PRESS RELEASE

Azabudai Hills and Toranomon Hills Receive LEED ND and LEED BD+C Platinum Certifications

Mori Building is the first company in Japan to achieve these certifications, awarded in recognition of excellent environmental performance and urban development in cooperation with local landowners

Tokyo, October 31, 2025 — Mori Building Co., Ltd., Japan's leading urban landscape developer, is pleased to announce that two of its managed developments, Azabudai Hills and Toranomon Hills, have been awarded the highest Platinum certification by the U.S. Green Building Council (USGBC). The certifications were granted in the Neighborhood Development (LEED ND) category, which recognizes sustainable neighborhood-scale projects. Additionally, Azabudai Hills Mori JP Tower and Toranomon Hills Station Tower earned Platinum certification in the Building Design and Construction: Core and Shell, "LEED BD+C(CS)" category, which evaluates buildings designed to accommodate tenants, such as offices or retail complexes. These achievements mark the first-ever Platinum certifications achieved by a company in Japan in both the LEED ND and LEED BD+C (CS) categories. (Azabudai Hills Residence B is not included within the scope of this LEED ND certification; post-construction assessments are expected to lead to area-wide certification.)

The Highest Rank Achieved by a Company in Japan in the World's Most Widely Adopted International Environmental Certification

"LEED" is an international environmental certification system originating in the United States, designed to evaluate the environmental performance of buildings and urban developments. It is one of the most widely adopted environmental certifications in the world. As of September 2025, there have been over 120,000 LEED certifications issued globally. However, only 146 certifications have been granted in the Neighborhood Development (LEED ND) category, with just 13 achieving Platinum certification. The recent Platinum certifications for Azabudai Hills and Toranomon Hills mark the first-ever instance of such recognition in Japan.

Azabudai Hills

Toranomon Hills

Recognized for Urban Development Promoted in Collaboration with Local Communities, and for Environmental and Energy-Saving Performance

Both Hills developments were highly rated in the LEED ND category, not only for their environmental features—such as "efficient energy supply through district heating and cooling systems," "water conservation efforts," and the "use of renewable energy"—but also for their commitment to "urban development promoted in collaboration with local rights holders."

Additionally, in the LEED BD+C (CS) category, the buildings were highly rated in respect of their environmental specifications, including "effective utilization of water resources," "area-wide energy efficiency," and "energy-saving performance." Beyond these physical attributes, the developments were also praised for their "soft" initiatives, such as systems and frameworks allowing "collaboration with tenant occupants on energy-saving efforts" and the "supply of renewable energy" generated from newly installed equipment.

Comments from Key Leaders

Mr. Peter Templeton, President and CEO of USGBC: "Mori Building continues to demonstrate global leadership by achieving LEED Platinum certification for the Toranomon Hills Station Tower, Azabudai Hills Mori JP Tower, and the entire Toranomon Hills and Azabudai Hills districts. These world-class projects will serve as models for developers everywhere seeking to maximize positive environmental impacts, emissions reductions, operational savings and quality of life for occupants and community members."

Hiroki Hiramatsu, Co-Founder, Green Building Japan: "Mori Building is promoting efficient energy use, renewable power, and enhanced walkability, while also connecting multiple public transportation systems to create compact, livable urban environments. I believe both projects, which have increased the value of their

surrounding areas, are truly exemplary and deserve recognition as leading examples of urban development in Japan."

Guided by its enduring philosophy of "Create Cities, Nurture Cities," Mori Building will continue to strive to achieve the coexistence of urban life and nature, the decarbonization of cities, and the development of resource-circulating urban environments, thereby helping to realize a sustainable society in the future.

LEED ND Evaluation Points

Both Azabudai Hills and Toranomon Hills received high evaluations in the "LEED ND" category, which applies to land development and redevelopment projects involving multiple buildings within a single site. Their ratings reflect not only the environmental performance of the overall district and on-site buildings—such as efficient energy supply through district heating and cooling systems, initiatives for water conservation, and the use of renewable energy—but also their commitment to "urban development promoted in collaboration with local rights holders."

Azabudai Hills

- **A "Compact City" with Highly Integrated Urban Functions Within Walking Distance**
  By consolidating fragmented plots of land to create a single large site, constructing high-rise buildings, and establishing lush, open green spaces at their base, the project embodies Mori Building's "Vertical Garden City" concept. This compact city design seamlessly integrates diverse urban functions such as living, working, learning, playing, relaxing, and socializing, all within walkable proximity.

The 6,000m^2 Central Green

- **Walkable City Centered around "Central Green":**
  The project adopted a groundbreaking approach by first planning a plaza at the heart of the cityscape, followed by the placement of three high-rise towers surrounding it – a complete reversal of conventional urban design methods. The Central Green plaza serves as a starting point, creating pathways where people can interact, gather and relax. It offers a safe, green and inviting walkable environment that encourages movement and connectivity.

"Garden Plaza" lower buildings with green roofs

- **Biophilic Design**
  "Biophilic design" is an evaluation criterion based on the desire to connect with nature. By incorporating organic curves into the design of rooftop greenery and green walls, the project connects buildings with pedestrian spaces and integrates natural elements into the low-rise sections of the structures. This approach brings elements of the natural landscape into the urban environment and is notably the first time this has been adopted in Japan.

Toranomon Hills

- **Integrated Development with Public Transportation, Including the New Subway Station:**
  At Toranomon Hills Mori Tower, the development utilized the elevated road system to construct a loop route connecting central Tokyo with the waterfront area. At Toranomon Hills Business Tower, a rapid transit bus terminal was established providing services connecting the waterfront and the city center and for airport limousine buses. Toranomon Hills Station Tower was developed in integration with the Tokyo Metro Hibiya Line Toranomon Hills station, including a "Station Atrium" plaza and underground passages connecting to the existing Ginza Line "Toranomon" station. These developments have significantly enhanced transportation access across the entire Toranomon Hills area.

- **Walkable Urban Space Enabled by a Large-Scale Pedestrian Deck:**
  By separating sidewalks from roadways and linking the second-floor level with decks, a safe and comfortable pedestrian environment has been created, enhancing circulation throughout the area. A 20-meter-wide plaza-style deck, the “T-Deck,” spans National Route 1 (Sakurada-dori Avenue), connecting Toranomon Hills Station Tower with the “Oval Plaza” at Toranomon Hills Mori Tower and the adjacent Atago Shrine.

Integrated development with a subway station

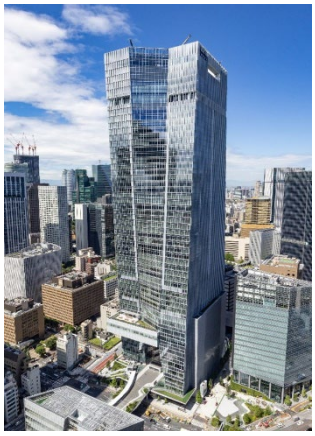
20m-wide pedestrian deck connecting across Toranomon

Points Recognized under LEED BD+C (CS) Certification

The LEED BD+C (CS) certification, which evaluates the environmental performance of buildings at the time of new construction and major renovation, recognized both towers for their building design and equipment specifications, as well as for their effective use of water resources, their district-wide use of energy through the provision of a local energy supply, and their energy-saving performance resulting from the adoption of the latest equipment and technologies.

In addition, the projects were also highly evaluated for their environmental considerations in softer aspects, such as the visualizing and reduction of their environmental impact and measures to prevent soiling of structural and interior wall surfaces during construction, as well as the mechanisms deployed to promote energy conservation in collaboration with tenants after completion and the supply of renewable electricity.

Azabudai Hills Mori JP Tower



Toranomon Hills Station Tower

Reference

WELL Core Platinum Certification

The Azabudai Hills Mori JP Tower and Toranomon Hills Station Tower have achieved Platinum Certification – the highest level of recognition under the "WELL Core" standard for the shared areas of commercial office space. The certification, established by the U.S.-based International WELL Building Institute (IWBI), focuses on the impact of buildings on people's health and wellness. Mori Building’s Platinum Certifications are the first to have been achieved in Japan.

Both properties received high acclaim for their innovative wellness-focused features, which include:

- Encouraging physical activity through the provision of plazas and deck pathways.
- Providing healthy dining options at "Hills House Azabudai" and "TOKYO NODE CAFE."
- The delivery of clean indoor air with advanced high-performance air filtration systems.

Furthermore, the Azabudai Hills Mori JP Tower was recognized as the largest certified property in Japan in terms of its registered area.

Azabudai Hills Mori JP Tower

Exercise events at Central Green

Healthy meal at HILLS HOUSE

Toranomon Hills Station Tower

Pedestrian decks promote physical activity

Healthy dining options at TOKYO NODE CAFE

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, Toranomon Hills, and Azabudai 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

International media inquiries

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

Weber Shandwick Japan
Mayuko Harada (+81 (0)90 9006 4968)
Minako Momose (+81 (0)80 8751 8014)
Yuko Kato (+81 (0)90 8963 3525)
moribldg@webershandwick.com

Appendix

LEED ND Evaluation Criteria Categories (summarized by Mori Building)

Smart Location Selection and Land Use
- Selection of appropriate redevelopment areas
- Improved access to public transportation
- Promotion of proximity between workplaces and residences
- Consideration for local ecosystems

Neighborhood Pattern and Design
- Walkable layout
- Compact development
- Diverse functions
- Engagement with the surrounding community
- Tree-lined streets and shaded areas

Green Infrastructure and Buildings
- Environmentally-conscious buildings within the city block
- High energy efficiency
- Reduced water consumption
- Use of renewable energy

Innovative Environmentally-Conscious Technologies and Design
- Implementation of innovative initiatives

Regional Weighting
- Additional points are awarded for addressing key regisonal issues

LEED BD+C Evaluation Categories

Integrated Process
- Participation of project members from all relevant fields from the early planning stages

Transportation and Location
- Appropriate building location

Sustainable Site
- Presence of open spaces
- Rainwater retention
- Pollution management during construction

Water Efficiency
- Measures to reduce indoor and outdoor water use

Energy and Atmosphere
- Building energy consumption
- Commissioning of building systems
- Detailed energy monitoring

Materials and Resources
- Proper handling of construction waste
- Reduction of building lifecycle overall impact
- Optimized use of building materials

Indoor Environmental Quality
- Meeting indoor air quality standards, including ventilation and thermal comfort
- Use of daylight
- High-quality views

Innovative Environmentally Conscious Technologies and Design
- Implementation of innovative initiatives

Regional Weighting
- Additional points are awarded for addressing key regional issues

WELL Evaluation Categories

AIR
Air (Clean Air)
- Adequate outdoor air supply
- Use of MERV 13 filters for outdoor air
- Smoking prohibited throughout the building

WATER
Water (Safety and Quality)
- Compliance with water quality standards
- Installation of water purification systems at hot-water faucets

NOURISHMENT
Nourishment (Healthy Food Choices)
- Provision of healthy meals in owner-operated cafeterias
- Display of sugar content and ingredient information
- Planting and cultivation of on-site orchards

LIGHT
Light (Lighting Supporting Circadian Rhythm)
- Design ensuring sufficient access to daylight

MOVEMENT
Movement (Encouragement of Physical Activity)
- Development of outdoor spaces for physical activity
- Consideration for ergonomic office furniture and workspace design

THERMAL COMFORT
Thermal Comfort (Comfortable Thermal Environment)
- Monitoring of indoor temperature conditions

SOUND
Sound (Acoustic Comfort)
- Spaces designed to minimize unnecessary noise and disturbance

MATERIALS
Materials (Use of Safe, Healthy Building Materials)
- Restrictions on materials that may adversely affect health
- Proper management and storage of chemicals and hazardous substances

MIND
Mind (Support for Mental Well-being and Mindfulness)
- Design incorporating natural views and access to nature
- Provision of rest areas and vacation policies supporting employee well-being

COMMUNITY
Community (Social Connection and Safety)
- Provision of wellness-related information
- Installation of universal-access restrooms
- Comprehensive disaster preparedness plans