

Mori Building debuts “Azabudai Hills” as official name of Toranomom-Azabudai Project, representing the “Hills of the future”

Will connect Hills projects as new cultural and economic zone in the heart of Tokyo

Tokyo, December 14, 2022 — Mori Building Co., Ltd., Japan’s leading urban landscape developer, announced today that “Azabudai Hills” will be the official name of the ongoing Toranomom-Azabudai District Category 1 Urban Redevelopment Project (Toranomom-Azabudai Project) being managed by the Toranomom-Azabudai District Urban Redevelopment Association, of which Mori Building and Japan Post Holdings are leading participants.



Azabudai Hills (image)

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"Hills" is the brand name of Mori Building’s world-acclaimed large-scale urban centers, as exemplified by ARK Hills, Roppongi Hills and Toranomom Hills, that the company has spent many years developing and nurturing together with local residents. By placing diverse urban functions within walking distances of each other, each Hills project functions like a compact “city within a city.” In addition, Mori Building’s comprehensive activities for urban development and town management continue to enhance Hills properties’ magnetism for attracting creative individuals and enterprises from around the world.

Hills-branded cities offer spaces for living, working, recreating, learning, congregating and relaxing, with each Hills property having its own unique and affluent culture. Azabudai Hills, designed as a "Modern Urban Village" with a huge central square filled with lush greenery to bring people close together and build a new community, will launch in central Tokyo in 2023 as a "Hills of the future" development incorporating diverse knowledge and expertise that Mori Building has cultivated through decades of experience with its other Hills projects.

Azabudai Hills lies adjacent to ARK Hills and sits at the midpoint between two other major complexes, the “Cultural Heart of Tokyo” Roppongi Hills and the “Global Business Center” Toranomom Hills, in an area with strong cultural and business personalities. It is located in central Tokyo’s Minato City, an area rich in greenery and home to numerous embassies, foreign-affiliated companies, hotels, cultural facilities, medical institutions, international schools and an overwhelming number of residents from overseas. Minato City is on a path to becoming a new international urban hub that attracts people, goods, assets and information from around the world. Azabudai Hills will serve a key role in creating a new cultural and economic zone in the heart of Tokyo, including by linking and integrating the existing Hills projects.

Mori Building also announced today Azabudai Hills’s new logo, which embodies the concept of a “Modern Urban Village” with a huge open space filled with lush greenery that brings people closer together. The Azabudai Hills logo incorporates a light, original font and green lines symbolizing nature which change flexibly according to the location and media, and expresses the identity of the entire complex as a community.

The Azabudai Hills Project is scheduled to be completed in 2023, and contribute to the magnetic power of Tokyo as one of the world’s greatest cities.

Attachment 1: Azabudai Hills logo design

Azabudai Hills embraces the themes of “Green & Wellness” within the “Modern Urban Village” concept. The logo also emphasizes the ideas of “mutual respect for the individual,” “a spirit of acceptance,” “being free and natural,” and “a flexible attitude.”

The Azabudai Hills logo incorporates on a light, original font and green lines symbolizing nature, which change flexibly according to location and media. The logo expresses the identity of the entire complex as a community that embraces and nurtures wide-ranging people and values that will encompass further diversity over time.

The Azabudai Hills logo is the creation of art director / graphic designer Yuri Uenishi.

Base typeface

AZABUDAI HILLS

Logo variations (examples)



AZABUDAI HILLS

Original font

A B C D E F G H I J

K L M N O P Q R

S T U V W X Y Z

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Attachment 2: About Azabudai Hills

The Azabudai Hills site lies adjacent to the ARK Hills complex at the midpoint between two other major complexes, the “Cultural Heart of Tokyo” Roppongi Hills and the “Global Business Center” Toranomon Hills, an area with both cultural and business personalities. Its vast 8.1-hectare site will be filled with lush greenery totaling 24,000 m², including a 6,000 m² central square. The complex will have a total floor area of 861,500 m², including 213,900 m² of office space, some 1,400 residential units and the A District Tower soaring 330 meters. The mixed-use site, which will be able to host some 20,000 employees and 3,500 residents, is expected to welcome 25–30 million visitors annually, numbers comparable to those of Roppongi Hills. In addition to world-class offices, residences and retail facilities, affluent urban lifestyles will be further enriched by Aman Residences, Tokyo, a hotel-branded residence developed with Aman; a world's first hotel under Aman's sister brand Janu; The British School in Tokyo, the largest international school in central Tokyo with approximately 700 students from more than 50 countries; and the highly popular MORI Building DIGITAL ART MUSEUM: teamLab Borderless, relocated from Tokyo's Odaiba waterfront.

Green & Wellness for enhanced lifestyles in a Modern Urban Village

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

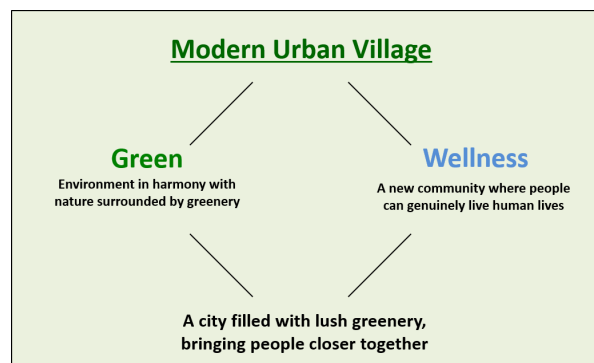
The architectural design of Azabudai Hills began with planning the flow of people within a seamless landscape with a central square at the heart of the city. Proper locations were then considered to enable the three high-rise towers melt into the lush greenery. This is the opposite of the traditional approach of placing the buildings first and then filling in the rest of the space with greenery. By utilizing the topographical differences of the area and providing greenery throughout the entire site—including the low-rise rooftops of podium buildings—the result will be a 24,000 m² green space including a 6,000 m² central square in the heart of this city. A relaxing atmosphere full of nature will be created in a seamless urban oasis filled with trees, flowers and waterscapes, which will also alleviate the heat island phenomenon in the central area.

All 100% of the electricity supplied to the entire neighborhood will be renewable, meeting the targets stipulated in the RE100 international environmental initiative led by the UK's Climate Group. The development has also received preliminary WELL certification, one of the world's largest sites to be so designated, as well as LEED-ND, and LEED-BD+C certifications.

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



Credit: DBOX for Mori Building Co.
6,000m² central square with lush greenery

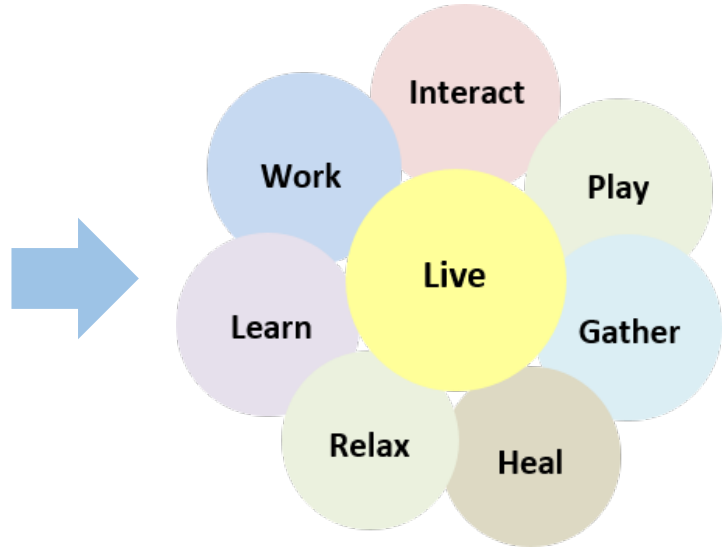


“Green & Wellness” concept

Urban center that seamlessly connects diverse aspects of human life

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

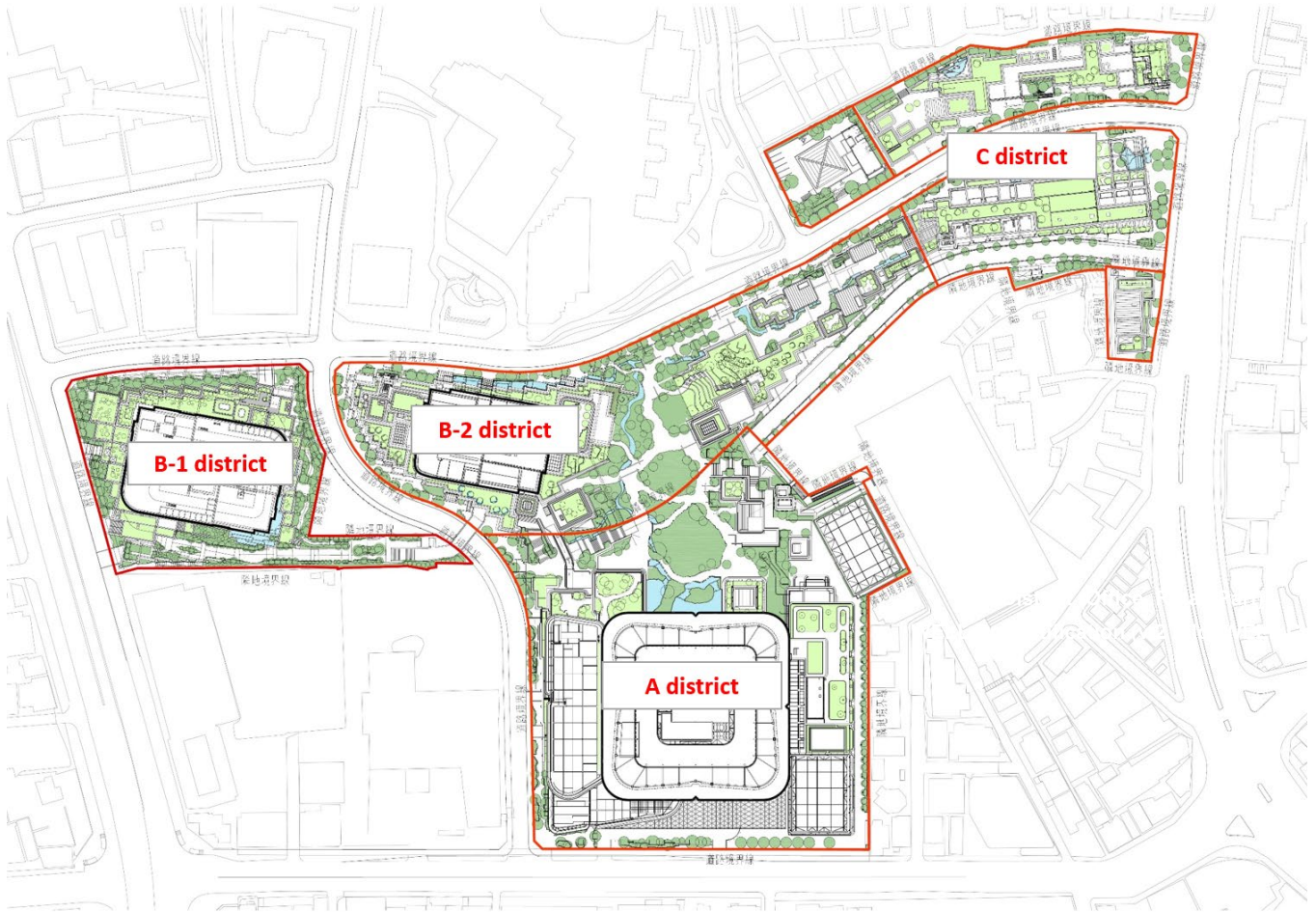
Offices	Residences	School
Hotel	Shops	Restaurants
Hospital	Cultural facilities	Sports



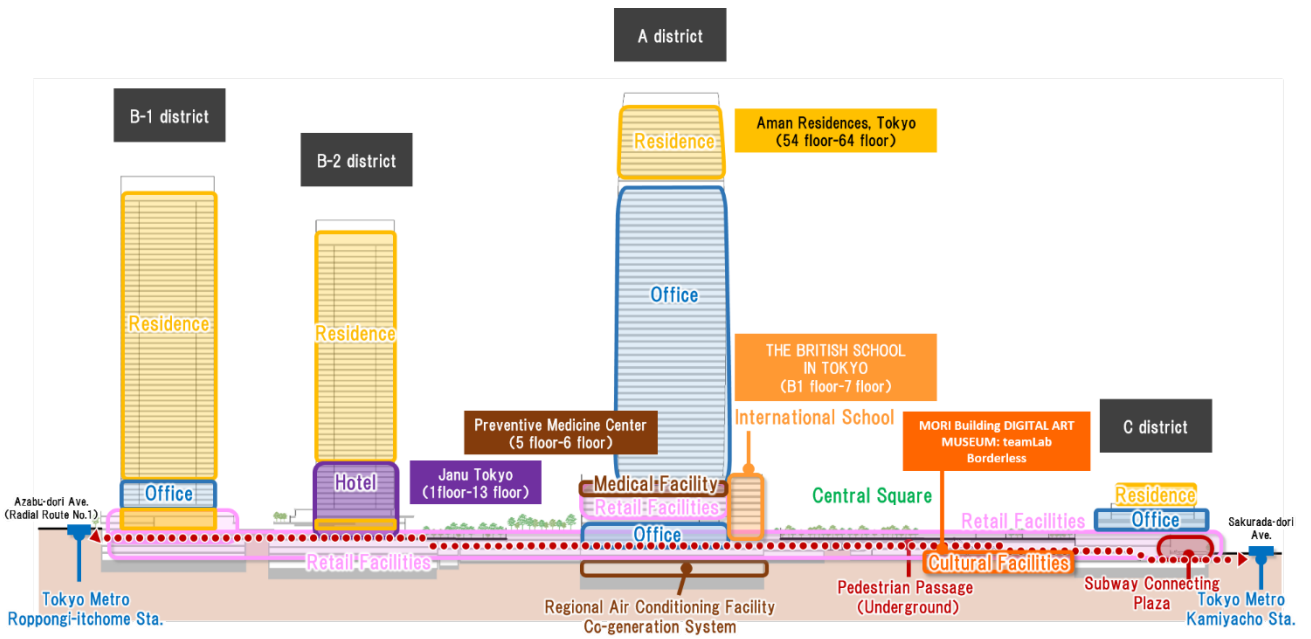
Project Overview

- Project name: Toranomon-Azabudai District Category 1 Urban Redevelopment Project
- Project executor: Toranomon-Azabudai District Urban Redevelopment Association
- Site area: Approx. 8.1 hectares
- Landscaped area: Approx. 63,900 m²
- Total floor area: Approx. 861,500 m²
- Buildings: Residences (1,400 units), offices (approx. 213,900 m²), retail facilities (approx. 150 shops), hotel (approx. 120 rooms), international school (approx. 14,000 m², British School in Tokyo [planned]), central square (approx. 6,000 m²), cultural facilities (approx. 9,000 m²), and center for preventive medicine (approx. 3,600 m²)
- Greenery: Approx. 2.4 hectares
- Parking: Approx. 1,880 spaces
- Project cost: Approx. JPY 580 billion
- Construction start: August 2019
- Planned completion: 2023

Site Plan



Cross-section Plan



About Mori Building

Mori Building is an innovative urban developer based in Tokyo. The company is committed to maximizing the magnetic power of cities by creating and nurturing safe, sustainable and cosmopolitan urban centers based on its unique Vertical Garden City concept of high-rise centers for business, education, leisure and residence. The concept is applied in the company's many leading-edge projects, including ARK Hills, Roppongi Hills and Toranomom Hills in Tokyo and the Shanghai World Financial Center. Mori Building is also engaged in real estate leasing, project management and consultation. Please visit www.mori.co.jp/en

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