

**Launch of the long-awaited TOKYO TORCH (the Tokyo Tokiwabashi Project),
which promises to bring light and energy to Japan**

Completion of the Tokiwabashi Tower

**Enriches working lives by offering enhanced communal space, innovations
that promote networking, and implementation of the latest technology**

Mitsubishi Estate Co., Ltd. is pleased to announce the completion of Tokiwabashi Tower on June 30, 2021. The tower is the first of Mitsubishi Estate's projects in the TOKYO TORCH District, which it is developing along with the owners in front of the Nihombashi Gate of Tokyo Station.

The grand opening of TOKYO TORCH Park, a large plaza in the center of the district, will take place on July 21, and the phased opening of TOKYO TORCH Terrace, a commercial zone, will begin on the same date.

<Features of Tokiwabashi Tower>

A symbolic tower that will enrich working lives into the future

- (1) An office tower in front of Tokyo Station with 90% committed occupancy
- (2) Two office floors* developed as communal spaces for those working in the building
*3rd Floor: Cafeteria (My Shokudo) / 8th Floor: Office support floor
- (3) Implementation of team-building and mind-enriching programs* for building workers
*Offering opportunities for facilitating interactions and networking in communal spaces

Implementation of the latest technology to support working lives

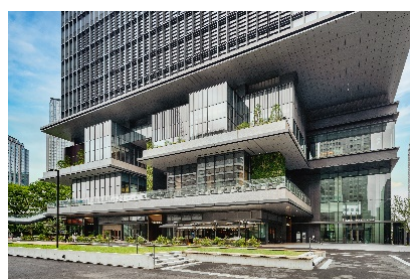
- (1) Introduction of the TOKYO TORCH App for Tokiwabashi Tower*, an app exclusive to building workers
* For reserving communal spaces, making orders and payments at the cafeteria, and enabling contactless security in the building
- (2) Use of robots to enhance facilities management and perform services for building workers
- (3) Installation of an advanced office restroom with a view to install it at Torch Tower

Bringing light and energy to Japan from TOKYO TORCH Terrace

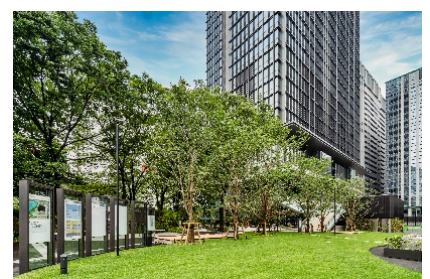
- (1) Phased opening of TOKYO TORCH Terrace begins on July 21
- (2) Rolling out of initiatives showcasing the appeal of Japan's regions at TOKYO TORCH Park
 - Release of koi into the koi pond and installation of playground equipment featuring koi art
 - Launch of the TOKYO TORCH Market in September
- (3) Display of art curated by Code-a-Machine (Kodama Kanazawa and Shinchiro Masui)



▲ Panoramic view of Tokiwabashi Tower (from the south side of the district)



▲ TOKYO TORCH Terrace (from the west side of the district)



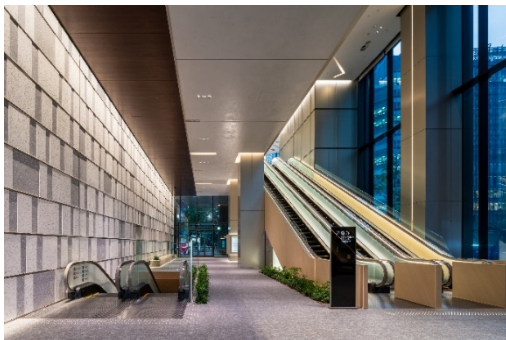
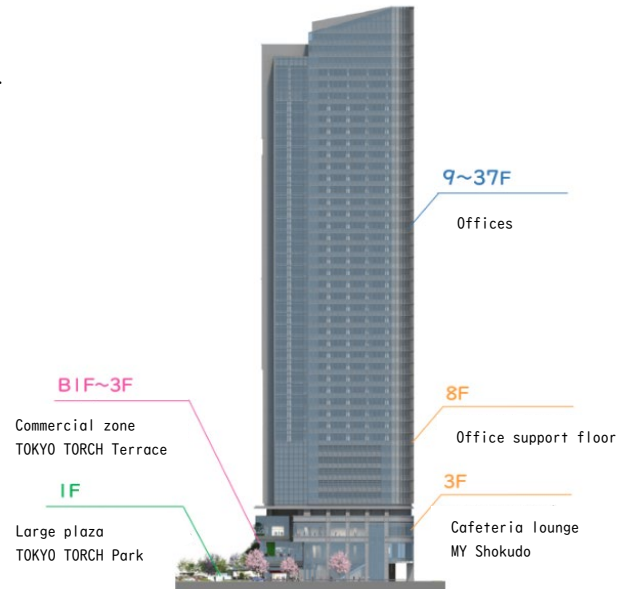
▲ TOKYO TORCH Park (from the north side of the district)

A symbolic tower that will enrich working lives into the future

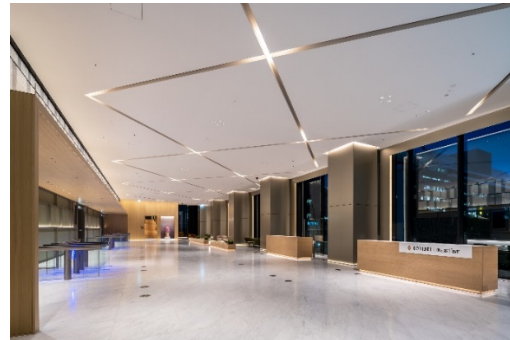
(1) An office tower in front of Tokyo Station with 90% committed occupancy

With 38 floors above ground and a height of 212 m, Tokiwabashi Tower became the tallest office tower in the vicinity of Tokyo Station on its completion. The tower is one minute on foot from JR Tokyo Station and is due to be linked directly to the concourse of Otemachi Station on the Tokyo Metro Tozai Line (starting in January 2022). Reflecting a high rate of occupancy, Tokiwabashi Tower was completed with 90% of its office tenants secured. These tenants include the following companies:

CLIMB CO., LTD.,
 Kuraray Co., Ltd.,
 Tokio Marine Holdings, Inc.,
 Tokio Marine & Nichido Fire Insurance Co., Ltd.,
 Tokio Marine & Nichido Life Insurance Co., Ltd.,
 FURUKAWA CO., LTD.,
 Furukawa Electric Co., Ltd.,
 FURUKAWA RINGYO CO., LTD., and
 Kaijo Building Clinic.



▲ 1st floor entrance lobby



▲ 2nd floor office lobby

In terms of environmental considerations, TOKYO TORCH has received the following certifications as a result of various efforts conducted to reduce environmental impact at both Tokiwabashi Tower and TOKYO TORCH Park. In addition, the development of Tokiwabashi Tower was funded by issuing green bonds, a first for a comprehensive real estate company.

- SITES®* preliminary certification (the first time an urban mixed-use development project in Japan has received Gold certification)
- Development Bank of Japan (DBJ) Green Building Certification currently under application
(Acquired five-star rating in the Plan Certification program (Properties with the best class environmental & social awareness))
- Social and Environmental Green Evaluation System (SEGES) certification
- Association for Business Innovation in Harmony with Nature and Community (ABINC) certification (Ikimono Symbiotic Coexistence Enterprise® Certification)

* SITES® is a rating and certification system run by Green Business Certification Inc.™ (GBCI®) of the United States. GBCI® evaluates and certifies efforts to reduce environmental impact from three perspectives regarding the landscape on the premises: architectural design (conservation of water resources, soil, and greenery, and human health and well-being), construction (reuse of materials and protection of air environment during construction), and operation (management planning and explanation to users).



(2) Two office floors developed as communal spaces for building workers

◆ 3rd Floor Cafeteria, MY Shokudo

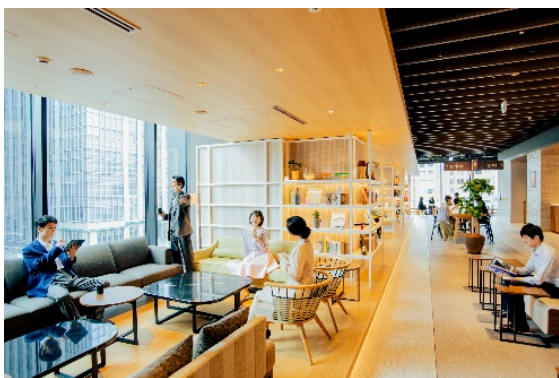
MY Shokudo, a cafeteria lounge, will begin its phased opening from the middle of August 2021 as a communal service space (area: approximately 1,490 m²) for building workers. MY Shokudo Hall & Kitchen, a hall space with a kitchen, is open to the general public all day. Other areas are open as a cafeteria lounge exclusive to building workers during the day and as a cafeteria for the community in the evening, offering a host of programs and services to facilitate communication while supporting the well-being of users.



▲ Dining Zone



▲ Sakaba Zone



▲ Cafe Zone

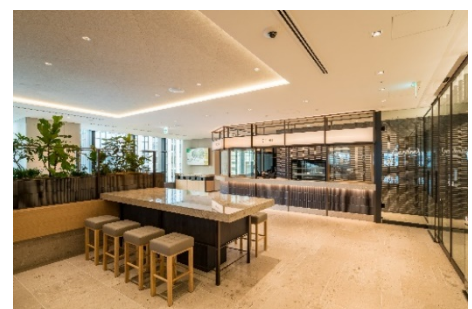


▲ Hall & Kitchen Zone

◆ 8th Floor Office Support Floor (THE PREMIER FLOOR Tokiwabashi Tower is on the 9th floor)

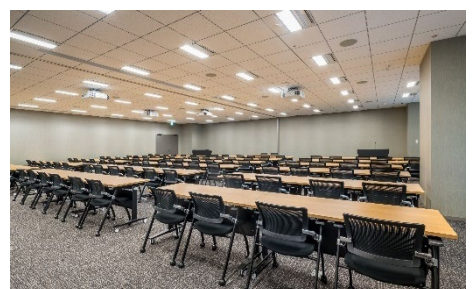
① Lounge Exclusive to Building Workers

This relaxed setting, suitable for business, break times, and other purposes, can be used for a variety of situations and is equipped with spacious private booths for online meetings. The 8th floor also has a café (slated to open in September 2021) offering a delivery service to tenants' offices.



② Conference Rooms

The 8th floor houses seven rental conference rooms with capacities ranging from eight to a maximum of 100 people. These rooms help support efficient business activities in several ways, such as by accommodating large-scale meetings for which space can be a challenge to secure within tenants' own offices. Rentable items, including cameras and microphones to address the recent growing demand for online streaming, are also available on request at the conference rooms.



③ xLINK (Cross Link) Tokiwabashi Tower

xLINK, Mitsubishi Estate's furnished serviced offices, can be rented for periods starting from just a few months as work spaces for fixed-term project teams or as a hub separate from head office. These offices are the third in the xLINK series, following those at the Shin-Otemachi Building and the Marunouchi 2-chome Building.



④ THE PREMIER FLOOR Tokiwabashi Tower (9th Floor)

A high-value-added environment offering a lineup of first-class services. This facility is the fourth of its kind, following others at the Marunouchi Building, the Otemachi Park Building, and the Marunouchi Nijubashi Building. An internal staircase connects THE PREMIER FLOOR to the workers' lounge and conference rooms on the 8th floor.



(3) Team-Building and Mind-Enriching Programs for Building Workers

◆Team Building Program

MY Shokudo Hall & Kitchen, located on the 3rd floor, operates hands-on programs for experiencing delicious food. In these programs, participants leave work a little earlier than usual and assemble as a team in the kitchen. They have fun preparing a meal together using seasonal ingredients or gathering around a table to eat from the same menu and share the same sensations. In doing so, they develop consideration for each other and enhance team strength.



This facility also carries out a host of workshops and programs as the base of EAT & LEAD, providing opportunities for food professionals and consumers to create their own criteria for happiness by thinking about food through dialogue that transcends the boundaries separating them.

For more details please visit the EAT & LEAD website: <https://shokumar.jp/eat-and-lead/> (in Japanese)



EAT & LEAD
たべる、つながる、生きる、ちから

◆Mind-Enriching Program

Wellness- and beauty-related services, such as combinations of nail care and meditation and yoga and meditation, are available at the 8th floor workers' lounge and other locations. These services help enhance the mental and physical well-being of building workers.



<Partner companies>

Medicha Co., Ltd.: Operator of a meditation studio business

(Created through Mitsubishi Estate's New Business Proposal system)

<https://medicha-jp.com/>



Zehitomo Inc. : Operator of a platform connecting professionals with the general public

<https://www.zehitomo.com/>

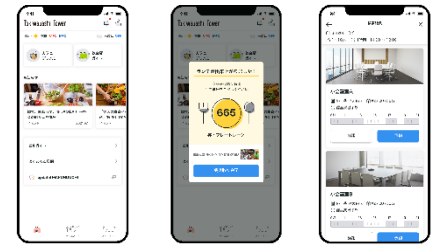


Implementation of the latest technology to support working lives

(1) Introduction of the TOKYO TORCH App for Tokiwabashi Tower, an app exclusive to building workers

Mitsubishi Estate will introduce the TOKYO TORCH App for Tokiwabashi Tower for the first time. The app, which is exclusive to building workers, was jointly developed with Fenrir Inc. to provide support for comfortable workstyles. The app can perform the following functions:

- Contactless security authentication using a smartphone or hand
- Seat reservations, orders, and payments at MY Shokudo on the 3rd floor
- Reservations and payments for conference rooms on the 8th floor
- Deliveries from the café in the 8th floor workers' lounge to office floors and payments
- Receives TOKYO TORCH event information



▲ TOKYO TORCH App for Tokiwabashi Tower

<Movie introducing the functions of the TOKYO TORCH App for Tokiwabashi Tower (in Japanese)>

<https://www.youtube.com/watch?v=4GdoMM7ZW5g>



▲ Authentication using a smartphone



▲ Authentication using a hand



▲ Ordering while seated at MY Shokudo

(2) Use of robots to enhance facilities management and perform services for building worker

The Tokiwabashi Tower will use robots for security, cleaning, and deliveries* to enhance facilities management and provide services for building workers, such as café deliveries. *The use of robots for deliveries is currently under consideration



▲ Security robot
SQ-2/SEQSENSE



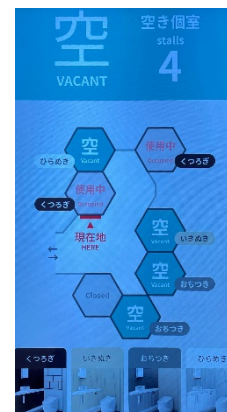
▲ Cleaning robot
Whiz/Softbank Robotics



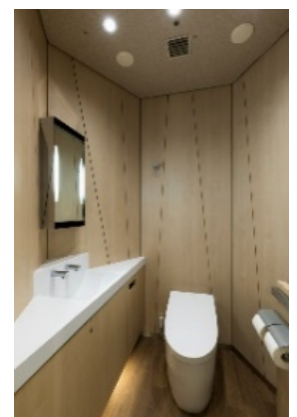
▲ Delivery robot
YUNJI DELI/NEC Networks & System Integration

(3) Installation of an advanced office restroom with a view to installing it at Torch Tower

In collaboration with TOTO LTD., “nagomuma restroom” —an easy-to-use restroom where anyone can go to freshen up—will be installed within the MY Shokudo area on the 3rd floor. All restroom’s operations can be completed within each hexagonal-shaped private booth. In addition to a booth availability status display service, the interior design, lighting, and sounds can be changed in the restroom and its IoT-based equipment efficiently managed (such as understanding of usage conditions and level of remaining soap). TOKYO TORCH will operate the “nagomuma restroom” while gathering user feedback with the aim of installing it at Torch Tower as an advanced office restroom.



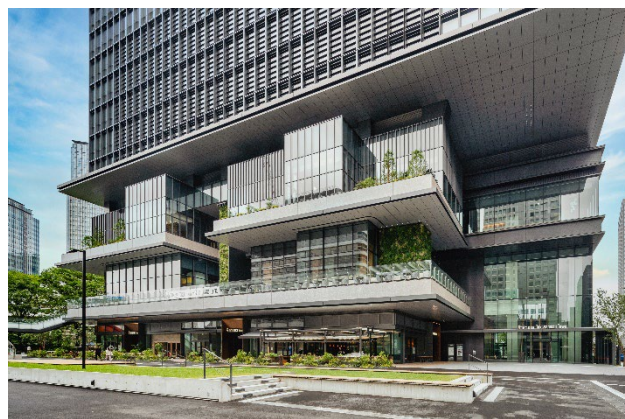
▲ Availability status display



▲ nagomuma restroom
(photograph by Toshihiro Sobajima)

Bringing light and energy to Japan from TOKYO TORCH Terrace and Park

(1) Phased opening of TOKYO TORCH Terrace begins on July 21. MY Shokudo cafeteria and 13 distinctive restaurants centered on famous regional eateries will open at TOKYO TORCH Terrace. A diverse array of high-quality dining can be enjoyed at these restaurants, of which one will be opening in Japan for the first time, four will be opening in Tokyo for the first time, and five are completely new types of restaurant. With terrace seating at restaurants on the 1st to 3rd floors overlooking the TOKYO TORCH Park, a large plaza, TOKYO TORCH Terrace offers spacious settings suitable for the new normal of the post-COVID era where eating and drinking can be enjoyed outdoors.



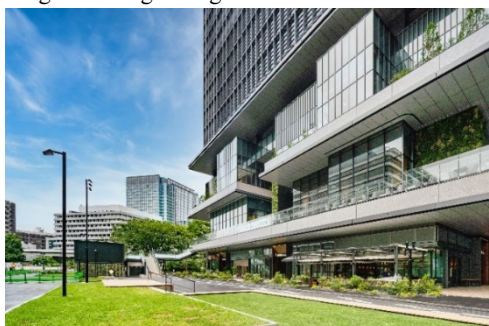
▲ TOKYO TORCH Terrace
(from the west side of the district)

<TOKYO TORCH Terrace Restaurants and Stores>

	Name *★ Denotes restaurants/stores planning to open from July 21	Category
B1 Floor	7-Eleven	Convenience store
	Fish & Japanese Sake HANEDAICHI★	Seafood, Japanese sake, various dishes
	TULLY'S COFFEE★	Specialty coffee shop
1st Floor	Tsubamesanjo Bit TOKYO★	Italian
	Bar Español YEBRA★	Spanish cuisine/Spanish bar
	Deep fried skewers BEIGNET★	French-style skewers/Bistro
	CRAFT BEER MARKET	Craft beer restaurant
	TOFFEEtokyo★	Café
	TATA BAR RESTAURANT CAFÉ★	All-day dining
2nd Floor	Hokkaido Robata EZORA	Japanese cuisine/Barbecue-style cooking
	nonotori tanbaakadorisenmon torinoya honten	Chicken dishes
	BRIANZA TOKYO★	Latin-Italian charcoal-grilled cuisine
3rd Floor	7-Eleven★	Convenience store
	MY Shokudo	Café dining

(2) Rolling out of initiatives showcasing the appeal of Japan's regions at TOKYO TORCH Park

TOKYO TORCH Park is an approximately 7,000 m² plaza created in front of Tokyo Station in advance of Tokiwabashi Tower's completion. The park will showcase the appeal of Japan's regions to the world in cooperation with bodies throughout the country. The lush greenery of the waterfront area extending along the Nihonbashi River will envelop those taking time to relax in the park to enjoy features that include deck space to feel the breeze, a koi pond, cherry blossom trees stretching from Edo Sakura Street, and trees with the sunlight filtering through them.



▲ TOKYO TORCH Park (from Tokyo Station)



▲ TOKYO TORCH Park (waterfront area along the Nihonbashi River)

◆ Collaboration with local government organizations

Initiatives showcasing the culture and appeal of Japan from in front of Tokyo Station will be rolled out in collaboration with local government organizations throughout the country.

1) Koi pond (Ojiya City, Niigata Prefecture)



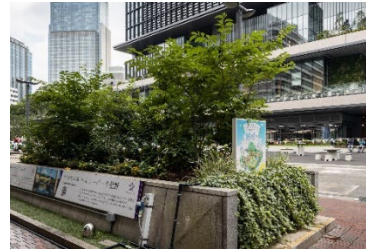
2) Gold ore from the island of Sado (Sado City, Niigata Prefecture)



3) Natural grass from Tsukuba (Tsukuba City, Ibaraki Prefecture)



4) Pleasant greenery area (Susuno City, Shizuoka Prefecture)



◆ Further development of the koi pond

To coincide with the opening of TOKYO TORCH Park, approximately 50 koi were released into the koi pond, which was developed in collaboration with Ojiya City in Niigata Prefecture. Working with Nippon Broadcasting System, Inc., pipe speakers playing the ambient sounds of Ojiya City were installed around the pond to create a relaxing atmosphere for the plaza.

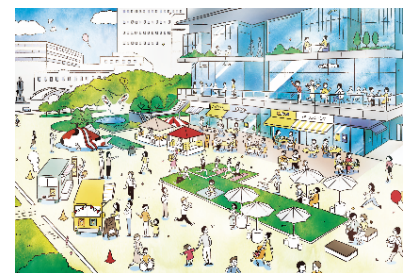
In addition, a collaborative effort with MONSTRUM, a producer of playground equipment based in Denmark, led to the installation of playground equipment featuring koi art in the center of the plaza. This original equipment, made of natural wood, not only allows children to play but also enhances the imaginative power of adults and prompts new realizations among visitors with its dynamic shape.



▲ Playground equipment featuring koi art

◆ TOKYO TORCH Market

In September 2021, TOKYO TORCH Park TOKYO will begin holding TOKYO TORCH Market in collaboration with regions nationwide to jointly showcase the appeal of Japan’s regions to the world. Moving toward the district’s completion in FY2027, TOKYO TORCH will hold the market on a regular basis to serve as a platform for community development and aim to establish a market that not only sells regional specialties but also contributes to visitor experiences and learning.



Note: In collaboration with Agri Innovation Design

◆ TOKYO TORCH Park

• TOKYO TORCH Park will hold a variety of events and exhibitions at its events space.

<Planned Events>

August 20 (Fri.) to September 5, 2021 (Sun.): Tokyo Biennale 2020/2021 “Cool Sculptures” and “Tiny Houses”

October 15 (Fri.) and October 16 (Sat.), 2021: Onland Craft Market

A craft and tourism market where Japan’s monozukuri production regions will assemble.

October 21 (Thu.) to October 23, 2021: TOKYO TORCH Park Fair (provisional title)

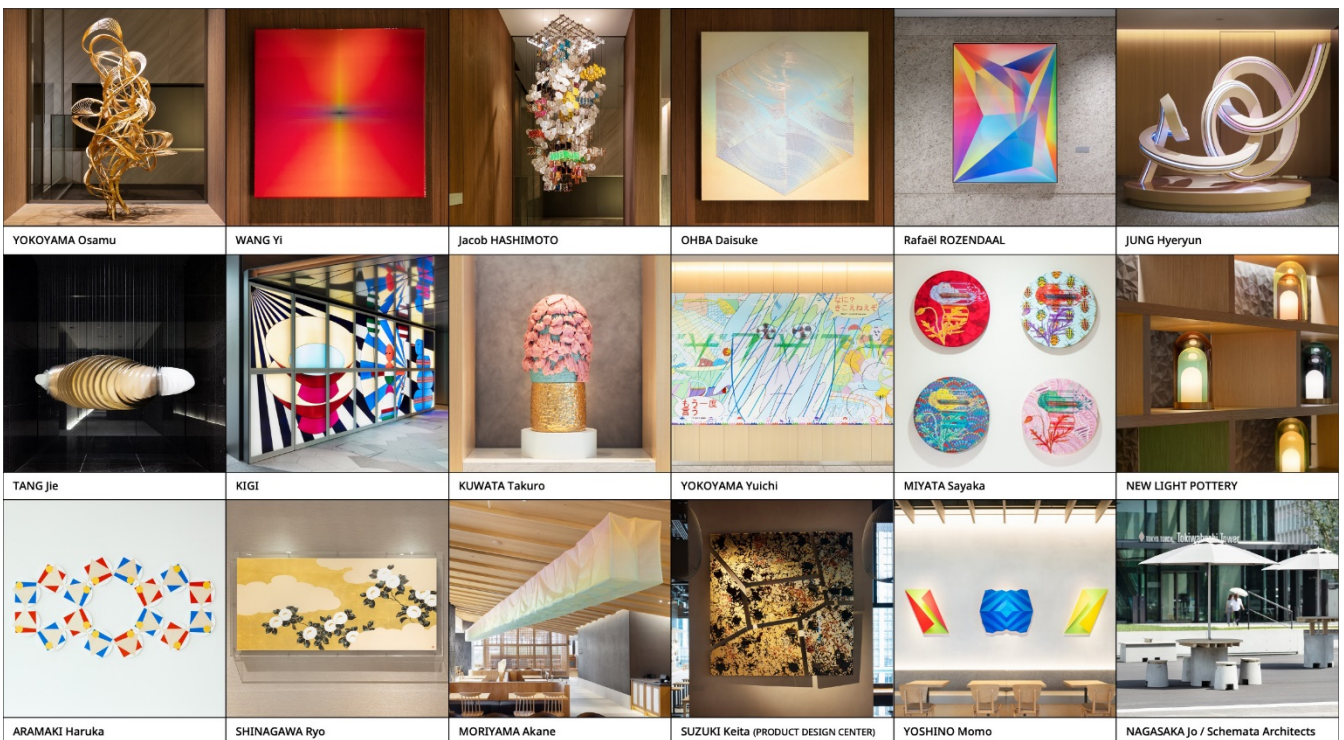
(3) Display of art curated by Code-a-Machine (Kodama Kanazawa and Shinchiro Masui)

Artworks can be found at every turn in Tokiwabashi Tower and TOKYO TORCH Park. Code-a-Machine (Kodama Kanazawa and Shinchiro Masui), a contemporary art and design planning team working primarily in Shanghai, is directing the curation of art. The 18 artworks curated by the team incorporating Japanese tradition and contemporary sensibilities will stimulate the senses of visitors and add color to TOKYO TORCH.

◆ Curation concept: Fantastical notions shining among traditions

To create a focal point for Tokiwabashi Tower, Code-a-Machine were inspired in their selection of artists by the bright and fantastical elements seen in Japanese culture, particularly kabuki and festivals. The vitamin colors found in artworks containing red, magenta, yellow, pale blue, fresh green, and other colors bring light and energy to people. The use of colors such as gold and silver enhance the power to imagine other worlds and dimensions.

<Featured artists and artworks>



Left to right: YOKOYAMA Osamu Courtesy of Lighthouse called Kanata, WANG Yi and AIKE, Shanghai, Jacob HASHIMOTO, OHBA Daisuke Courtesy of SCAI THE BATHHOUSE, Courtesy of Takuro Someya ©Rafaël ROZENDAAL, JUNG Hyeryun, TANG Jie, KIGI, Courtesy of KUWATA Takuro and Kosaku Kanechika, YOKOYAMA Yuichi, MIYATA Sayaka, NEW LIGHT POTTERY, ARAMAKI Haruka, SHINAGAWA Ryo, MORIYAMA Akane, SUZUKI Keita(PRODUCT DESIGN CENTER), ©YOSHINO Momo Courtesy of rin art association, NAGASAKA Jo/Schemata Architects
Photo: OTA Takumi



Curation and direction: Code-a-Machine (Kodama Kanazawa and Shinchiro Masui)
Code-a-Machine is an art and design planning and development team. Kodama Kanazawa has planned and produced many exhibitions in Japan and overseas as a contemporary art curator, while Shinchiro Masui has designed and managed in the fields of architecture, design, and contemporary art. In 2018, they established Code-a-Machine in Shanghai. Combining the knowledge and skills they have cultivated over the past 20 years, the pair have made it their mission to transcend national borders and boundaries to bring people together by installing art in buildings and the natural environment.

Toward the completion of the entire TOKYO TORCH district

As it moves toward the completion of Torch Tower, Mitsubishi Estate will continue drawing inspiration from the project vision of bringing light and energy to Japan to promote urban development that conveys the desire for the Tokiwabashi District to be the light of hope that shall brighten Japan.



▲ Panoramic view of TOKYO TORCH Park at completion of the district (from Tokyo Station)



The TOKYO TORCH District, previously home to Tokiwabashi Gate, the main gateway to Edo Castle, has always fulfilled its urban role of meeting the needs of society. Today, Tokiwabashi District has a reputation as a district that underpins Japan’s economic growth, reflecting the development of commercial complexes with infrastructure facilities such as a sewage pumping station and an electricity substation in the 1960s and the construction of office towers such as Nippon Building, which, at the time, was said to be one of the largest buildings in the East. With a project vision of bringing light and energy to Japan, Mitsubishi Estate will maintain the approach of its predecessors in promoting the redevelopment of the Tokiwabashi District, which will span over 10 years, based on a firmly held desire for the district to be the light of hope that shall brighten Japan. In order to achieve this project vision, the newly transformed Tokiwabashi District shall fulfil the three functions described below.

(i) Showcase the appeal of Tokyo and Japan

—To serve as the gateway to Tokyo and Japan, which will be visited by many people from around the world once again, and to showcase the appeal of Tokyo and Japan that can only be experienced here

(ii) Promote work-life integration

— To support work-life integration, which is of even greater importance in the post-COVID era, and to provide contents and services to enrich the 100-year lives of those who live in the city

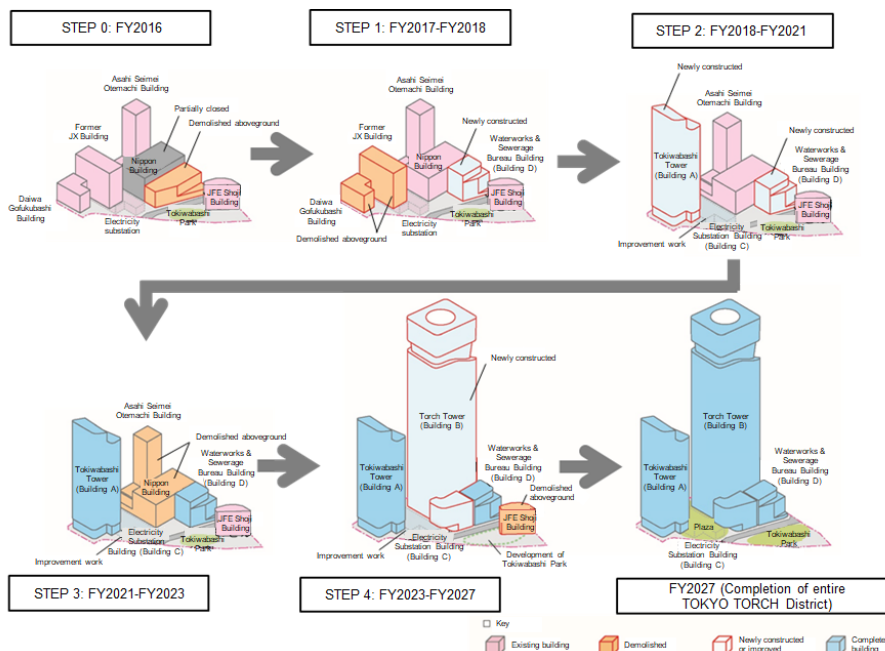
(iii) Embody urban development as ONE TEAM, setting a new standard for Tokyo and Japan

—To set a new standard for urban development in Tokyo and Japan as ONE TEAM by connecting enterprises, local governments and individuals who identify with the project and its vision from the development stage

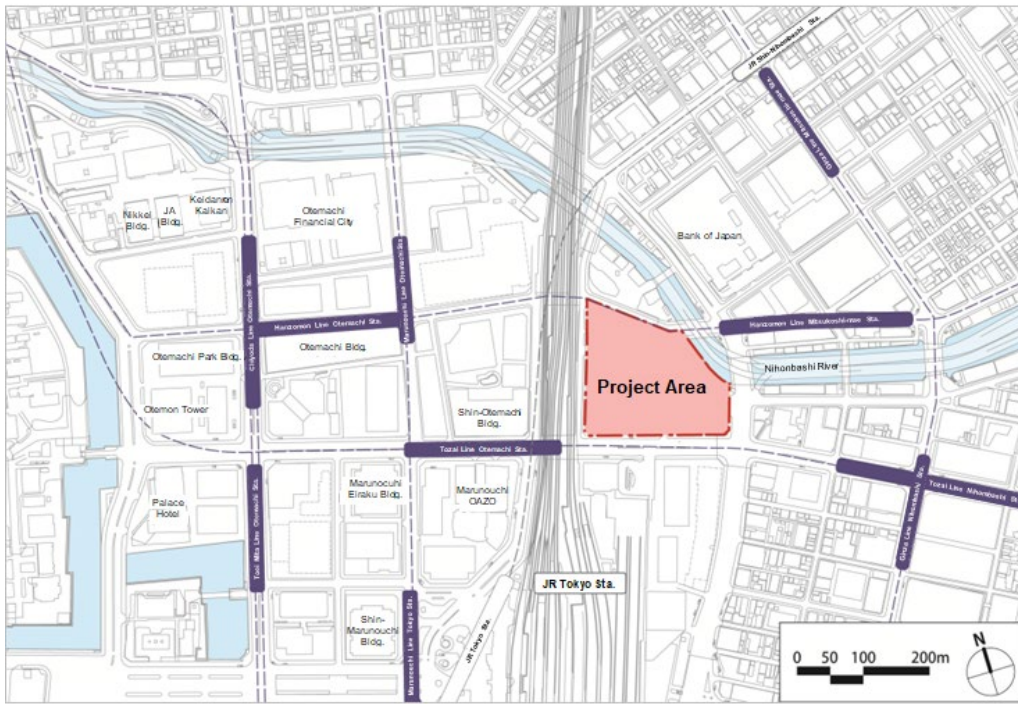
<Project Overview>

District name	TOKYO TORCH				
Project name	Otemachi 2-chome Tokiwabashi area first class urban area redevelopment project (Executor: Mitsubishi Estate Co., Ltd.)				
Address	Otemachi 2-chome, Chiyoda-ku and Yaesu 1-chome, Chuo-ku, Tokyo				
Site area	About 31,400 m ²				
Gross Floor Area	Approx. 740,000 m ²				
Dimensions of each structure	Tokiwabashi Tower (Tower A)	Torch Tower (Tower B)	Underground Electricity Substation		Building For Sewage Bureau
Primary use	Office, retail, parking etc.	Office, hotel, Grand Hall, retail, parking etc.	Retail, electrical substation, parking etc.		Office, Sewage pumping station, parking etc.
Total floor area	About 146,000 m ²	Approx. 544,000 m ²	About 20,000 m ²		About 30,000 m ²
No. of floors/ Height	38 floors above ground/5 floors below ground/About 212 m	63 floors above ground/4 floors below ground/About 390 m	4 floors below ground		9 floors above ground/3 floors below ground/About 53 m
Start of construction (scheduled)	January 2018	FY2023	Phase I January 2018	Phase II FY2023	April 2017
Completion of construction (scheduled)	End of June 2021	FY2027	End of June 2021	FY2027	End of March 2022
Design and supervision	Mitsubishi Jisho Sekkei Inc.	Mitsubishi Jisho Sekkei Inc.	Mitsubishi Jisho Sekkei Inc.	Mitsubishi Jisho Sekkei Inc.	Mitsubishi Jisho Sekkei Inc. Nihon Suiko Sekkei Co.,Ltd.
Construction	Toda Corporation	TBD	Toda Corporation	TBD	Sumitomo Mitsui Construction Co., Ltd.
Operators	Mitsubishi Estate Co., Ltd., Tokyo Metropolitan Government Bureau of Sewerage, Daiwa Securities Group Inc., Isetan Mitsukoshi Holdings Ltd., TEPCO Power Grid, Inc., Otemachi Development Co., Ltd., Urban Renaissance Agency, Tokiwabashi Event Space SPC, TOKYO390 SPC, and others				

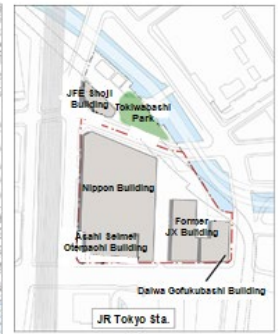
<Diagram of TOKYO TORCH Development Steps>



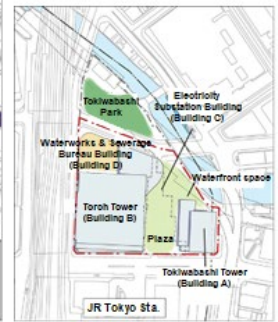
<Plan map and layout>



▲ Plan map



▲ Layout before redevelopment



▲ Layout after redevelopment

<Project website>

URL: <https://tokyotorch.mec.co.jp/>

<Official Instagram account of TOKYO TORCH PARK>

URL: <https://www.instagram.com/tokyotorchpark/>



* Details of this press release may change as a result of review and discussion going forward.

[Urban Development for the Marunouchi Area: “MARUNOUCHI REDESIGN”]



Positioning urban development in the Marunouchi area (Otemachi, Marunouchi and Yurakucho) from 2020 as “Marunouchi Next Stage*,” Mitsubishi Estate aims to create a “platform for creating new value” through the interaction of people and businesses. “MARUNOUCHI REDESIGN” will transform the very nature of urban development for the realization of this goal.

* Next Stage Launch Press Release: https://www.mec.co.jp/j/news/archives/mec200124_marunouchinext.pdf

*Press releases (in Japanese) from TOKYO TORCH Tokiwabashi Tower partner companies and organizations

- ① Fenrir Inc. (app exclusive to building workers) <https://www.fenrir-inc.com/jp/news/2021/07/19/tokyotorch-app/>
- ② TOTO LTD.(nagomuma restroom) https://jp.toto.com/company/press/2021/07/19_011477.htm
- ③ Nippon Broadcasting System, Inc. (pipe speakers) https://www.1242.com/project/tokyo_torch/release.pdf
- ④ Agri Innovation Design <https://newscast.jp/news/1996213>
- ⑤ Culture Generation Japan (Onland Craft Market)
<https://prtimes.jp/main/html/rd/p/000000011.000045902.html>
- ⑥ Code-a-Machine (art) http://www.how-pr.co.jp/pressrelease/tokiwabashi_project.pdf