

**TOKYO TORCH, a New World-Class Landmark in Japan**  
**Construction Begins on “Torch Tower”**  
*Weaving dreams, Illuminating the future*

Mitsubishi Estate Co., Ltd. held a groundbreaking ceremony on September 27, 2023, to announce the start of construction of Torch Tower, the highest building in Japan once complete, in the “TOKYO TORCH” district in front of the Nihonbashi Exit of Tokyo Station. It is being developed jointly with related rights holders.

TOKYO TORCH district is a large-scale mixed-use redevelopment project covering an area of approximately 3.1 hectares, the largest site around the Tokyo Station. As the fourth project in the Chain Urban Renaissance Project in Otemachi, the project is underway to develop four buildings over the period of 10 years while maintaining the functions of the city’s critical infrastructure, such as the sewage pumping station and electricity substation in the district. Construction of the Tokiwabashi Tower was completed at the end of June 2021, and Zenigamecho Building was completed at the end of March 2022. Construction of Torch Tower and the substation building are scheduled for completion at the end of March 2028 together with TOKYO TORCH Park, a large 7,000 m<sup>2</sup> plaza in the center of the district, marking the culmination of the long-term development stages.

Work, live, relax, and play. We hope to create a world-class Japanese landmark that will illuminate the future and Japan, focusing on the emotions and excitement that can only be experienced in real life. We will continue to advance this project to realize the aspirations expressed in the name of “TOKYO TORCH.”



▲ Exterior image of the TOKYO TORCH district on opening (from the Marunouchi side of JR Tokyo Station)

## **Torch Tower is “a town that weaves dreams and illuminates the future”**

TOKYO TORCH promotes urban development with the project vision of “bringing light and energy to Japan.” To realize this project vision, we developed the concept of Torch Tower as below:

# **想いを繋ぎ、未来を灯すまち Weaving dreams, Illuminating the future**

This concept expresses our desire to pass on the history of this district and the wishes of those who have been involved in its development. To also work with those who will be involved in the future, and bring together the passion of these people to be a light that brightens the future of Japan and Tokyo.

Together with the name “Torch,” it also expresses the location and history of this district, the diverse functions that will be developed in the building vertically, and the future-oriented values of the community.

### **Location/History**

In the Edo period (1603-1867), people from all over Japan gathered in the TOKYO TORCH district around Tokiwabashi Gate, the main entrance to Edo Castle. During the period of rapid economic growth in the 1960s, the district was developed in combination with infrastructure facilities such as a sewage pumping station and an electricity substation. Office buildings such as the Nippon Building, which was said to be the largest building in the East at the time, established the district as a city that supported Japan’s economic growth. In the current redevelopment project spanning over a decade, we will continue to make the most of its location in front of Tokyo Station while respecting this history and philosophy. At the same time, we will continue our efforts (\*1) to promote the attractiveness of each region of Japan, aiming to create a town where the people and businesses that will gather here in the future will play a leading role in brightening the future.

### **A Variety of Functions Developed in the Vertical Direction**

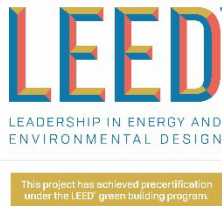
Torch Tower is a high-rise office building approximately 6,700 m<sup>2</sup> on the standard floors, with a large-scale commercial facility, an observation deck, a residence, an ultra-luxury hotel, and a 2,000-seat hall. These diverse functions are seamlessly connected by the large plaza at the district’s center, the aerial walkway in the low-rise area, and the lush outdoor space consisting of the rooftop garden attached to the walkway. By raising the level of sophistication of the above functions, we will continuously enrich the lifestyles of the people who gather here and make their time spent here comfortable and exciting.

### **Future-Oriented Values**

TOKYO TORCH is a large-scale mixed-use development of approximately 3.1 hectares in front of Tokyo Station. The Torch Tower is as the highest building in Japan at approximately 390 meters. Because of the overwhelming scale and the symbolism it conveys, we believe it is necessary to take various future-oriented initiatives related to the sustainability of people, the city, and the global environment in order to bear responsibility for the future. We aim to obtain various certifications that can be considered proof of such efforts, and to date, we have obtained five environmental certifications. Furthermore, Torch Tower has recently received two new international environmental performance evaluation certifications. One of these certifications is LEED® BD+C (CS, Core & Shell) Gold precertification, which is the LEED® (Leadership in Energy & Environmental Design)

certification for new construction administered by the U.S. Green Building Council (USGBC®). The other is precertification for office use under the WELL Building Standard™ (WELL Certification), administered by the International WELL Building Institute (IWBI), which focuses on people's health and wellness. Gold level certification is expected upon completion of construction.

As a symbol that lights the way to the future, we consider it an important responsibility to contribute to the realizing a sustainable society from a long-term perspective. We will promote cutting-edge and environmentally friendly urban development while considering the improvement of the BCP functions of the district (\*2), and provide spaces that will enrich the lives of people in the city for the next 100 years.



■ Highly evaluated points for LEED precertification

The building was highly evaluated for its advanced environmental initiatives and building design that balances the comfort of visitors and workers, exemplified by its openness to visitors through abundant open spaces including a plaza and aerial walkways, high-efficiency equipment, and efficient reuse of rainwater and wastewater.



■ Highly evaluated points for WELL precertification

The building was highly evaluated for its consideration of the health and safety of a diverse range of office workers and visitors, such as its consideration in people's fitness by providing abundant space despite its urban location, including the green plaza and Tokiwabashi Park as well as an aerial walkway, its adoption of universal design allowing comfortable use by diverse people, and its preparedness plan and system for emergencies such as natural disasters.

**Comments from Peter Templeton, President and CEO of the U.S. Green Building Council**

Buildings that achieve LEED certification are lowering carbon emissions, reducing operating costs, and conserving resources while prioritizing human health and resilience," said Peter Templeton, president and CEO, U.S. Green Building Council and Green Business Certification Inc. "Congratulations to Mitsubishi Estate by achieving LEED precertification for its iconic TOKYO TORCH Torch Tower, Mitsubishi Estate is demonstrating leadership in building design and construction while strengthening the health and sustainability of its community.

**Comments from Rachel Hodgdon, President and CEO of the International WELL Building Institute**

Iconic buildings such as TOKYO TORCH Torch Tower serve as a source of inspiration by prioritizing people's health and well-being through design and operations strategies," said Rachel Hodgdon, IWBI President and CEO. "Congratulations to Mitsubishi Estate for achieving the WELL precertification for the office space of Japan's tallest skyscraper





▲ Torch Tower low-rise area seen from the south side of the district



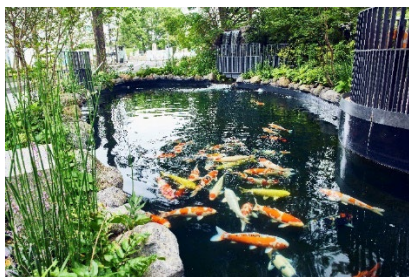
▲ TOKYO TORCH Park seen from the south side of the district

\*1 Initiatives to promote the attractiveness of each region of Japan

TOKYO TORCH has been collaborating with local communities throughout Japan through “TOKYO TORCH Park,” a large-scale plaza of approximately 7,000 m<sup>2</sup> that has been partially developed in advance, to disseminate the charms of the local community to the world from the heart of Tokyo.



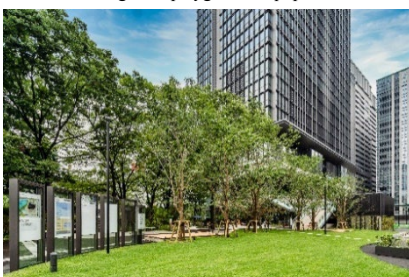
**[Reference] Collaborative projects already implemented with local governments**



1) Koi pond (left) and playground equipment featuring koi art (right)  
from Ojiya City, Niigata Prefecture

\* Nishikigoi art playground equipment is currently not in place

2) Gold ore from Sado Island  
from Sado City, Niigata Prefecture



3) Zoysia from Tsukuba City, Ibaraki  
Prefecture



4) Pleasant green area with greenery  
from Susono City, Shizuoka Prefecture

\* Not currently in place due to construction



5) Giant Akabeko from Fukushima Prefecture

**■TOKYO TORCH Market**

We have been holding the TOKYO TORCH market since September 2021 in cooperation with local communities across Japan to disseminate the charms of the region to the world jointly. Toward the completion of the district, we will regularly hold the market as a place for community building and aim to hold markets that lead to unique experiences and learning rather than just selling local specialty products.

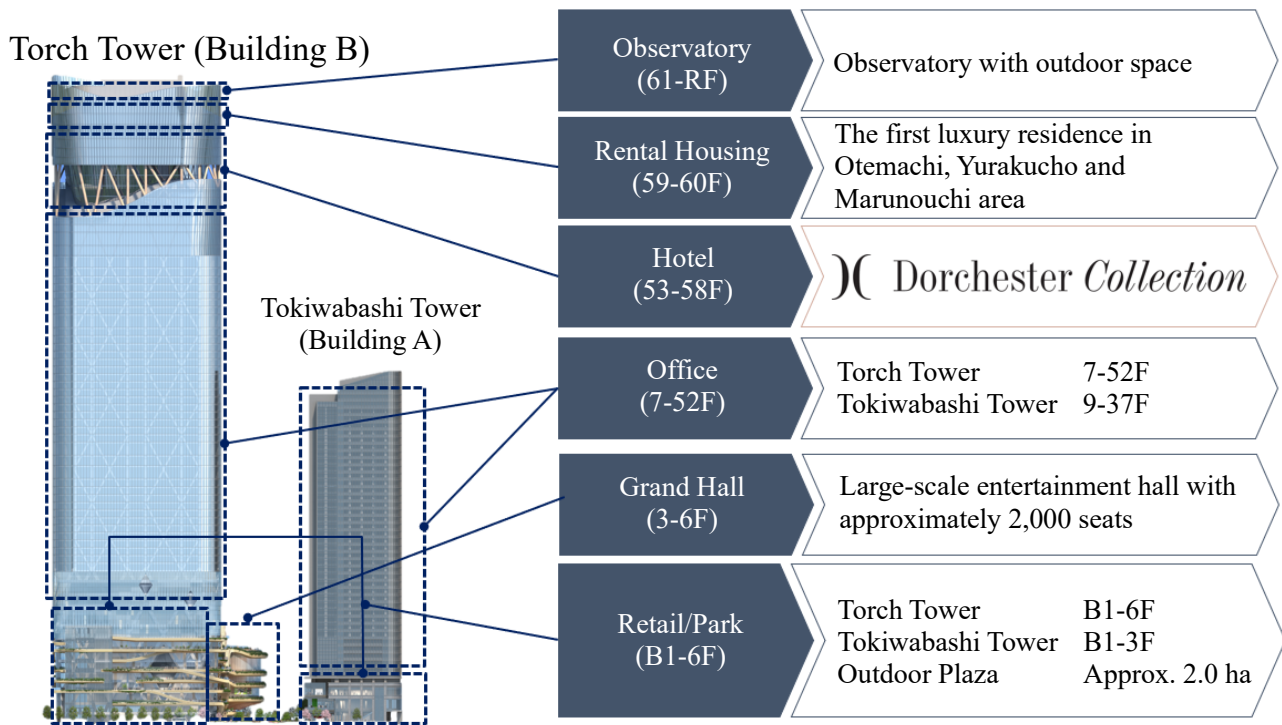


\* Collaboration partner: Agri Innovation Design

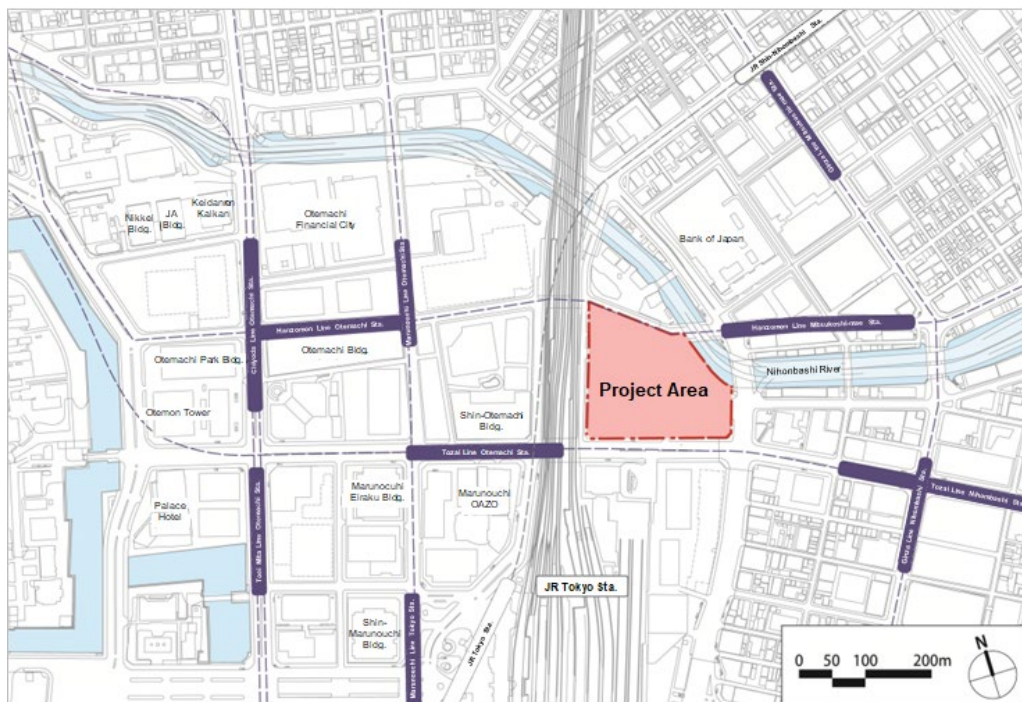
\*2 Adoption of a power reception system unique to the TOKYO TORCH district

The district is connected by two lines to a main substation in the Kanto region, is in an area of highly reliable substation, and has direct connection from the substation to the Torch Tower, ensuring a stable power supply.

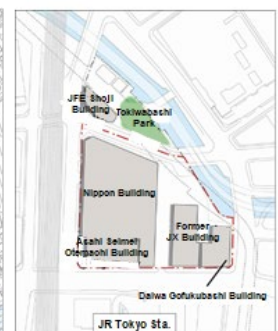
## <Usage Composition Chart>



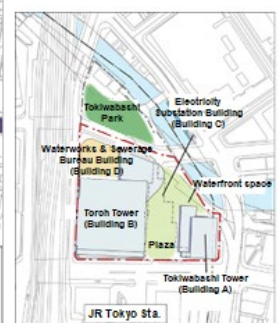
## <Wide Area Map and Layout Map>



▲ Plan map

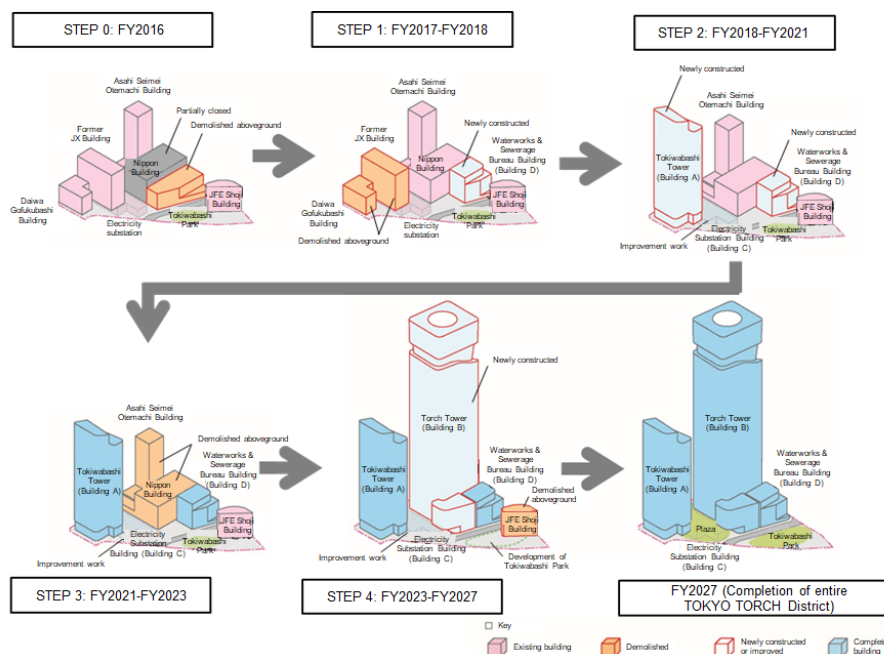


▲ Layout before redevelopment



▲ Layout after redevelopment

## <TOKYO TORCH Development Step Diagram>



## <Project Overview>

Name of district	TOKYO TORCH				
Project name	Otemachi 2-chome Tokiwabashi area first class urban area redevelopment project (Executor: Mitsubishi Estate Co., Ltd.)				
Site	Otemachi 2-chome, Chiyoda-ku and Yaesu 1-chome, Chuo-ku, Tokyo				
Site area	Approx. 31,400 m <sup>2</sup>				
Gross floor area	Approx. 740,000 m <sup>2</sup>				
Specifications of each structure	Tokiwabashi Tower (Building A)	Torch Tower (Building B)	Electricity Substation (Building C)		Building For Sewage Bureau (Building D)
Primary uses	Office, retail, parking, etc.	Office, rental housing, hotel, hall, retail, parking, etc.	Retail, electrical substation, parking, etc.		Office, sewage pumping station, parking etc.
Total floor area	Approx. 146,000 m <sup>2</sup>	Approx. 553,000 m <sup>2</sup>	Approx. 20,000 m <sup>2</sup>		Approx. 30,000 m <sup>2</sup>
No. of floors (above ground / below ground /height)	38 / 5 / approx. 212 meters	62/4/ approx. 390 meters	- /4/ -		9/3/ approx. 53 meters
Start of construction	January 2018	September 2023	Phase I January 2018	Phase II September 2023	April 2017
Completion of construction	End of June 2021	End of March 2028 (planned)	End of June 2021	End of March 2028 (planned)	End of March 2022
Design and supervision	Mitsubishi Jisho Design Inc.	Mitsubishi Jisho Design Inc.	Mitsubishi Jisho Design Inc.	Mitsubishi Jisho Design Inc.	Mitsubishi Jisho Design Inc. Nihon Suiko Sekkei Co., Ltd.
Construction	Toda Corporation	Shimizu Corporation	Toda Corporation	Shimizu Corporation	Sumitomo Mitsui Construction Co., Ltd
Related rights holders	Mitsubishi Estate Co., Ltd., Tokyo Century Corporation, 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, and others				

## <Project website>

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

\*Note: The information given in this press release is subject to change as studies and discussions continue.



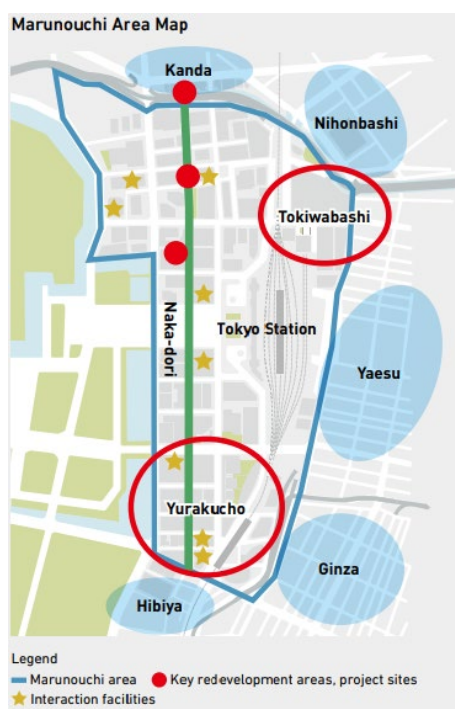
[Urban Development for the Marunouchi Area: “MARUNOUCHI REDESIGN”]



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.

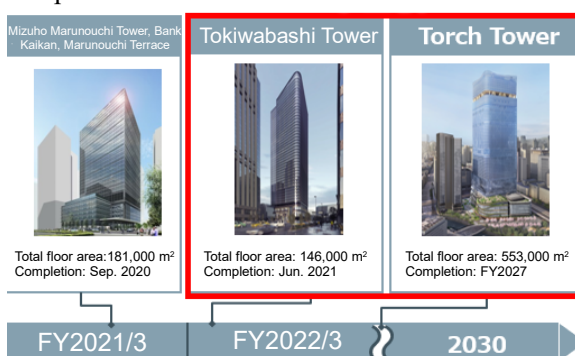
In the “Marunouchi NEXT Stage,” Yurakucho and the Tokiwabashi area, where TOKYO TORCH is located, will be designated as priority improvement areas, and approximately 600 to 700 billion yen (our share) will be invested in rebuilding and software development through 2030 to promote the reconstruction of these areas.

In addition, we aim to create a city that connects and expands with three surrounding areas: (1) Yurakucho to Ginza and Hibiya, (2) Tokiwabashi to Nihonbashi and Yaesu, and (3) Otemachi to Kanda.



<Pipeline>

Tokiwabashi



Yurakucho

\* Launch press release: [https://www.mec.co.jp/news/archives/mec200124\\_marunouchinext.pdf](https://www.mec.co.jp/news/archives/mec200124_marunouchinext.pdf)

<For further information>

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\* This release is distributed to: The Ministry of Land, Infrastructure, Transport and Tourism Press Club; the Ministry of Land, Infrastructure, Transport and Tourism Construction Specialty Publication Press Club, and the press club of the Tokyo Metropolitan Government.