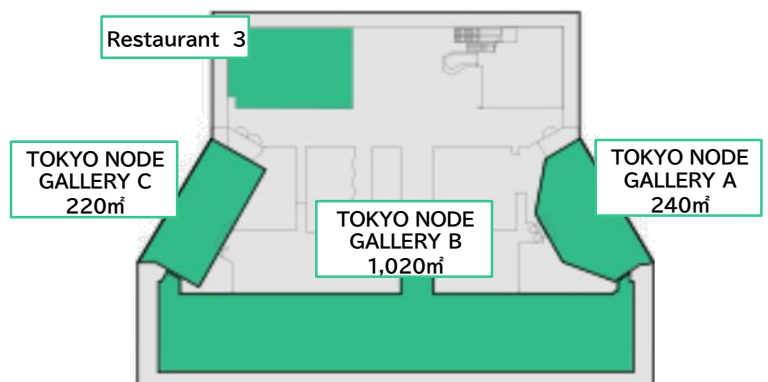
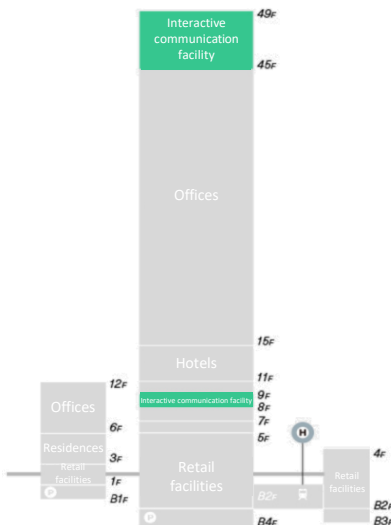


©DBOX for Mori Building Co., Ltd.



Shiota Chiharu Accumulation - Searching for the Destination
2014/2019
Courtesy: Galerie Templon, Paris/Brussels
Installation view: Shiota Chiharu: The Soul Trembles, Mori Art Museum, Tokyo, 2019
Photo: Kioku Keizo

Usage image



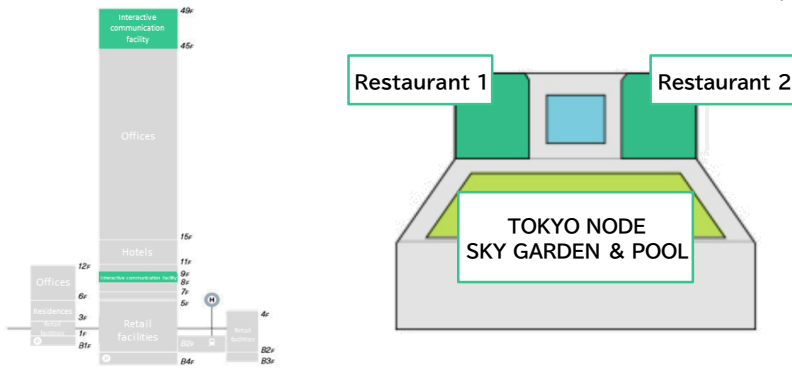
TOKYO NODE SKY GARDEN & POOL on 49th floor

The rooftop, 250 meters above ground, will be a symbolic location with a large, open-air sky garden and infinity pool that can be integrated with TOKYO NODE’s halls, galleries and restaurants for fashion shows, garden parties and other memorable events. This unique environment, featuring one of the highest gardens and pools in Tokyo, will provide visitors with unforgettable experiences.

The 49th floor will also offer two restaurants curated by world-class chefs, including a grill restaurant supervised by Kei Kobayashi, the first Asian chef to earn three Michelin stars in Paris. In addition to exquisite meals served in these exclusive dining spaces, high above the hectic pace of everyday life on the ground below, catering services will be available to flavor parties and events with the extraordinary tastes of world-class cuisine. Cuisine prepared by some of the world’s best chefs will further enhance information-dissemination activities and processes at TOKYO NODE.



©DBOX for Mori Building Co., Ltd.



Chef Kei Kobayashi

“I am delighted to be involved with TOKYO NODE and the challenge of creating a special rooftop space overlooking the Tokyo nightscape. My goal is to offer a delicious grill restaurant and bar, from appetizers to desserts, by maximizing the appeal of diverse ingredients and the skills I have cultivated in French cuisine. In Toranomon, where new contents are created and communicated, I want to offer a ‘playground’ for sophisticated people to entertain global guests. Together with Mori Building, which creates and nurtures cities, I hope my restaurant will be loved for decades.”



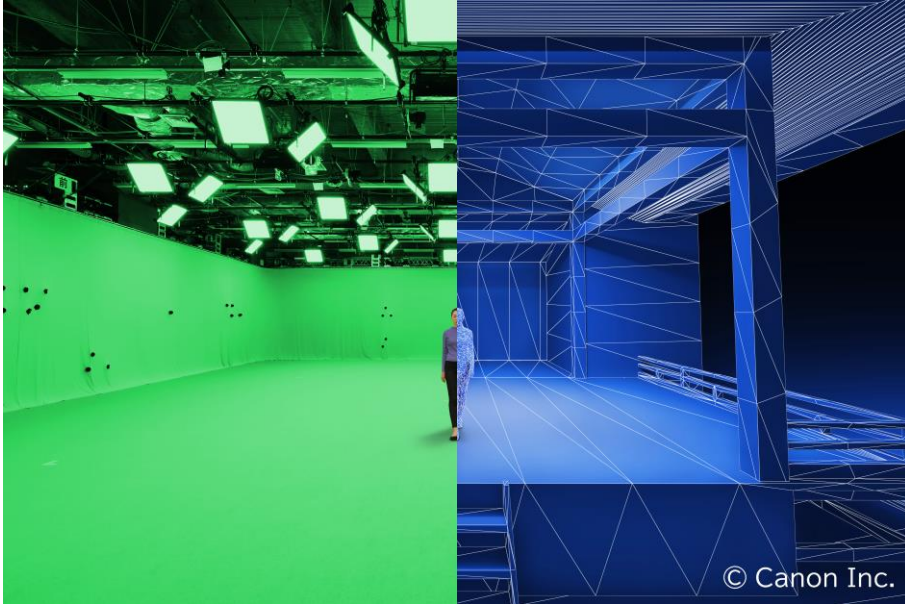
Profile

Born in Nagano Prefecture, Japan in 1977, Kei trained at restaurants in Nagano and Tokyo before moving to France in 1999. He studied mainly regional cuisine at starred restaurants in southern France and Alsace. From 2003, he joined Alain Ducasse au Plaza Athénée for 7 years, including as the sous chef for some 5 years. In 2011, he opened Restaurant Kei in Paris and earned his first Michelin star in 2012, after which he became the first Asian in France to win three Michelin stars in 2020.

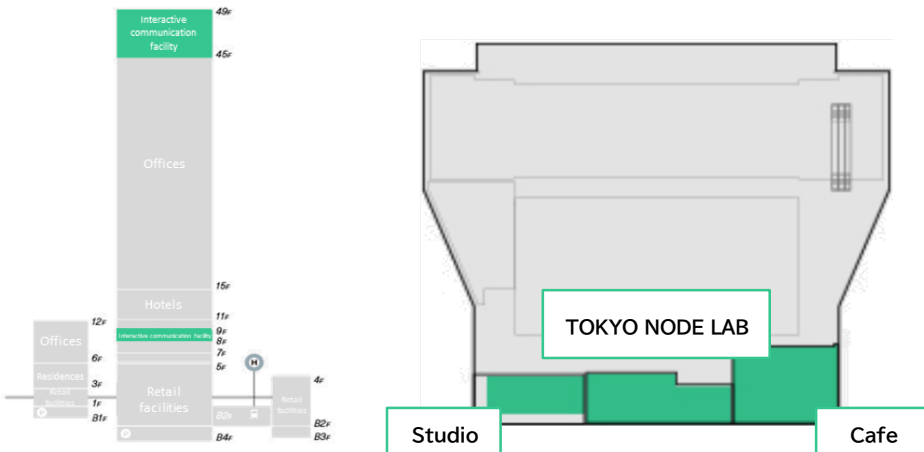


TOKYO NODE LAB on the 8th floor

TOKYO NODE LAB, which includes a state-of-the-art volumetric studio for XR live distribution, will be a space where creators collaborate. A joint project to build a creative ecosystem is already underway, which will launch new urban experiences and content and widely disseminate to the world.



Image



Joint Project to Realize a New Creative Ecosystem

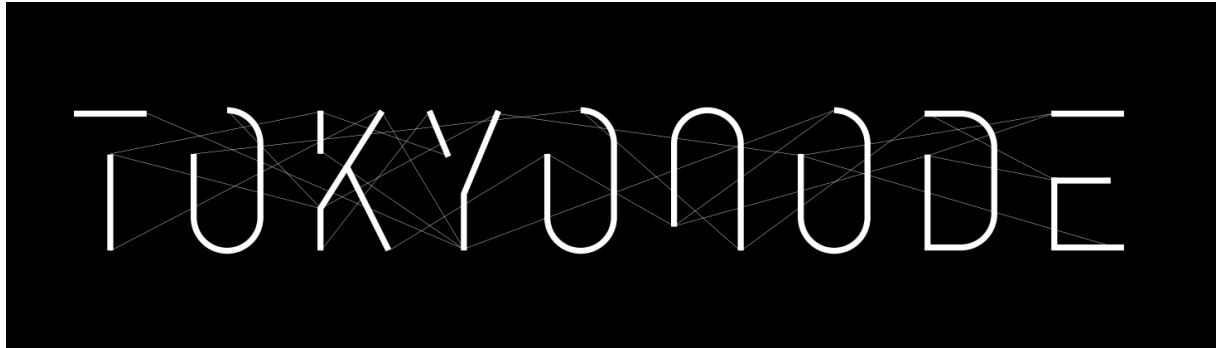
TOKYO NODE LAB has already gathered top-notch talent from diverse industries and business domains, as well as 11 highly innovative companies, for a joint project to realize an all-new creative ecosystem. From its base in the Toranomon Hills area, this cross-disciplinary collaboration will give life to new urban experiences and content.

The project is expected to steadily grow and expand its circle of companies and creators, aiming to build an innovative value-creation system (creative ecosystem) from Tokyo, Japan to the world.

TOKYO NODE logo design

As implied by its name, TOKYO NODE will be a focal point for connecting the world and Japan, diverse people, and transcending the boundaries of business, art, science and entertainment. It will realize innovative creations that combine technology, ideas, and passion, and share them to the world, ultimately to enhance Tokyo's global magnetism.

The logo design by Yugo Nakamura is a motion logo that expresses the node continuing to move toward the future. The flowing logo expresses that TOKYO NODE will become a nodal point that enhances the communication hub Toranomon Hills, in response to society and the times continues to evolve, and move forward as an engine driving innovation and creation.



YUGO NAKAMURA

Profile

Web designer, interface designer and visual image director Yugo was born in Nara Prefecture, Japan in 1970 and graduated from the University of Tokyo's Graduate School of Engineering. He became a professor at Tama Art University and has been involved in web and interface design since 1998, and he established the design studio "tha ltd." in 2004.

Yugo has provided art direction, both cross-sectional and vertical, as well as design and programming for numerous websites and videos. His major works include a series of web directions for UNIQLO, UI design for the KDDI INFOBAR smartphone, and direction for the NHK educational program "Design Ah!"

His major awards include the Cannes Lions International Advertising Award Grand Prix, the Tokyo Interactive Ad Award Grand Prix, the TDC Award Grand Prix, the Mainichi Design Award, and the Minister of Education, Culture, Sports, Science and Technology's Art Encouragement Prize for Upcoming Designers.



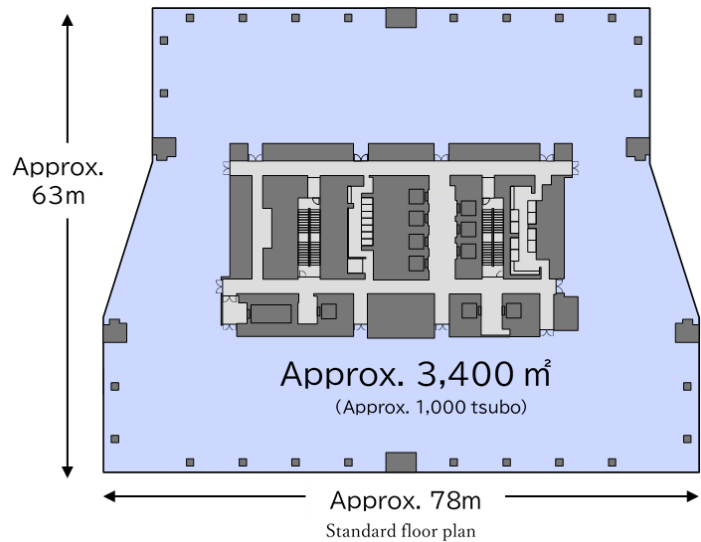
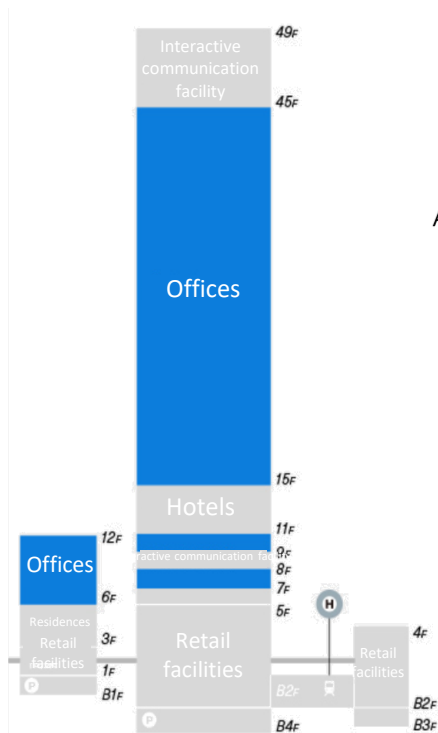
"TOKYO NODE will create new connections between cultures and businesses worldwide. It will gradually change and expand through the steady inclusion of various new stimuli. I created the identity logo to express not only the facility's latest interactive communication, but also its dynamic nature based on connections."

New Office Space for Connecting People Responding to Diverse Needs and New Workstyles of Global Companies

Cutting edge offices form the core of a global business center

Toranomon Hills Station Tower's office area, located on 9th, 10th, 15-44th floors (total 32 floors), offers a total rental area measuring some 107,000m² and is equipped with the very latest features for cutting edge offices. Standard floors of about 3,400m², including column-free plans with depths from core to window surface of about 18.5m, accommodate diverse workstyles and other needs of global companies.

In addition, two "magnet zones" on the east and west sides of the upper two floors of each bank, eight zones in total, are equipped with atrium spaces and staircases, connecting the upper and lower floors to promote communication and collaboration among workers, and create more dynamic and creative workplaces. The zones, designed to be highly visible from the outside of the building, convey the messages that "activities inside the building will spread to the entire city" and "the entire city can be used as a workplace."



© DBOX for Mori Building Co., Ltd.

Wide-open Sky Lobby 46m above ground with a 10-meter ceiling

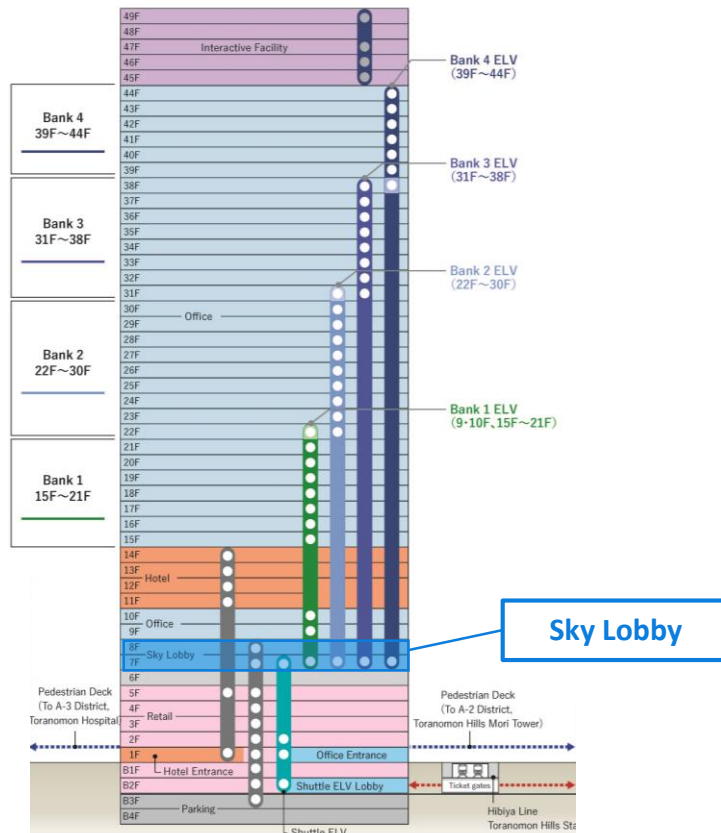
Sky Lobby will be on the Station Tower’s 7th floor, some 46 meters above ground overlooking Sakurada-dori Avenue. The spacious lobby encompasses some 1,200m² of area, a ceiling extending some 10 meters high and an atrium-like space for welcoming guests from all over the world.

Sky Lobby will be easily accessible by elevator from the station plaza on the building’s second basement floor, which is integrated with Toranomon Hills Station, and from the vehicle entrance on the first floor. Direct access via shuttle elevators will be available from each floor.

Elevators to office floors are arranged in a four-bank configuration, each bank assigned to a dedicated group of floors for fast, smooth access.



© DBOX for Mori Building Co., Ltd.



Hotel Toranomon Hills: Tokyo's First Unbound Collection by Hyatt

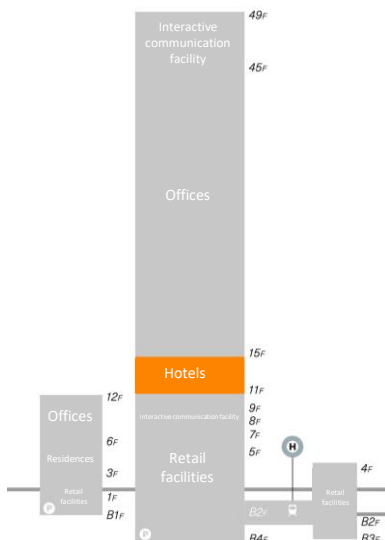
The 1st floor and 11th to 14th floors of Toranomon Hills Station Tower will be home to the Hotel Toranomon Hills with 205 guest rooms including standard rooms measuring about 27m² to 34m². The hotel brand is “The Unbound Collection by Hyatt,” which will be making its debut in Tokyo as a part of “Independent Collection.” The brand is a curated compilation of one-of-a-kind hotels offering premium facilities, amenities and unique experiences based on top-level originality and quality.

The concept of Hotel Toranomon Hills is the hotel connected to diverse facilities and functions. It will serve as an “urban living room of Toranomon” welcoming a variety of guests with its restaurant, cafe and lounges open to the city. The hotel can be used in a variety of situations, supported by the open lounge with a view of the central city which can be used as a working space, as well as a shower booth, relaxation rooms, and meeting rooms. In addition, the maisonette-style suite room is a unique space where small-scale events can be held in a private space.

The interior design is by Space Copenhagen of Denmark, which is making its first appearance in Japan. The design is based on Scandinavian architectural style, including simple, natural materials, blended with Japanese traditional architecture, expressing a new type of luxury hotel inspired by the aesthetics and practicality of Japanese architecture.

All food and beverage experiences in the hotel’s café and restaurant will be supervised by Sergio Herman, one of Europe’s star chefs. Herman is a native of the Netherlands and longtime Michelin-starred chef beloved by food lovers the world over and this will be his first foray into Japan. The 1st floor restaurant as well as the café & bar, deli and room service will all offer modern-casual European gastronomic experiences under Herman’s supervision.

Hotel Toranomon Hills in the Station Tower, together with Andaz Tokyo in the Mori Tower, will enable Toranomon Hills to further evolve as a focal point for diverse guests from around the world.



HOTEL TORANOMON HILLS



Retail Facilities Support Global Players' Work and Lives

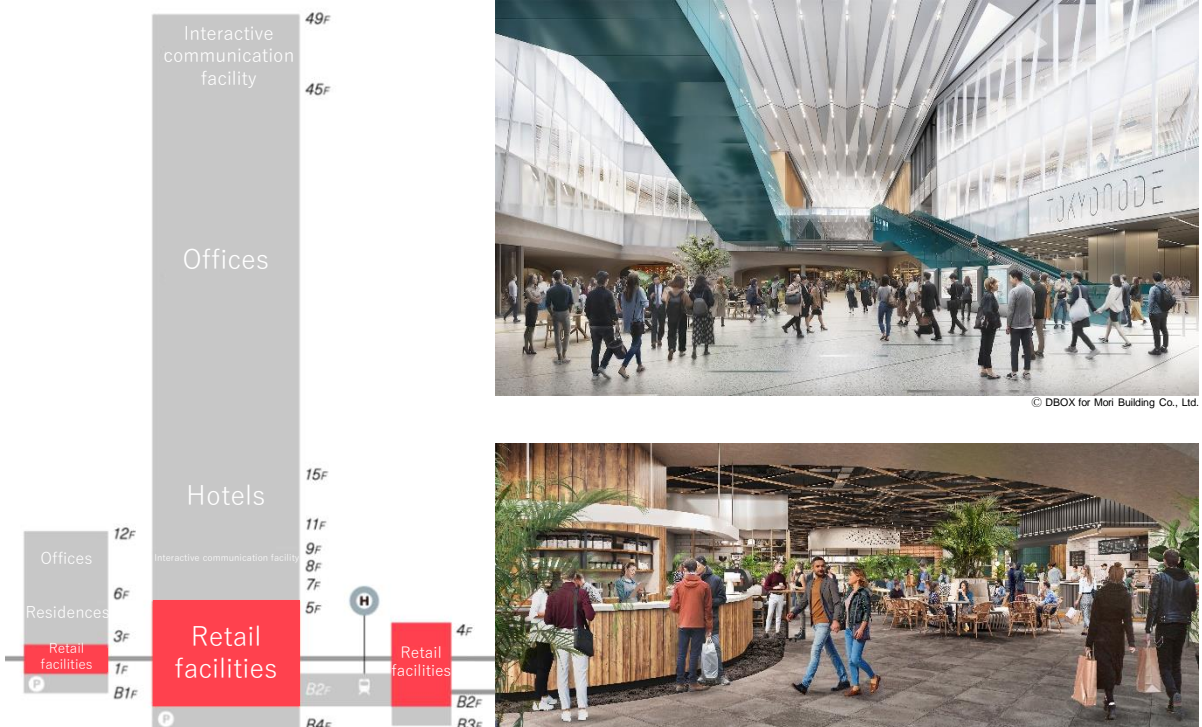
A retail space measuring about 14,400m² will occupy nine floors (B2–7th) with some 80 stores that support the work and lives of global players including office workers and residents.

Highlights will include “T-Market,” which is a market directly connected to the “Station Atrium” plaza, the area’s first large-scale boutique store selling select brands by BAYCREW’S, one of Japan’s leading stores in this sector, and a wellness center of approx. 2,000m², one of the largest fitness centers and spas in central Tokyo, managed by Tokyu Sports Oasis. Furthermore, many other unique stores catering to lifestyle and beauty needs will open. This new space will expand the retail facility area in Toranomon Hills by 2.5 times.

T-Market lively market connected to station plaza

The T-Market (some 27 stores; approx. 3,000m²) directly connected to the Station Atrium will be full of life from morning till night, facilitating communication between people and enlivening the atmosphere of the surrounding area. The plaza-like market will be filled with restaurants, delis and stores. The restaurants will offer high-quality but reasonably priced menus, many curated by highly acclaimed chefs and pâtissiers, including some with Michelin or Bib Gourmand credentials.

In addition, common seating in the central area will accommodate some 130 people to enable visitors to enjoy meals nearby the stores. The market will also have craft breweries, bars, sundries, flower stores and other shops, and it will offer unprecedented ways to enjoy such a facility by staging collaborative events between shops as well as cultural events combining music and arts.



Stores in T-Market on B2F (some 27 stores)

First: inaugural branch in a retail facility

Eiki (tentative name): Grilled chicken *First*

Bib Gourmand-winning Eiki's new restaurant run by Kohei Onoda, who worked at Torishiki and then became the first manager of its sister restaurant Torikado.



BGM - Coffee & Tacos: Coffee & tacos *First*

A new sister shop featuring coffee and tacos from "Ode," the Michelin 1-star restaurant by Yusuke Namai.



CRAZY PIZZA: Pizza *First*

A new store operated by Masakazu Taira, the chef at Don Bravo in Kokuryo, Tokyo, a popular Italian restaurant where reservations are difficult.



Ata: Wine bistro

Operated by noted restaurateur Satoshi Kakegawa and the popular bistro Ata, this new bistro will introduce wine and sausages from CAVE D' OCCI in Niigata for the first time in Tokyo.



Akasaka Ogino Wakan (tentative name): Japanese sweets and gelato *First*

A Japanese sweets store operated by Satoshi Ogino of the Michelin 1-star Japanese restaurant Akasaka Ogino.



DOLCE TACUBO Piccolo: Sweets *First*

This dessert shop will be operated by Daisuke Takubo of TACUBO, the Michelin 1-star Italian restaurant. Customers will enjoy sweets made in front of them.



Area's first large-scale boutique store

BAYCREW'S STORE TOKYO (tentative name; approx. 2,800m²), the first large-scale boutique store in the area, will become the new-format flagship store of BAYCREW'S, one of Japan's leading stores in this sector with over 70 brands. The store's cross-brand shopping will offer a new lifestyle experience for visitors to Toranomon Hills.

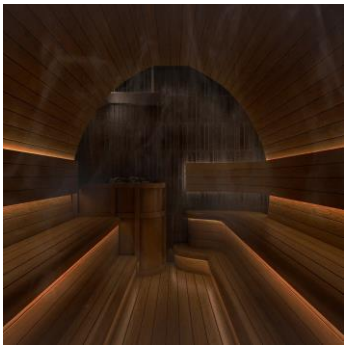


One of the largest comprehensive wellness centers in central Tokyo

Tokyu Sports Oasis will open a new facility comprising a gym, hot baths, saunas, meditation and other services as the one of the largest wellness centers (approx. 2,000m²) ever to appear in central Tokyo. Based on its "Reset for creative life" concept, the center will enable busy urbanites to enjoy essential wellness experiences not possible at conventional gyms.



Gym Reception



Sauna

One of Toranomon's largest dining floors

Toranomon Hills Station Tower will give birth to one of the area's largest restaurant floors (both by size and number of locations) on the 4th floor, featuring 20 dining outlets, many run by up-and-coming chefs. A wide variety of dining venues will be available, from friendly open counters to intimate private dining rooms, spicing up Toranomon Hills' reputation as Tokyo's newest center of food culture.



World-leading Architects, Designers and Artists

Design: Shohei Shigematsu (OMA)

The Design of Toranomon Hills Station Tower is OMA's first large-scale architectural project in Tokyo.

Its design is based on "THE ACTIVITY BAND" concept, or urban axis running from Shintora-dori Avenue to the Akasaka/Toranomon area, creating a symbolic place for people to gather and interact along the axis. To prevent the high-rise tower from being isolated from its surroundings, ideas were considered for integrating it with the wide area's network of subways and roads as well as nearby public spaces.



Profile

Architect Shohei Shigematsu is a partner of OMA, an international architectural design group, and the head of its New York office. He was born in Fukuoka Prefecture, Japan in 1973. After graduating from Kyushu University with a degree in architecture, he moved to the Netherlands and joined OMA in 1998. In 2006, he became the head of OMA's New York office, and in 2008 he became a partner.

His major works include a new building for the College of Architecture and Arts at Cornell University, a new museum for the Musée national des beaux-arts du Québec, Faena Forum (a multipurpose art facility in Miami Beach, Florida), the exhibition design for the Costume Institute at the Metropolitan Museum of Art, the headquarters of the auction house Sotheby's, the Wilshire Synagogue multipurpose event facility in Los Angeles, the Tenjin Business Center in Fukuoka, Japan, and space design for "Christian Dior: Designer of Dreams" at the Museum of Contemporary Art Tokyo.

Current projects include the New Museum's new wing in New York City, Tiffany's Fifth Avenue flagship, the Albright-Knox Art Museum's new wing in Buffalo, Miami's "Reef Line" underwater sculpture park project, the University of Illinois Innovation Center in Chicago, and a wide variety of other projects around the world. He has been a visiting professor at Cornell University's Graduate School of Architecture, Columbia University's Graduate School of Architecture and Design (GSAPP), and Harvard University's Graduate School of Design (GSD). From 2021, he has been a professor at Kyushu University's Graduate School of Human and Environmental Studies and director of BeCAT (Built Environment Center with Art & Technology).

Pedestrian deck: Ney & Partners

Ney & Partners take an approach grounded in structural dynamics in their design of symbolic urban interiors, at the same time ensuring these remain rational and are easily maintainable. Four different pedestrian decks with unique characteristics have been realized on an urban axis defined by OMA. These various forms have been realized by combining steelmaking technologies in use throughout Japan in shipbuilding, steel can manufacturing, bridge building, casting, polishing, machining and aviation.

Profile

Ney & Partners is headquartered in Brussels, and Laurent Ney and Ryuichi Watanabe co-founded an office in Tokyo in 2021; it now designs bridges, canopies, and station squares, and is involved in product development and civil engineering projects across Japan. One of the hallmarks of the company's activities in Japan is its formulation of processes that involve contractors and the public – not only throughout the planning and design phase of a project but also during construction and maintenance. Famous projects the company has worked on in Japan include the Misumi Canopy, the Dejima Footbridge, the Shin-Sapporo Active-Link, and the Shin Daiku Pedestrian Bridge.



Exterior lighting (incl. landscape): L'Observatoire International

The Station Tower's unique façade will be a powerful expression made possible by treating the architecture and lighting as one. In addition, the movement of people on the ground level will create continuity between the tower and its surroundings. Toranomom Hills Station Tower will shape Tokyo's visual identity from the perspective of the overall city as well as its districts and streets.

Profile

L'Observatoire International is a lighting design and consulting firm that was founded in 1993 by Hervé Descottes in NYC. The firm has been involved in more than 500 projects in over 25 countries, designing lighting profiles for museums, concert halls, universities, parks, retail facilities, residences, hotels, and many others. His representative works include the Louis Vuitton Foundation Museum (Paris) and the High Line (New York).



Interior lighting (common areas): David Singer (Arc Light Design)

In honor of OMA's innovative structure, lighting in common areas has been designed to complement the architectural design with minimal disturbance to building surfaces. Separate design concepts have been created for nine areas, including the Station Atrium's ceiling, curtain walls, parking lots, and elevator halls.

Profile

David Singer, who established Arc Light Design in 1992, has collaborated with Tony Chi (tonychi studio) and other noted designers on over 600 lighting projects. He has also personally designed an estimated 3,000 and more custom decorative lighting fixtures and taught graduate-level courses for over 15 years.



Interior lighting (hotels): Light iQ

Working closely with interior designer Space Copenhagen, Light iQ has developed a seamless lighting profile that complements the hotel's beautiful interior. The concept was to create an inviting ambiance throughout the hotel by subtly accenting detail with superior-quality lighting.

Profile

Light iQ was founded by Rebecca Weir in 2001 and Gerardo Olvera joined in 2014 as Design Director. Their meticulous attention to detail and strive for excellence in design have elevated Light iQ to one of the best world-class lighting design studios. Light iQ's wide range of projects include hospitality, food & beverage venues, high-end retail and luxury residential.



Commercial environment design of “T-Market” (B2F): Masamichi Katayama (Wonderwall® Representative)

Designing of the commercial environment on the second basement floor is being overseen by Wonderwall. Under the concept of “creating a courtyard at the entrance to the city,” a bustling garden centered around food will be realized. The comfortable atmosphere encourages people to drop in during daily life to enjoy a pleasing mood shift. The idea is to create new ways for people to enjoy a commercial space, not by defining how they spend their time. In addition, natural-like shadows and a time axis with lighting and sound will change organically throughout the day.

Profile

Masamichi Katayama is a representative of Wonderwall® and a professor at Musashino Art University. He has been involved in a wide variety of projects, from branding spaces to overall planning of large-scale commercial facilities. Katayama is internationally acclaimed for his free-thinking embodiment of various concepts and his sense of balance in incorporating modern elements while paying respect to tradition and style.



photo: Kazumi Kurigami

Commercial common areas design (2nd to 5th & 7th floors): Riki Ohno (sinato Representative)

The firm sinato is overseeing design of the commercial common area on the 2nd to 5th, and 7th floors. A grand staircase connecting the 2nd to 4th floors will create a three-dimensional communication belt for connecting the behavior of diverse visitors. An undulating space extending among the stores, including huge voids and tunnel-like passageways, will enliven the atmosphere of the entire commercial area as a new place in the city where people can feel at home.

Profile

Riki Ohno is a representative of sinato, a firm that has designed numerous projects of varying scales and purposes, including architecture, interiors and installation art, both in Japan and abroad. He has been involved in some 300 projects to date, many of which have earned him awards and praise around the world, adding to his growing international reputation.



Hotel design (Interior): Space Copenhagen

The hotel interior design is by Space Copenhagen, a Denmark Interior design firm, which will be their first interior design in Japan. Following our studio idea of ‘slow aesthetics,’ the design employs natural materials and craft that have quality, longevity, and a certain slowness inherent to their practice. By combining their Scandinavian background with a traditional Japanese design aesthetic, the hotel design represents a compelling contrast with Tokyo’s high-speed, future-ready exterior.

Profile

Established in 2005 by Signe Bindslev Henriksen and Peter Bundgaard Rützou, Space Copenhagen is a design studio that works across multiple disciplines from interior design for private homes, hotels and restaurants all over the world to art installations and art direction, furniture, lighting and refined objects.



Mori Building has been working with world-class architects and designers to collaborate on the architectural and interior designs of the towers in Toranomon Hills, each of which has added to the area's landmark status. Ideal designers were hired for each of the three buildings, allowing them to fully leverage their special individual talents.

Christoph Ingenhoven (Ingenhoven Associates)



The exterior designs of Toranomon Hills Business Tower and Toranomon Hills Residential Tower were both managed by German architect Christoph Ingenhoven. The integrated design of the two towers are in seamless harmony, mutually reinforcing each other as noted landmarks.

Major works: Stuttgart Main Station (Stuttgart), 1 Bligh (Sydney), Marina One (Singapore), and more.

Business Tower



Residential Tower



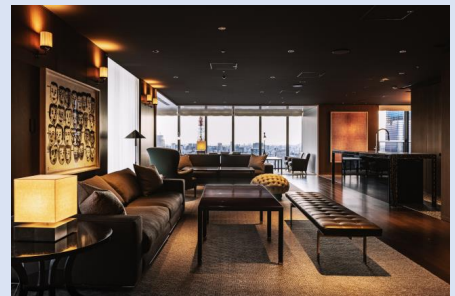
Tony Chi (tonychi studio)



For the interior design of the Toranomon Hills Residential Tower, Andaz Tokyo and Toranomon Hills Residence (common areas), Tony Chi created spaces in which global lifestyles coexist with the Japanese sense of beauty that harmonize with others and nature.

Major works: Grand Hyatt Tokyo, Park Hyatt Shanghai, Rosewood London, Intercontinental Geneva, and more.

Mori Tower



Residential Tower

Nihon Sekkei, INC.



Nihon Sekkei managed the design of Toranomon Hills Mori Tower. Integration of the tower and adjacent roadways, which initially was seen as a topographical constraint, was turned into a design opportunity that resulted in a distinctive shape with gentle curves derived from the Loop Road No. 2 tunnel running beneath the tower. The characteristic silhouette of the skyline has become a new icon of the city.

Mori Tower



Public Art Decorating the Complex

Public art displayed in Toranomon Hills will enhance this iconic new location of Tokyo with visions of the future and symbolize the energy of Tokyo as well as the natural world. It will also help to pass on the legacy of Toranomon, which long ago was the gateway to the outer moat of Edo Castle. The art will also sharpen awareness of the diverse connections of Toranomon Hills global business center as a platform for communicating from Tokyo to the world.

Tower entrance (1st floor)

Leo Villareal, "Firmament" (Mori), 2023 LED, custom software, 38.4 x 12m

***Commission work for Toranomon Hills Station Tower**



Rendition

The entrance to Toranomon Hills Station Tower will feature Leo Villareal's first public artwork to appear in Japan. Villareal is known for many outstanding works, including "The Bay Lights" on the San Francisco Oakland Bay Bridge and "Illuminated River" artworks at nine bridges over the River Thames in London.

Profile

Leo Villareal creates complex and rhythmic artwork using LED lights in both galleries and public spaces. He focuses on stripping systems down to their essence to better understand the underlying structures and rules that govern how they work. He is interested in base units such as pixels or the binary code.



Photo: Jonathan Grassi

Sky Lobby (7th Floor)

Larry Bell, "Pinky," 2022 Glass, silicone gel, 244 x 244 x 183cm (4 pieces)

***Commission work for Toranomon Hills Station Tower**



Rendition

©DBOX for Mori Building Co., Ltd.

Larry Bell, one of the leading artists of the Light and Space Movement that originated on the U.S. West Coast in the 1960s, has seen his international reputation grow even further in recent years, now in his 80s. His work in the 7th floor Sky Lobby consists of four warm-toned glass double cubes, which evoke the changing seasons and the energy of the vast universe through the variety of light and color they bring to the lobby space.

Profile

Born 1939 in Chicago, USA, Larry Bell lives and works in both Taos, New Mexico and Venice, California. Since 1963, he has treated natural light as an element of sculpture, and has been rethinking basic elements such as mass and gravity through his glass cube sculptures. In more recent times he has focused on the themes of light and shadow, time, and human perception as they change through colored glass.



Photo: Jason Collin

Shuttle elevator hall (B2F and 1F)

Oba Daisuke, "M," 2022 Oil paint, acrylic on cotton fabric panel, 3 x 9m, 2.8 x 5.6m (2 pieces)

***Commission work for Toranomom Hills Station Tower**



Photo: Nobutada Omote

Reference work "M" 2021

Acrylic paint, oil paint, linen, wooden panel, h. 180 x w. 180 x d. 6 cm

A new large-scale paintings, "M" will be installed in two locations, the B2 floor and 1st floor elevator halls at the entrance to Toranomom Station Tower. The metallic sheen of the painting's polarized acrylic paint creates a futuristic impression, as if they are generating new energy. The works, newly created for this space, achieve a beautiful sense of unity with the hall and its various materials.

Profile

Daisuke Oba was born in Shizuoka Prefecture, Japan in 1981 and currently lives in Kyoto. In 2007 he graduated the Faculty of Fine Arts, Tokyo University of the Arts in Oil Painting. Oba also is an associate professor at Kyoto University of the Arts. He continues to practice his parallel pursuit of theoretical considerations for painting and exploration of various techniques.



Photo: You Ishii

Toranomon Hills Station Tower exterior

N.S. Harsha, "Matter," 2014 Bronze, 2.78 x 1.37 x 1.65m



"Matter," which will be displayed beside Toranomom Hills Station Tower, is a bronze sculpture of a langur, a long-armed monkey found mainly in South Asia, holding a sphere that could be seen as the earth with his left hand and pointing to the sky with his right. An ape gazing into space from Toranomom Hills, a place that envisions the future, also evokes Darwin's theory of evolution and Stanley Kubrick's "2001: A Space Odyssey." Reflecting on the long history of humans and the Earth, the work inspires thoughts about what kind of future we are heading to in the 21st century.

Profile

N.S. Harsha was born in Mysuru, Karnaka in South India in 1969 and still resides there. He is renowned for facing up to life surrounding him with sincerity, including South India's traditional culture, natural environment, and relationships between humans, animals and plants found in his daily life. His solo exhibition "N. S. Harsha: Charming Journey," was held at Mori Art Museum in 2017.



◆ Reference: Existing Public Art in Toranomon Hills

In Toranomon Hills, many pieces of public art have been installed in and around Mori Tower, the Business Tower, and the Residential Tower, including “Roots,” a large sculpture standing some 10 meters high, created by leading Spanish artist Jaume Plensa.

Mori Tower Oval Square

Jaume Plensa, “Roots,” 2014



Mori Tower office lobby

Zhan Wang, “Universe 29,” 2014



Business Tower office lobby

Mori Mariko, “Cycloid V,” 2018



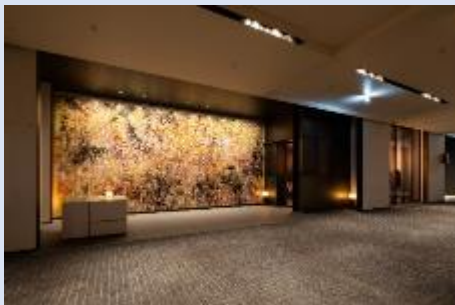
Business Tower shopping entrance

Tsang Kin-Wah, “Blow If You Will Float In the Wind,” 2019



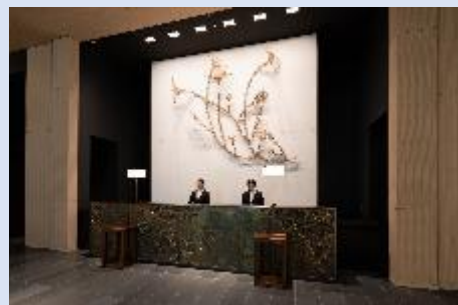
Residential Tower driveway

Sam Falls, (untitled), 2021



Residential Tower front desk

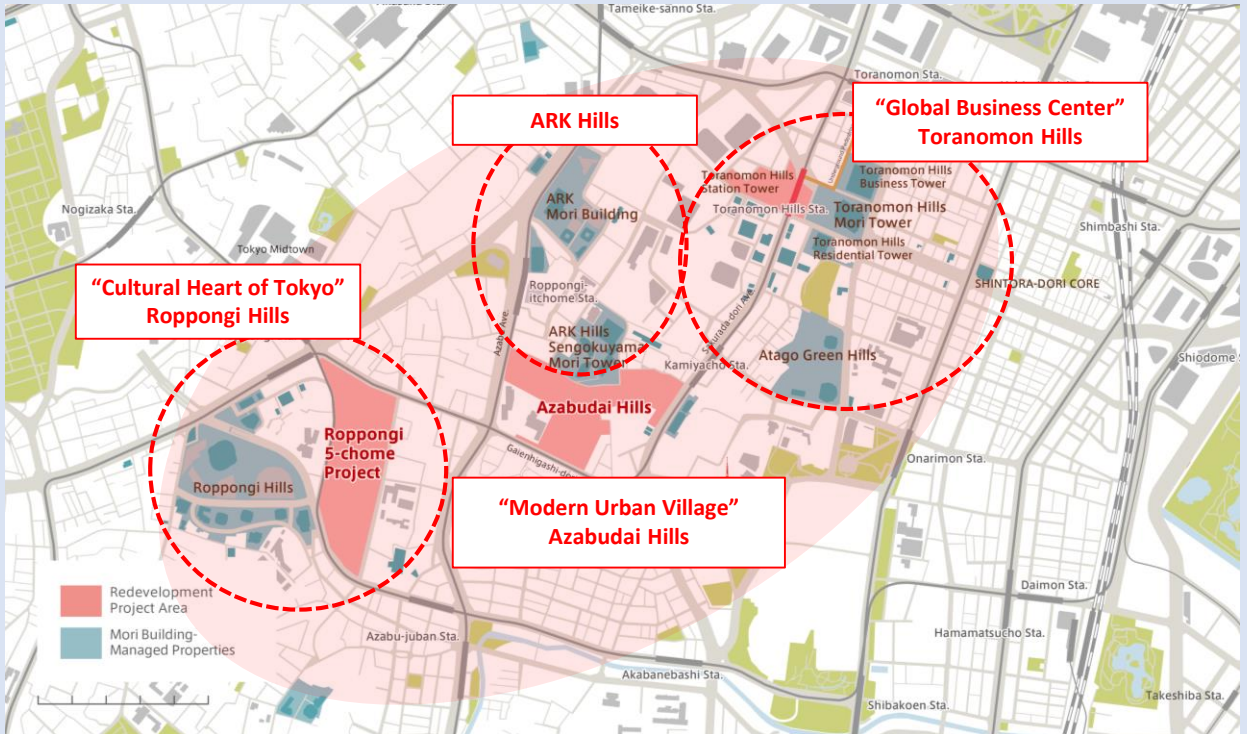
Sopheap Pich, “Rise to the Sun,” 2020



Connecting “Hills” properties to create a new cultural and economic hub in Tokyo

Mori Building’s strategic domain comprising various Hills properties, including Toranomon Hills, is located in the center of Metropolitan Tokyo’s Minato City. The area has long had an international feel to it; many foreign-minded companies gravitate here, and it hosts a large number of foreign residents. Rich in international flavors, diversity and culture, this area has extremely high potential to become a new international hub of Tokyo.

Toranomon Hills is located adjacent to ARK Hills and within walking distance from both the “Cultural Heart of Tokyo” Roppongi Hills and the “Modern Urban Village” Azabudai Hills, and has both cultural and business personalities. By linking these Hills Properties, Mori Building will establish a huge new cultural and economic hub in the heart of Tokyo.



ARK Hills (2003)



Atago Green Hills (2001)



Roppongi Hills (2003)



Sengokuyama Mori Tower (2012)



Toranomon Hills (Open in autumn 2023)



Azabudai Hills (Open in autumn 2023)

Toranomon Hills Mori Tower



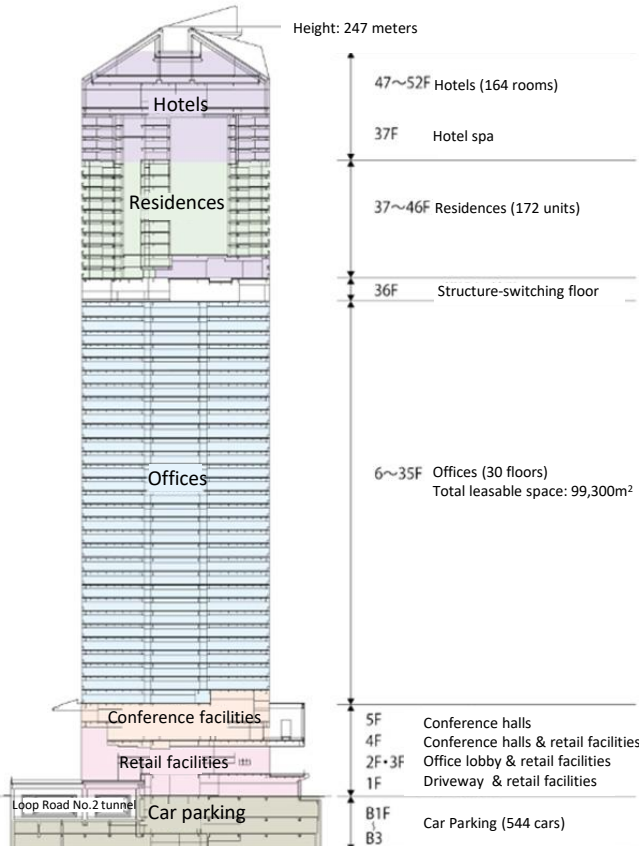
Symbolic public-private project built in tandem with Loop Road No.2

Toranomon Hills Mori Tower, a 52-story, 247-meter high skyscraper complex, is a symbolic public-private project that was built in tandem with Loop Road No. 2, made possible by deploying a multilevel road system.

The building is home to Andaz Tokyo, Hyatt's first boutique luxury hotel in Japan, world-class Toranomom Hills Residence with magnificent views and hotel-like services, top-grade offices with spacious floor plates measuring over 3,000m² per floor, and Toranomom Hills Forum, a large conference facility for various events. The building also features a wide range of retail facilities and some 6,000m² of open space for diverse urban activities.

Toranomon Hills attracts world-renowned companies as a global business center for global players and where unique features of Tokyo are introduced to the world.

■ Cross section plan



Facts	
Project	Loop Road No. 2 Shimbashi-Toranomon Redevelopment District Type II Project Zone III
Location	1-23-1~4 Toranomom, Minato-ku, Tokyo
Building Ground Area	17,069m ²
Building Site Area	9,391m ²
Total Floor Area	244,360m ²
Facilities	Offices, residences, hotels, retail facilities, conference facilities, etc.
Floors	52 above ground and 5 underground
Height	247m
Green Coverage	30.55%
Start of Construction	April 2011
Completion	May 2014
Structure	Steel (including SRC & RC)
Architect	Nihon Sekkei, Inc.
Constructor	Obayashi Corporation
Project Executor	Bureau of Urban Development Tokyo Metropolitan Government
Designated Builder	Mori Building Co., Ltd.

Hotels: Andaz Tokyo

Hyatt's first boutique luxury hotel in Japan

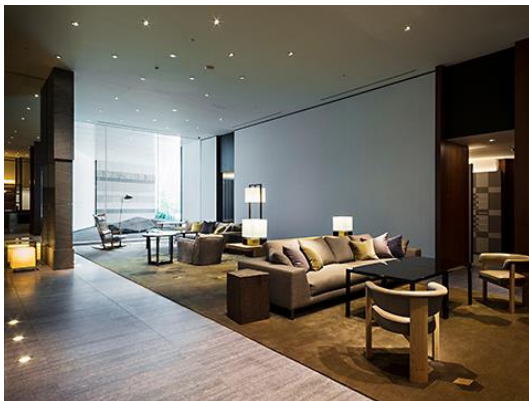
The Andaz Tokyo concept incorporates the character and charm of the local region in its design and services while providing uncommonly high-quality services with a distinctly Japanese flavor. As implied in the name – "Andaz" means "personal style" in Hindi – guests enjoy truly relaxing and indulgent stays with all the comforts of home.



Residences: Toranomon Hills Residence

Propose new lifestyle of Tokyo with Andaz Tokyo

Located on the 37th to 46th floors, these 172 luxury residences offer accommodations so spacious that one must wonder if they are really in the heart of the city. Residents enjoy marvelous views of Tokyo Tower, Rainbow Bridge, Tokyo Sky Tree and the greenery of the Imperial Palace. Hotel services such as room and laundry service are also available in coordination with Andaz Tokyo. The luxurious lifestyle of these residences allows residents to richly enjoy the charms of Tokyo.



Offices

Highly flexible working environments supporting global business

Offices encompassing a total rental area of some 100,000m² occupy 30 floors, from the 6th to 35th floors. Standard floors with rental areas measuring over 3,000m² and ceiling heights of 2.8m form highly flexible, comfortable and pillarless workspaces. The location is ideal as a global business hub, offering access to 6 stations and 11 train lines as well as easy transportation to/from Haneda Airport.



Conferences: Toranomon Hills Forum

Area's largest smart conference center

The Forum, which is one of the largest conference facilities in the area, can accommodate some 2,000 people in its three halls. Leveraging Mori Building's extensive expertise with facilities including Roppongi Academyhills, the Forum combines easy-to-use functionality and hotel-like hospitality. Knowledgeable and experienced staff capably support the success of each event. In total there are three separable, pillarless halls and a meeting room, creating ideal spaces for events such as international conferences and symposiums.



Toranomon Hills Business Tower

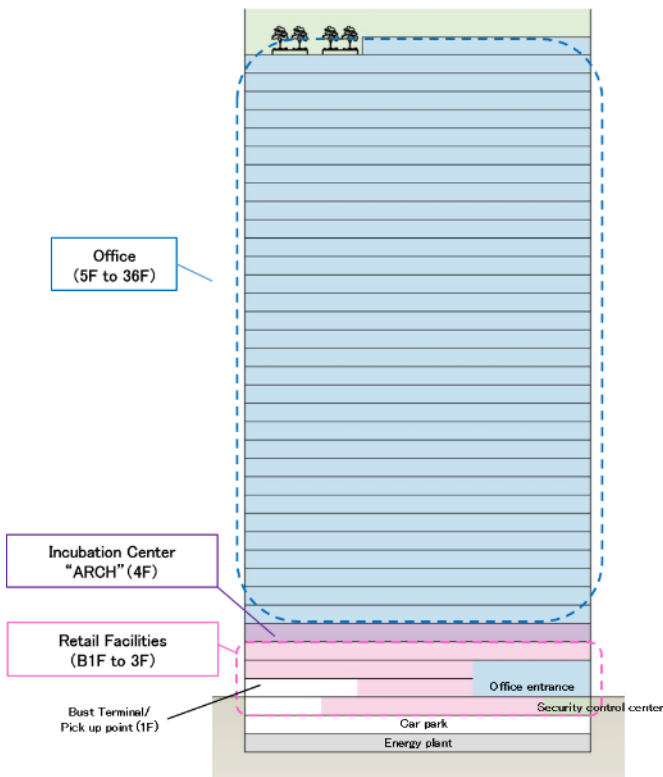


Linking central Tokyo and the world to share innovation unique to Japan

Toranomon Hills Business Tower is a 36-story office tower offering large-scale office space totaling some 96,000m² and retail space of about 7,600m². The tower connects directly via underground pedestrian walkways to Toranomon Hills Station on the Tokyo Metro Hibiya Line and Toranomon Station on the Ginza Line. A bus terminal on the first floor is served by multiple lines, including the Bus Rapid Transit service connecting the city center and waterfront areas, and airport limousine buses running directly between the Toranomon area and Haneda Airport. In addition, Loop Road No. 2, fully extended as of December 18th, 2022, has further enhanced accessibility to Haneda Airport. Toranomon Hills is ready to serve as the new gateway to Tokyo connecting central Tokyo and the world.

The ARCH incubation center on the 4th floor, measuring some 3,800m², is where large companies gather to create new business. Also, on the 15th and 16th floors, CIC Tokyo serves as the center of Japan's innovation ecosystem for startups. Together, they serve as a foundation for a unique innovation ecosystem in Japan and play a role in connecting various players from diverse domestic and international industries, as well as spreading innovation from Tokyo to the world.

■ Cross section plan



Facts	
Project	Toranomon 1-chome Type 1 City Redevelopment Project (A-1 Zone)
Location	1-17-1 Toranomon, Minato-ku, Tokyo
Site Area	Approx. 1.5ha
Building Ground Area	10,065m ²
Building Site Area	8,465m ²
Total Floor Area	172,925m ²
Facilities	Offices, retail facilities, business support, etc.
Floors	36 above ground and 3 underground
Height	185m
Green Coverage	14%
Start of Construction	February 2017
Completion	January 2020
Structure	Steel (including RC & SRC)
Architect	Mori Building Co., Ltd.
Constructor	Obayashi Corporation
Project Executor	Toranomon 1-chome District Urban Redevelopment Association
Designers	Ingenhoven associates (exterior), Wonderwall (interior), and others

Offices

96,000m² of large-scale office space with easy airport access

Located on the 5th to 36th floors, this large-scale office zone comprises total leasable space of approx. 96,000m² and standard leasing floors measuring about 3,000m² each. Bright, open offices have depths of about 20m in all directions and full-height floor-to-ceiling sashes make possible for office layouts to be freely adjusted to suit each tenant's workstyle. Haneda Airport is accessible within a short period of time, providing the kind of convenience considered indispensable for companies looking to expand their business globally.



Facilities functioning as the core of innovation

ARCH, specializing in new business by large companies and CIC, the world's largest startup community

Taking advantage of the potential of the area, which is located in the center of the main business area and adjacent to Kasumigaseki, we have opened two incubation facilities to promote innovation. Large companies that lead the Japanese industrial world gather at ARCH, and companies and local governments, both large and small, domestically and internationally, gather to strive for social change and regional revitalization through innovation.



Toranomon Yokocho

Inaugural branches of well-known Tokyo restaurants

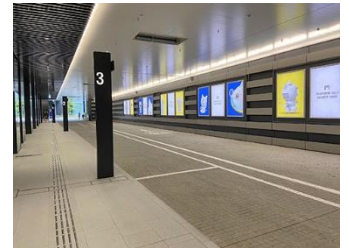
Toranomon Yokocho on the third floor offers an unprecedented collection of 26 branches of famous restaurants in Tokyo, several of which have opened their first-ever branches. In addition to "Yoriaiseki" (open seating) in common area to enjoy takeout food and drinks, limited-time-only eateries supervised by noted food critic Mackey Makimoto are introduced at Toranomon Yokocho POP UP Restaurant. Toranomon Yokocho, as a dining landmark, offers a new kind of dining experience unlike any other Yokocho, by allowing guests to enjoy the tastes and styles of famous restaurants in a casual and highly accessible atmosphere.



Bus terminal

New transport node for gateway to Tokyo

On the first floor, a bus terminal of about 1,000m² will be connected to new Toranomon Hills Station on the Tokyo Metro Hibiya Line and Toranomon Station on the Ginza Line. The terminal will serve as the departure and arrival point for airport limousine buses and Bus Rapid Transit services connecting the city center and the Tokyo bay area. In addition, Loop Road No. 2, fully extended as of December 18th, 2022, has further enhanced accessibility to Haneda Airport. Toranomon Hills is ready to serve as the new gateway to Tokyo connecting central Tokyo and the world.



Retail facilities

Retail support for global players' daily lives

A total of 59 stores from B1 to the 3rd floor include a diverse range of restaurants for everything from casual lunches to formal business dinners in addition to Toranomon Yokocho. There is also Toranomon's first large floor for product sales as well as the area's first supermarket, plus a floor that sells gifts commonly given in Japanese business settings. Local office workers and residents can meet diverse needs for food, clothing and sundry products at Toranomon Hills' highly convenient retail zone.



Toranomon Hills Residential Tower



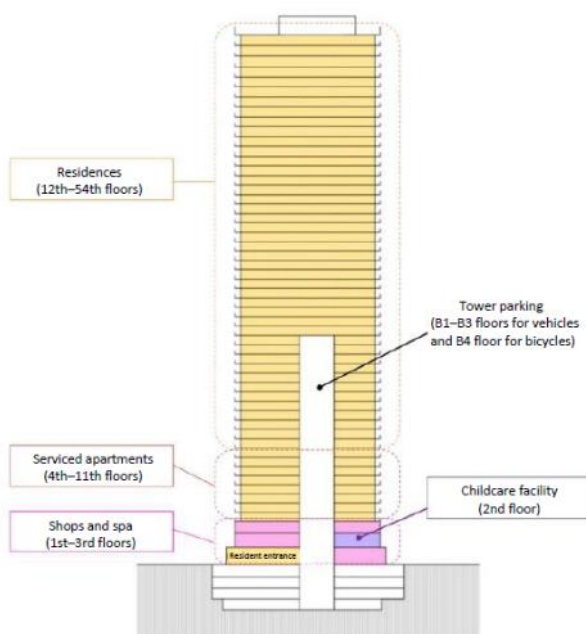
World-class residences for experiencing the full richness of urban life in Tokyo

Toranomon Hills Residential Tower, a 54-story skyscraper with a total floor area of some 121,000m², is designed in harmony with Toranomon Hills Business Tower. The building offers high-quality global lifestyles in the heart of Tokyo, underpinned by Mori Building's unparalleled expertise in residential business.

The exterior has been carefully designed to blend harmoniously with Toranomon Hills Mori Tower as well as the extensive greenery in adjacent Atagoyama, making this an ideal base for international business. Also, this exquisite residential tower has interior spaces that integrate Japanese aesthetics with international lifestyles and nature.

Along with 547 residential units, the most of any building in the Toranomon area, the Tower offers a spa, Michelin-starred Japanese restaurant, international school which also functions as childcare facilities, and many other features for convenient, affluent urban living. Residents enjoy all the richness of city life in the Toranomon Hills area, home to an increasing number of global players who appreciate the area's energy and diverse urban services.

■ Cross section plan



Facts	
Project	Atago Mountain Neighborhood Area Development Project (I area)
Location	1-1-1 Atago, Minato-ku, Tokyo
Building Ground Area	Approx. 6,535m ²
Building Site Area	Approx. 4,000m ²
Total Floor Area	Approx. 121,000m ²
Facilities	Residences, retail facilities, childcare, spa, clinic, etc.
Floors	54 above ground and 4 underground
Height	Approx. 220m
Start of construction	March 2017
Completion	January 2022
Structure	Reinforced concrete (including S & SRC)
Architect	Takenaka Corporation
Constructor	Takenaka Corporation
Project Executor	Mori Building Co., Ltd.
Designers	Ingenhoven associates (exterior), tonichi and others (interior), etc.

Residences

High-quality living, hospitality service for discriminating residents

Toranomon Hills Residential Tower offers high-quality world-class floorplans designed expertly by Tony Chi. Residences include choices of two bedrooms (approx. 95m²), three bedrooms (approx. 120m²), four bedrooms (approx. 285m²) and even five bedrooms (over 1,000m²). In addition, serviced apartments (160 units) are available for short-term stays to meet the needs of global players.

Also, drawing on Mori Building's extensive experience in creating and operating luxury residences, the Tower offers services suited to the standards and lifestyles of discriminating residents. In addition, special support services are offered for foreign entrepreneurs residing temporarily in the serviced apartments, further contributing to the development of Toranomon Hills.

Diverse common facilities to enjoy the entire tower as one's home

Residents of Toranomon Hills Residential Tower enjoy rich lifestyles supported with excellent common facilities designed for entertaining guests and feel as if the entire tower is their home.

Toranomon Hills Kitchen is an exclusive dining room providing breakfast and all-day dining as well as room service. Two other facilities—the Guesthouse Living and Dining Room and the Guesthouse Guest Room—are ideal for high-level entertaining. There also are Tower-exclusive artworks viewable in The Gallery and Library.

In addition, other valued-added facilities include Toranomon Hills Spa, a wellness facility equipped with a 25-meter pool, gym, esthetic service and a 24-hour bilingual health clinic.

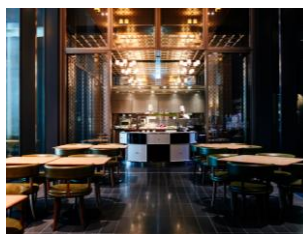
Childcare facility

EtonHouse International Pre-School Tokyo

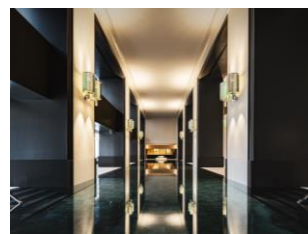
EtonHouse International Education Group has more than 100 international schools in 12 countries. EtonHouse international schools are guided by the policy of "child-led projects" based on children's interests and curiosity. The school offers international preschool for children 15 months to 5 years old, as well as afterschool programs for childcare.



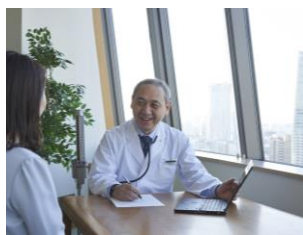
Guest House Living Room (41st floor)



Toranomon Hills Kitchen (1st floor)



Toranomon Hills Spa (2nd and 3rd floors)



Health clinic (2nd floor, image)



Guest House Guest Room (41st floor)

Restaurants and retail facilities

Quality restaurant, convenience store and more

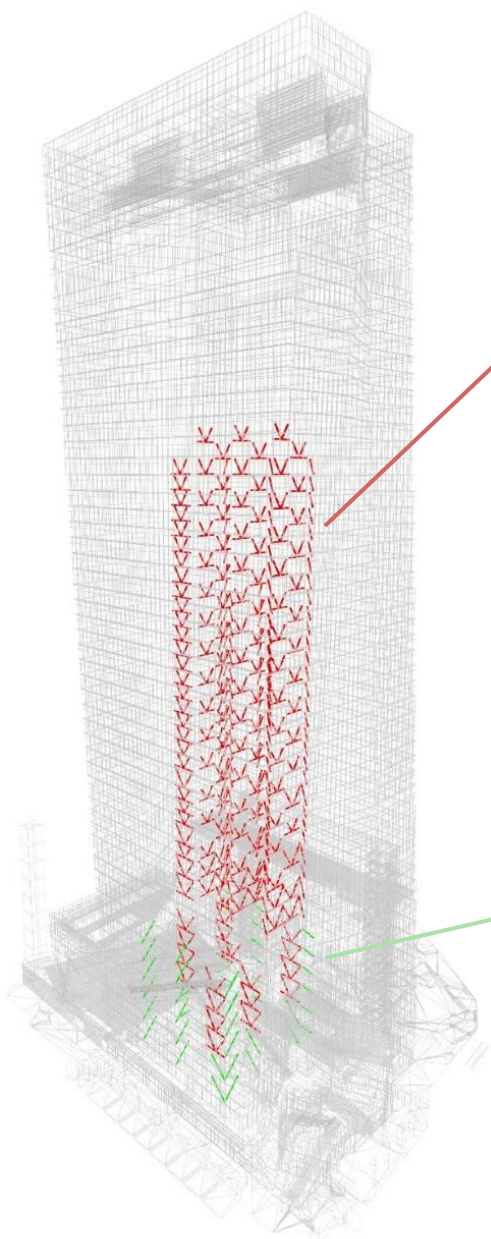
Kanda, the only Japanese restaurant to receive three Michelin stars for 16 consecutive years, has relocated from Motoazabu to Toranomon Hills Residential Tower. Residents also can enjoy a prestigious patisserie "La maison JOUVAUD" from Provence, France that has a history of over 70 years and three generations. In addition, an on-site convenience store makes shopping for basics quick and easy.



Places to Escape to, Rather than Flee from Seismic Designs Ensure Continuity even when Great East Japan Earthquake-level Major Seismic Event Occurs

Toranomon Hills Station Tower has various safety functions that can serve as places where people can “escape to, rather than flee from,” in the event of disasters.

The Tower incorporates robust seismic designs to ensure continuity even if a major seismic event on the level of the Great East Japan Earthquake were to occur. Vibration-control measures include two types of devices that Mori Building has deployed in several other high-rise buildings to limit the vibration effects of not only major earthquakes but also small to moderate seismic shaking and wind sway.



■ High-performance vibration-control oil dampers (HiDAX)



Oil in each cylinder absorbs energy to provide vibration control during earthquakes of all sizes as well as wind events.

■ Buckling restrained braces

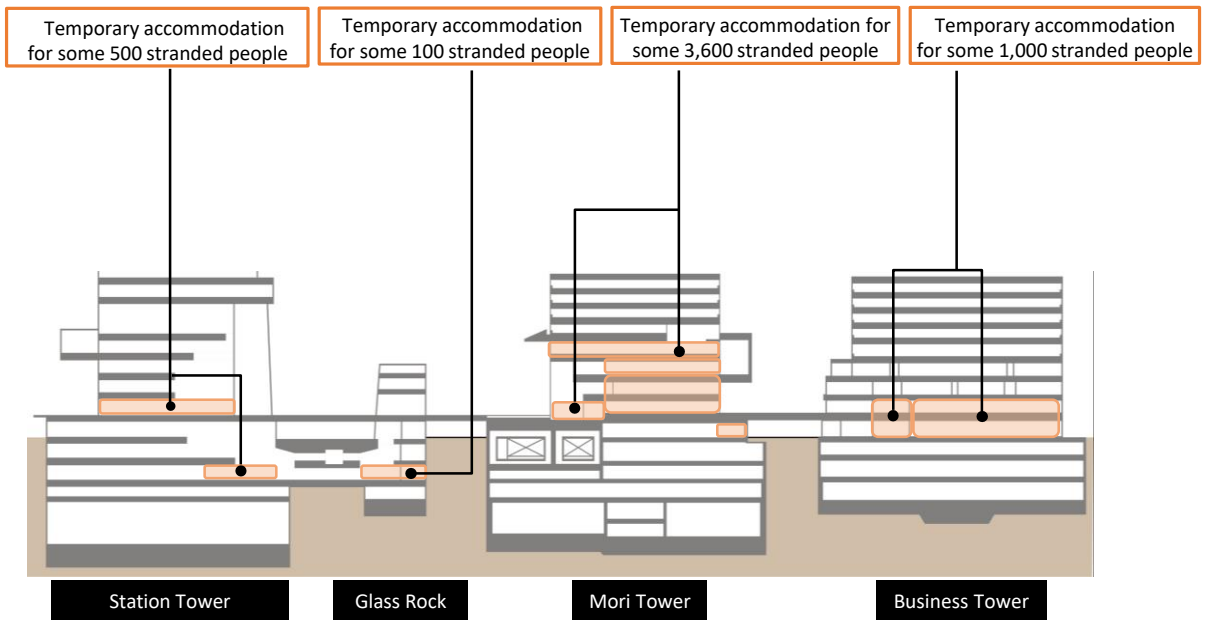


Braces of relatively soft, stretchable steel limit vibrations to prevent pillars from buckling if a major earthquake occurs.

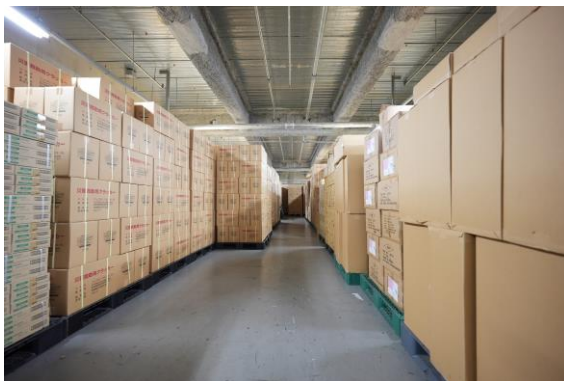
Accommodations for accepting some 5,600 stranded people during a disaster

The Station Tower will be able to provide temporary accommodation for some 950 people (including some 350 people in B District) as accommodation measures when people have difficulty returning home in a disaster. Together with the Business Tower's facilities for about 1,000 people (accommodation) as well as the Mori Tower's facilities for about 3,600 people (accommodation), the overall emergency system is capable of providing space for temporary accommodation for some 5,600 people.

The system also includes a stockpile warehouse of emergency provisions for three days, emergency water wells, and emergency electricity generation, making Toranomom Hills an important center for disaster preparedness.



Toranomom Hills' accommodation system for accepting stranded people



Stockpile warehouse (rendition)

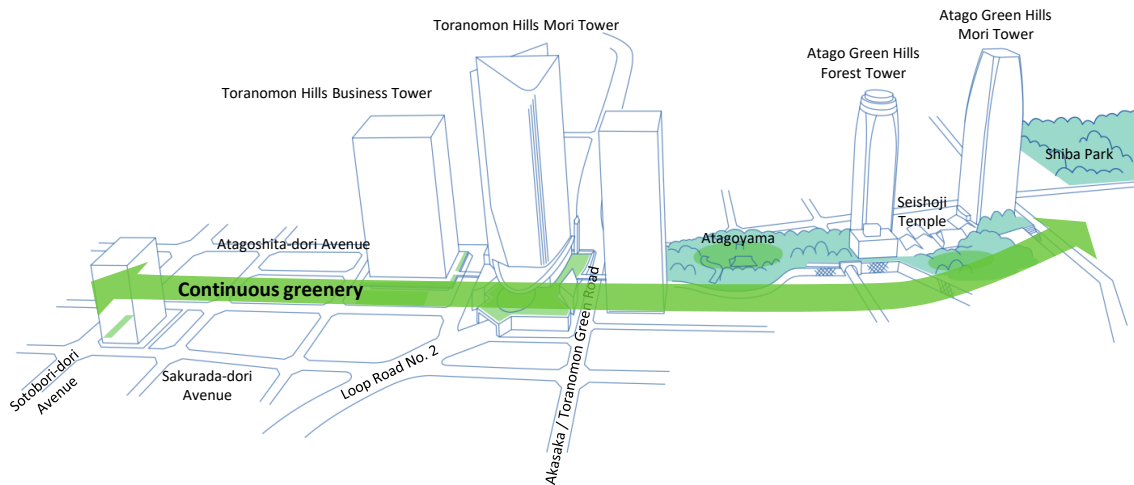


Emergency water well (rendition)

New Green Network Connected to Atagoyama

Toranomon Hills Mori Tower, completed in 2014, created some 6,000m² open spaces, including abundant greenery in its Oval Square rooftop garden and Step Garden terrace. The tower is also imbued with vegetation and flowing streams to help sustain biodiversity. The addition of so much greenery enabled the tower to acquire a top AAA ranking from the Japan Habitat Evaluation and Certification Program (JHEP) operated by the Ecosystem Conservation Society-Japan. Moreover, the building's green spaces are preferred spots for yoga and other community activities enjoyed by office workers and residents.

Furthermore, Toranomon Hills Business Tower's completion in 2020 created lush Saio Park measuring some 1,200m², and Toranomon Hills Residential Tower, completed in 2022, connected greenery in the lower layers of their mutual exteriors. The result was a contiguous greenway linked to adjacent Atagoyama Mountain and Atago Green Hills, forming a new green network spanning an extended area.



Toranomon Hills Yoga event



Bird watching at Toranomon Hills



Exterior of Toranomon Hills Business Tower and Saio Park



Oval Square in Toranomon Hills Mori Tower



Exterior of Toranomon Hills Residential Tower

Station Tower as a green network focal point

Toranomon Hills Station Tower faces Akasaka-Toranomon Green Road as part of an environmental axis formed around Loop Road No. 2. With the tower's completion, a new green network running east-west along Shintora-dori Avenue will straddle over Sakurada-dori Avenue, in addition to the existing network running north-south. Furthermore, by connecting to existing greenways extending from the Shiroyama and Sengokuyama plateaus, Toranomon Hills Station Tower will become the focal point of a newly expanded green network spread over the wide area.



Green network image

Green spaces offering many enjoyable experiences

When planning Toranomon Hills Station Tower's landscaping, Mori Building created spaces where people could interact with greenery varying by location and environment. In keeping with the company's biodiversity practices, native species will help realize site greenery. The tower's open spaces will allow visitors to interact with nature, including to enjoy the change of seasons, feel the rich attractions of nature and experience the calm and peacefulness of being surrounded by plants, thereby adding value to this urban complex as well as the broader city.



Landscaping planned at Toranomon Hills Station Tower

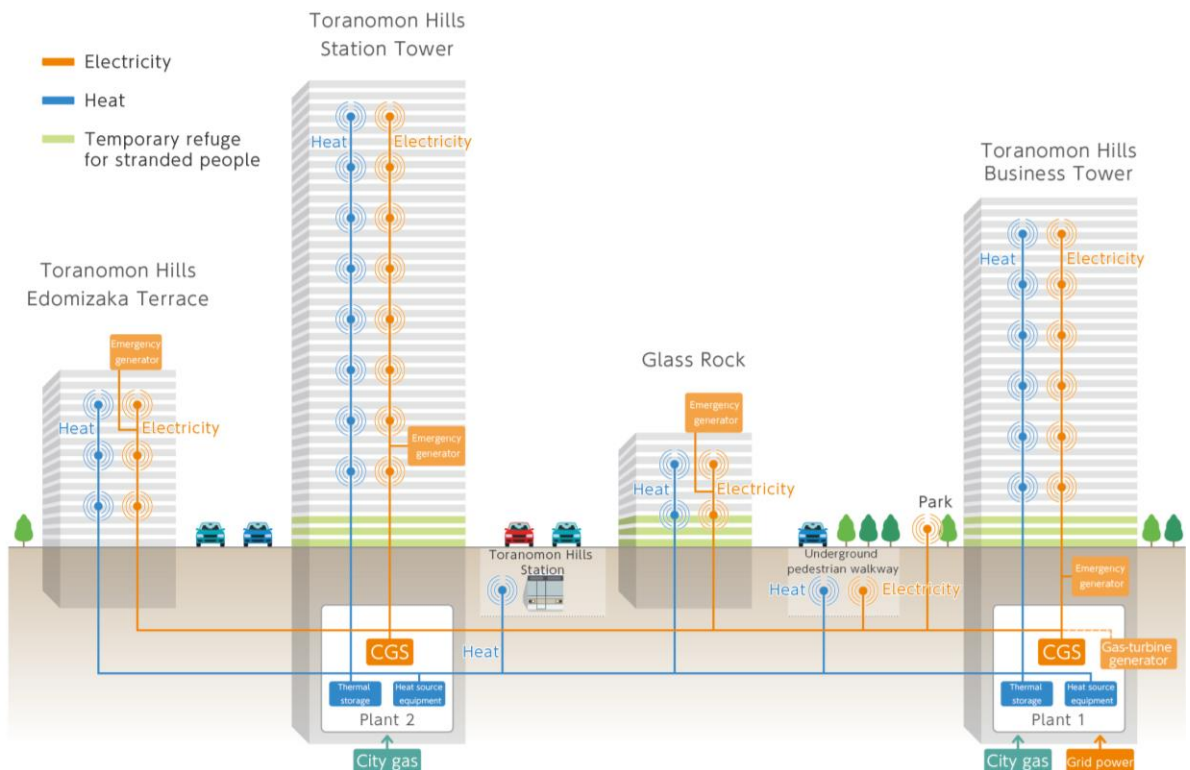
Minimizing the Entire Area's Environmental Impact

Mori Building strives to realize eco-efficient urban developments by deploying highly efficient systems in compact cities that concentrate urban functions in high-rise structures, and using regional energy network throughout the entire community. The company's comprehensive, high-quality management methods include the goal of achieving urban decarbonization based on thorough energy-saving operations and the introduction of renewable energy, plus energy-security measures for times of disaster.

In Toranomom Hills, a high-efficiency energy center run by Toranomom Energy Network has been established to implement regional energy supply to the entire community. The first plant opened in the basement of Toranomom Hills Business Tower in 2020 and will be followed by a second plant in the basement of Toranomom Hills Station Tower in 2023.

By integrating mixed-use buildings with different usage tendencies, such as offices, residences and hotels in the area, energy can be leveled and appropriately controlled for improved energy efficiency. In addition, the energy center is equipped with an AI-supported integrated Energy Management System (EMS) to forecast energy demands based on weather forecasts and past trends, which is expected to realize increasingly efficient energy use through optimization of in-house power-generation and heat-production systems.

Furthermore, in the event of a disaster, the system is designed to ensure supply capacity close to that of normal operations, allowing tenants to sustain their businesses as well as enabling to support disaster victims and stranded people.



Multiple Global Environmental Certifications Received

Toranomon Hills area received preliminary Platinum certification, the highest rank in the LEED (Leadership in Energy & Environmental Design)* program's ND (Neighborhood Development) category. The project was favorably assessed for its integration of public transportation including a new subway station, high-level energy efficiency, and Mori Building's emphasis on urban development in partnership with local landowners.

Toranomon Hills Station Tower's offices and retail facilities have received preliminary Platinum certification in the BD+C:CS (Building Design and Construction/Core and Shell Development) category, a building-by-building certification program for newly constructed tenant buildings. The tower was highly evaluated for its effective environmental considerations during and after construction, specifically for the effective use of water resources, regional energy use from the on-site co-generation system, high-level energy savings through use of the latest equipment and technologies, visualization of environmental load reduction and measures to prevent contamination of core and interior walls during construction, and mechanisms and systems to collaborate with tenants on energy savings following constructions. Acquisition of this Platinum certification in both categories will be an extremely rare case worldwide.

Furthermore, Toranomon Hills Station Tower's offices and retail facilities have received WELL (WELL Building Standard)** preliminary certification and are expected to earn top Platinum certification once completed. The tower was highly evaluated as an advanced urban redevelopment, indoor environments with excellent air quality through use of air conditioners equipped with high-performance filters, cafes serving healthful meals, and offering accessibility using elevated decks to green spaces such as Mori Tower's Oval Square. It is Japan's second largest precertified property, following the Azabudai Hills.

The Toranomon Hills Station Tower is also scheduled to obtain an S rank from CASBEE-Building for new construction.



*LEED is the most widely used green-building rating system that evaluates and certifies buildings and cities worldwide for environmental performance in terms of water and energy efficiency, indoor environments and sustainable materials. LEED is developed by the U.S. Green Building Council (USGBC).

**WELL is the world's first performance-based system for measuring, certifying and monitoring features of the built environment that impact human health and wellbeing through air, water, nourishment, light, fitness, comfort and mind. WELL is managed by the USGBC.

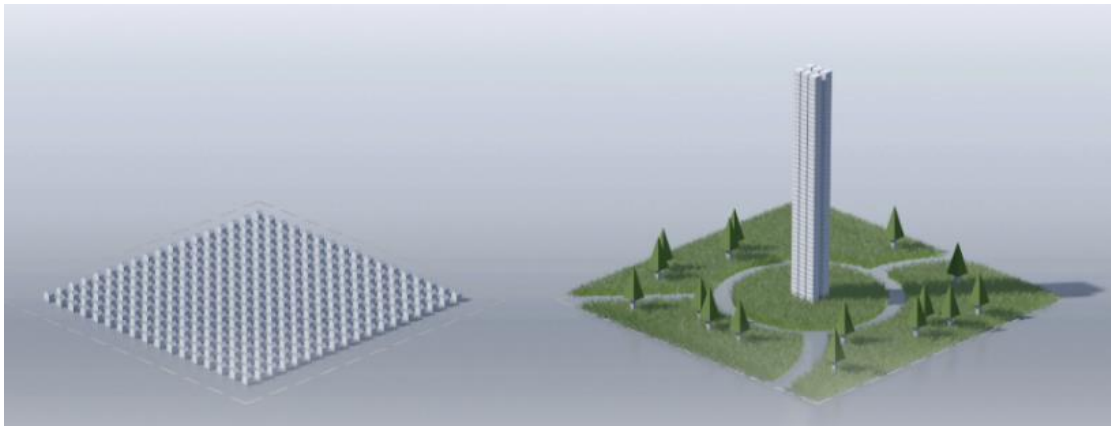
Toranomon Hills Station Tower will be 100% powered by RE100-compliant renewable energy from the time of its completion. In addition, a system will be introduced to automatically distribute renewable-energy documentation with tracking information to tenants through the proprietary Energy Web System.

RE100

◆ Reference: Mori Building's Creation of Cities with Magnetism

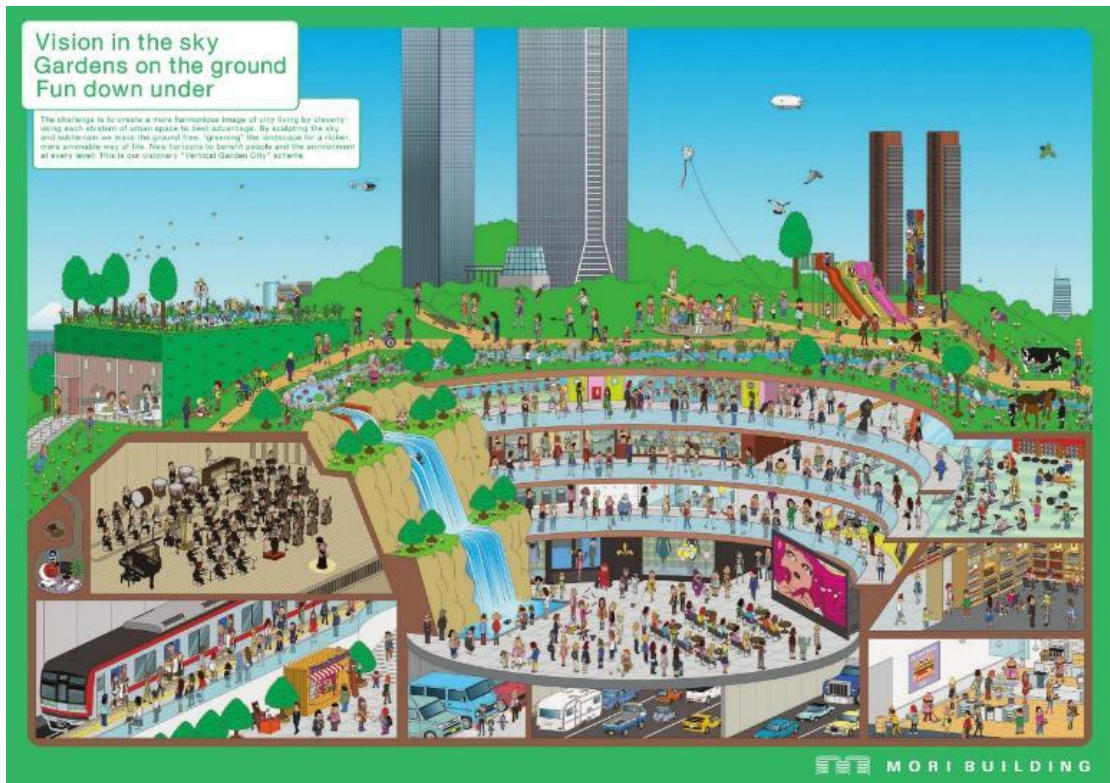
Since its founding, Mori Building's underlying philosophy in an ever-changing era has been "Create Cities, Nurture Cities," which forms the basis for compact cities that incorporate various urban functions – living, working, recreating, learning and relaxing – in a sophisticated manner. Cities in which all such functions are within walking distance generate a "magnetism" that attracts diverse people, and their accumulated energy drives further accumulation.

To realize a compact urban environment in the middle of a city center, it is necessary to create a single large floor plate by combining subdivided plots of land. This approach is called the "Vertical Garden City" model. A lush open space filled with greenery is created at the ground level by aggregating small plots of land into a large single, city block and placing a skyscraper there. The Vertical Garden City approach enables Mori Building to create magnetic cities that concentrate highly diverse urban functions.



300 two-story houses
Building Coverage Ratio: 50%

One 50-story building
Building Coverage Ratio: 3%
(Vertical Garden City)



It is important not only to create cities, but also to nurture them over time. Mori Building has nurtured communities in the city through consistent organization and know-how from development to town management. Just erecting a building doesn't create a city, because the true power of a city derives from the power of the people who assemble there.

Mori Building will continue to enhance the magnetism of each Hills by nurturing communities based on the pattern the company established with its previous Hills projects, such as ARK Hills, Roppongi Hills, and now Toranomon Hills.



Roppongi Hills Bon Odori



ARK Hills Marche



Toranomon Hills Yoga



Rice Planting Event on the Rooftop Garden of Roppongi Hills



Roppongi Hills Christmas Illumination

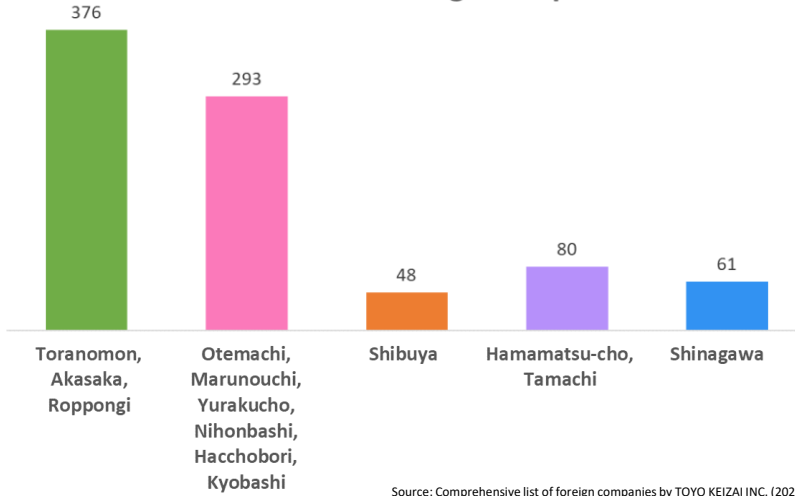


Roppongi Hills Morning Tai Chi

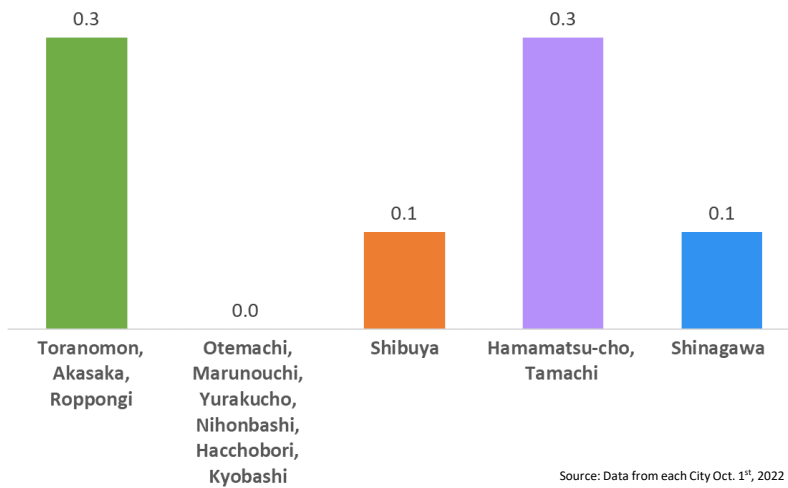
◆ Reference: Potential of the Toranomon-Akasaka-Roppongi Area

The Toranomon-Akasaka-Roppongi area, including Toranomon Hills, is located in Minato city, central Tokyo. This area has a high degree of internationality due to the many foreign companies and residents who have gravitated to the area, resulting in a rich and diverse culture. Residents also enjoy the area's ample greenery, which promotes healthy lives both physically and mentally.

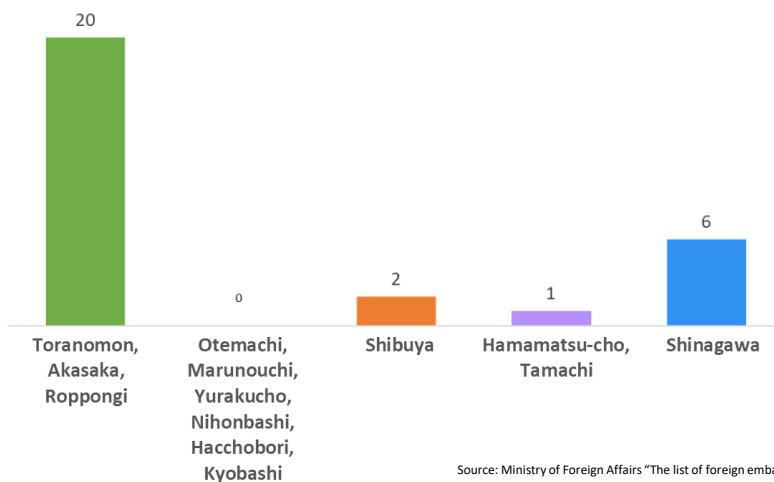
The number of foreign companies



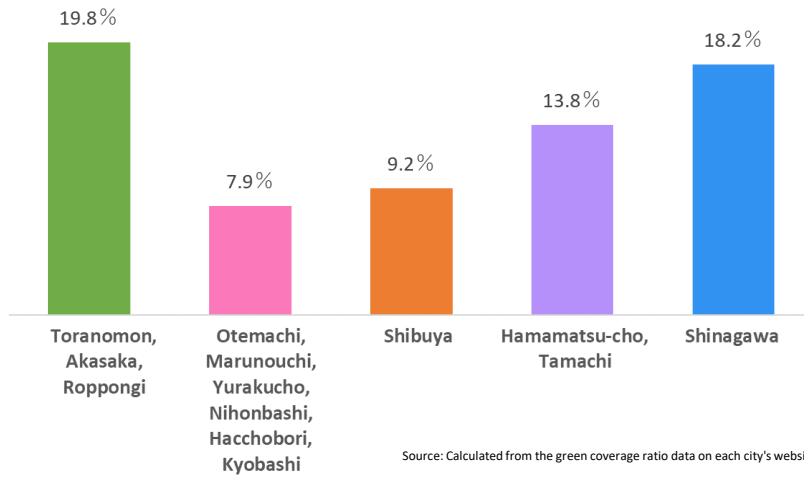
The number of foreign residents (Unit: 10,000)



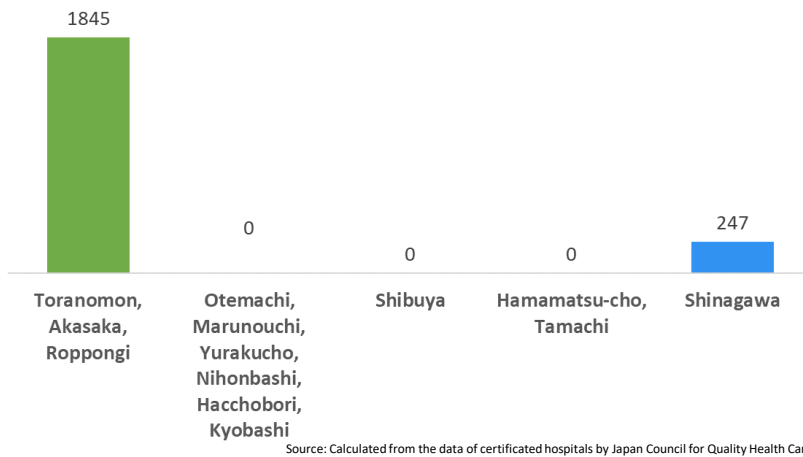
The number of foreign embassies



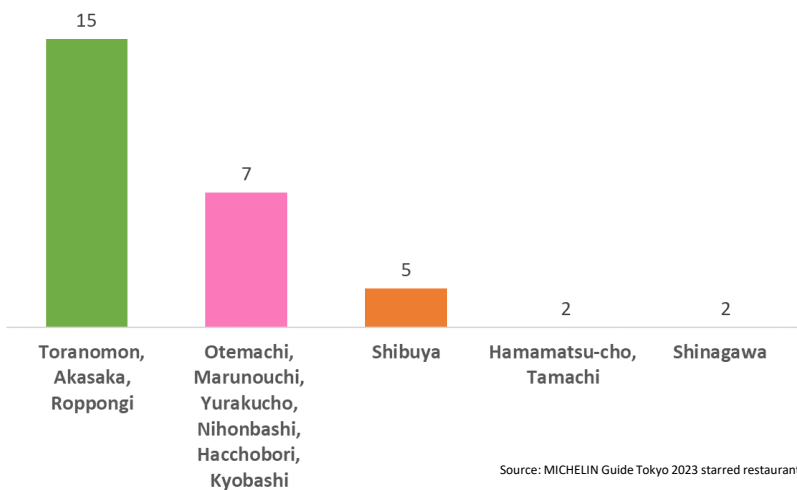
Green coverage ratio



The number of beds at general hospitals



The number of top restaurants

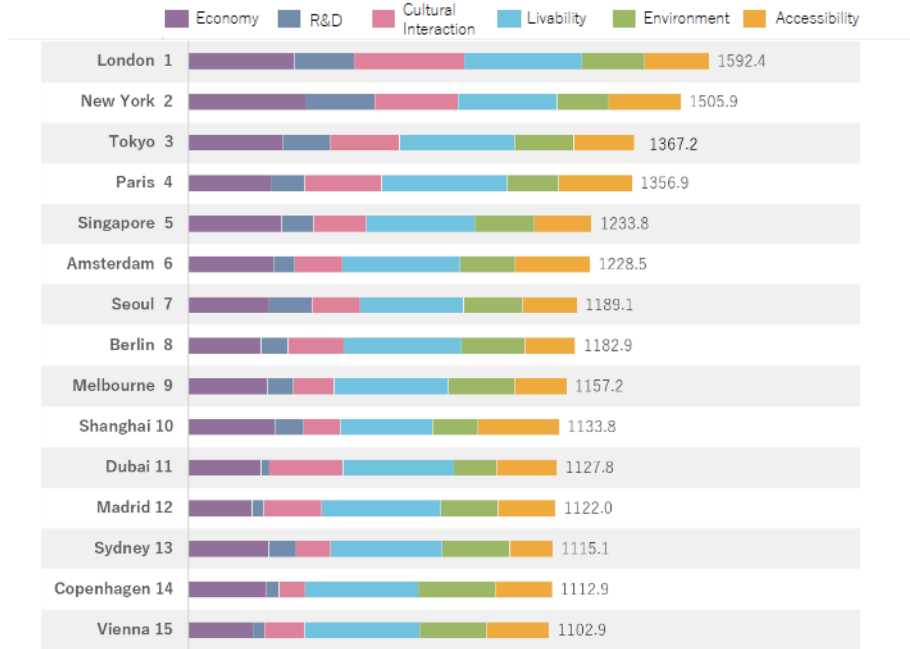


Targeted areas for research

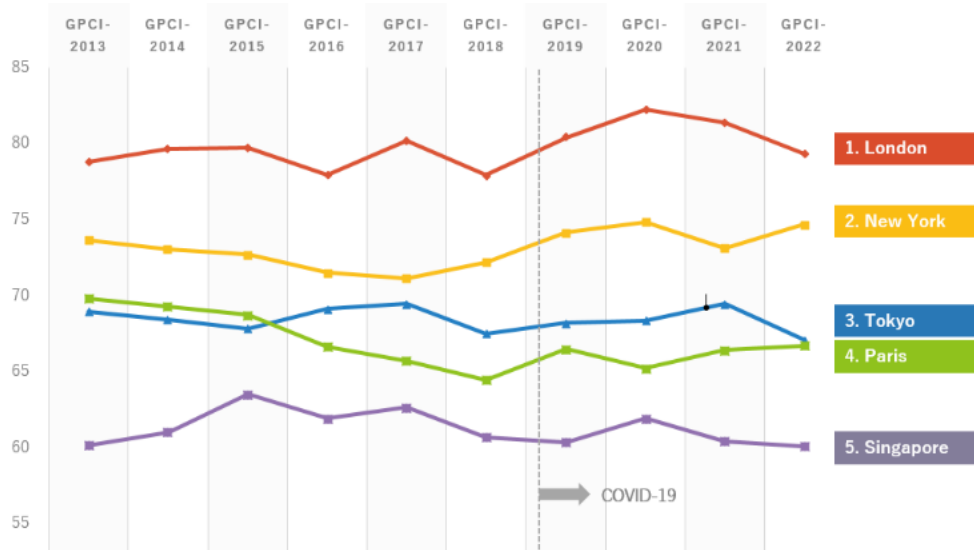
- ◆Toranomon, Akasaka, Roppongi Area (320ha) :
Nishi-shimbashi 1 to 3, Atago 1 to 2, Toranomon 1 to 5, Roppongi 1 to 7, Akasaka 1 to 2,6,9, Azabudai 1, Shiba ko-en 3
- ◆Otemachi, Marunouchi, Yurakucho, Nihonbashi, Yaesu, Kyobashi Area (248ha) :
Nihonbashi-hongokuchō 1 to 4, Nihonbashi-muromachi 1 to 4, Nihonbashi-honcho 1 to 4, Otemachi 1 to 2, Marunouchi 1 to 3, Yurakucho 1 to 2, Yaesu 1 to 2, Nihonbashi 1 to 3, Kyobashi 1 to 3
- ◆Shibuya Area (147ha) :
Nanpeidaicho, Sakuragaokacho, Dougenzaka 1 to 2, Udagawacho, Jinnan 1, Shibuya 1 to 3, Higashi 1
- ◆Hamamatsu-cho, Tamachi Area (232ha) :
Kaigan 1, Hamamatsu-cho 1 to 2, Shiba 1, 4, 5, Shibauro 1 to 4, Mita 3
- ◆Shinagawa Area (220ha) : Kounan 1 to 2, Takanawa 2 to 4

Global Power City Index (GPCI) 2022

The GPCI, published annually by The Mori Memorial Foundation, a research arm of Mori Building, evaluates and ranks 48 major cities according to their “magnetism,” or their overall power to attract creative individuals and enterprises from around the world. Cities are rated on the basis of 70 indicators spread across six basic urban functions: Economy, R&D, Cultural Interaction, Livability, Environment, and Accessibility.



The ranked order of the top 5 cities has remained unchanged since 2016: No. 1 London, No. 2 New York, No. 3 Tokyo, No. 4 Paris and No. 5 Singapore. Nevertheless, scores in GPCI 2022 were significantly impacted by how cities responded to the three-year COVID-19 pandemic. Tokyo, which implemented a cautious COVID-19 policy, scored lower in *Number of Foreign Visitors* in the Cultural Interaction category and *Number of Air Passengers* in Accessibility. Paris, meanwhile, improved its overall score to greatly narrow the city’s gap with Tokyo. Much attention is now being focused on Tokyo to see if it can once again build on its urban strengths as the pandemic subsides.



Tokyo's Strength and Weakness

A comparison of Tokyo's GPCI 2018 and GPCI 2022 scores shows that its strengths in *Total Employment* and *Number of Hotel Rooms* increased during this five-year period, but traditional strengths such as *World's Top 500 Companies*, *Number of Researchers* and *Research and Development Expenditures* declined, revealing new challenges. Although Tokyo improved weaknesses such as *Waste Recycle Rate*, scores fell further in areas such as *Urban Greenery*.

Looking at changes in various indicators for Tokyo over the five-year period, those with declining scores increased. It must be noted, however, that the pandemic had a significant impact on many declines, so once the pandemic is brought under control it is highly possible that scores will recover sharply in areas susceptible to fluctuating visitation, such as *Number of Foreign Visitors*, *Attractiveness of Shopping Options* and *Attractiveness of Dining Options*.

Also, Tokyo's multiple urban redevelopment projects planned through 2030 should help to boost indicators such as *Number of Restaurants*, *Urban Greenery*, and *Number of Foreign Residents*. Furthermore, if more favorable corporate taxation and increased availability of skilled personnel can be achieved, Tokyo will be in an even better position to improve its global competitiveness as the pandemic subsides.

