

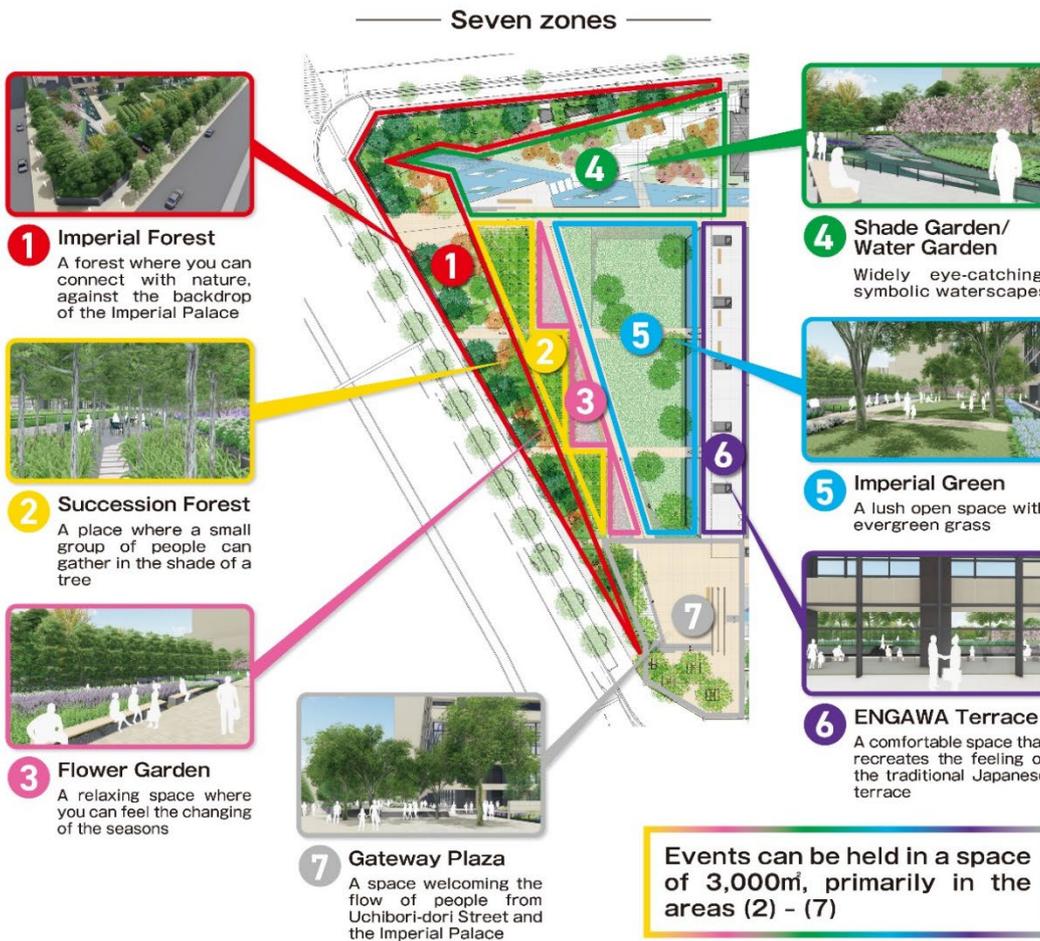
# Concept of Otemachi One Garden

Otemachi One Garden has seven zones serving as havens where people can relax and free their body and mind from the stresses brought on by the hustle and bustle of the city. The value offerings for visitors are numerous, and include the opportunity to dine in a setting providing attunement to the changing seasons, hold business meetings in the shade of the trees, or enjoy events on the lawn.

For office workers and other visitors, it will be a place where they can spend an enriching and creative time, and for the local community, it will be a sustainable urban green space that reduces environmental impact by providing a cool spot, and other benefits.

## Concept

### More Luxurious, More Innovative, More Sustainable



## Contribution to Sustainability

### (1) Reduction of Environmental Impact

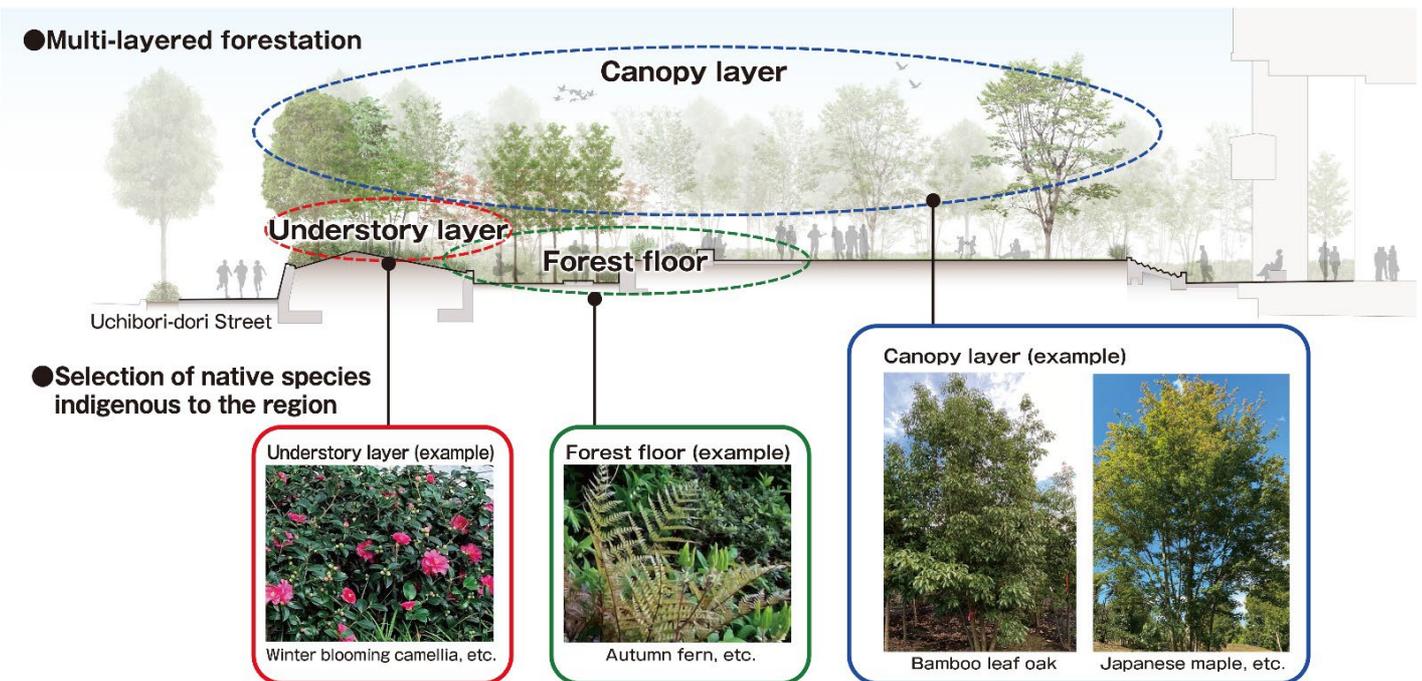
The large urban green space of approximately 6,000 m<sup>2</sup> will help curb the rise in ground surface temperature, and create a cooler place.

In addition, the planting of approximately 300 medium-sized and tall trees and 6,600 shrubs in the garden is expected to contribute to efforts toward achieving carbon neutrality. Wood has the effect of carbon fixation by storing CO<sub>2</sub> and not releasing it into the atmosphere. The Otemachi One Garden's capacity for fixing CO<sub>2</sub> is estimated at 11 tons per year, based on the types and number of trees in the garden.

### (2) Attention to Biodiversity

Bamboo leaf oak and Japanese maple trees will create a green space and waterfront area, by taking into consideration the vegetation of the Imperial Palace grounds and the potential green growth of the surrounding area. The multi-layered forest, with a combination of tall tree species (canopy layer), shrub species (understory layer), and herbaceous species (forest floor layer), will contribute to the expansion of the habitat for a variety of birds, insects, and other organisms living in the Imperial Palace grounds. The side of the garden facing Uchibori-dori Street will be designed with abundant greenery, with the planting of mainly evergreen broad-leaved trees at the top of the gently undulating terrain, to provide continuity with the vegetation of the Imperial Palace.

The waterfront area also provides a habitat for aquatic animals, which will contribute to the expansion of habitats for insects, waterfowl, and other creatures living in the vicinity of the Imperial Palace.



#### ※Multi-layered forest

The tree leaves filter the light coming into the forest, and a hierarchical structure is formed in response to light conditions. As the hierarchical structure develops and the spatial configuration becomes more complex, the forest becomes a habitat for various creatures according to the characteristics of each space.

### (3) Environmental Education Opportunities

Environmental education events such as “eco hands-on tours” are scheduled to be held throughout the year in the urban green spaces at Otemachi, and are expected to contribute to raising environmental awareness in the Otemachi-Marunouchi-Yurakucho area.

### (4) Green Infrastructure

Otemachi One Garden is positioned as a green infrastructure project in the basic policy for promoting green infrastructure in the Otemachi-Marunouchi-Yurakucho district formulated by the Council for Area Development and Management of Otemachi, Marunouchi, and Yurakucho, of which Mitsui & Co. and Mitsui Fudosan are members.

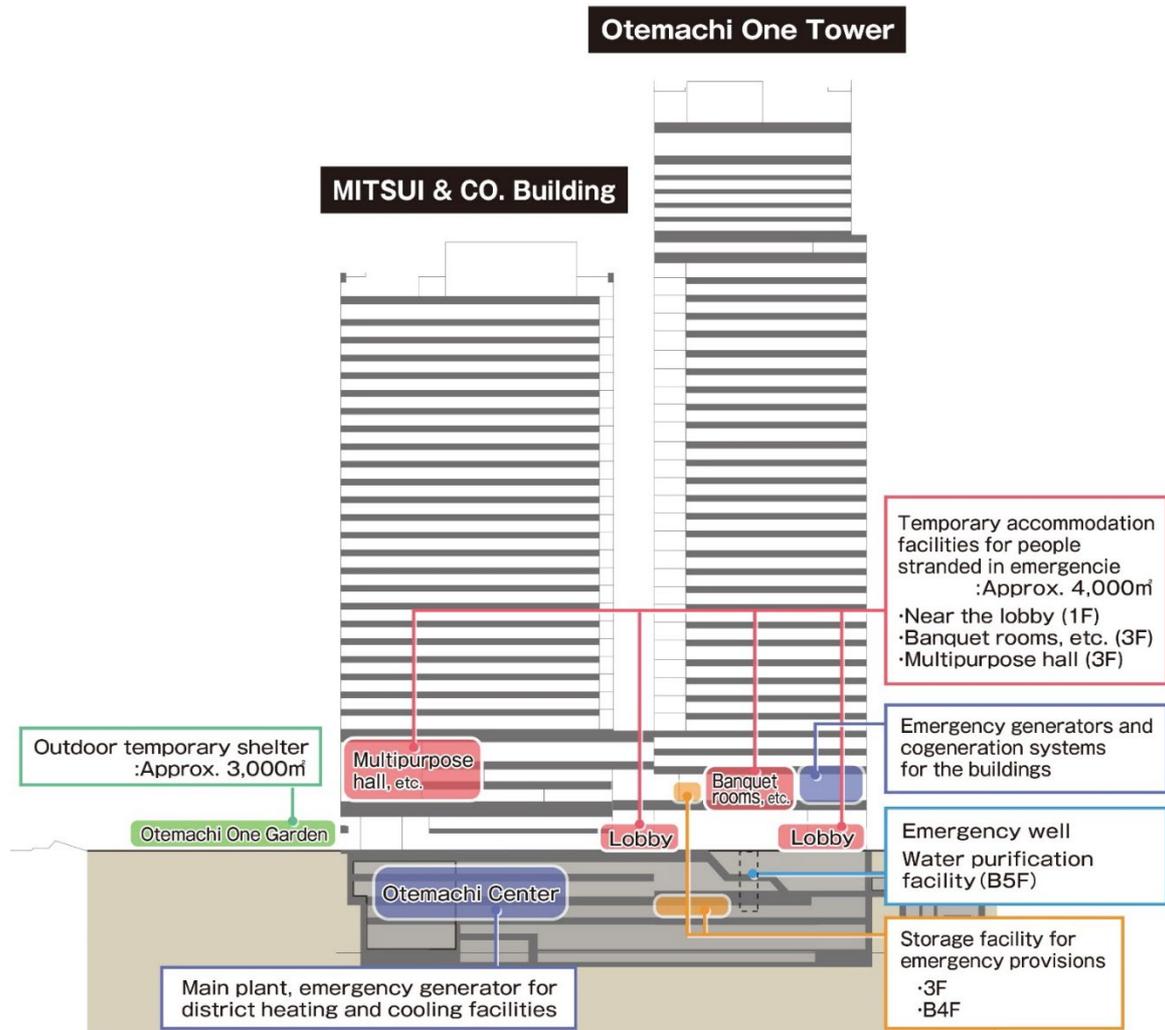
Green infrastructure projects are being actively introduced in various regions for sustainable and versatile urban development under the initiative to utilize the diverse features of the natural environment, in terms of both the “hard” physical infrastructure components and the “soft” organizational and institutional infrastructure components (i.e., city planning and management). In the Otemachi area, in particular, where there is demand for the development of additional places for relaxation, green infrastructure-oriented efforts to “provide a variety of spaces,” “provide places to experience with all five senses,” “form district-level collaborations and encourage the participation of newcomers,” and “mature together with society” are expected to lead to the creation of more comfortable and creative urban spaces.

■ Basic Policy for the Promotion of Green Infrastructure in the Otemachi-Marunouchi-Yurakucho District

Report in Japanese: <https://www.tokyo-omy-council.jp/wp/wp-content/uploads/2022/05/omy-greeninfra.pdf>

**(5) Enhancement of Disaster Preparedness**

An area of 4,000m<sup>2</sup> has been secured already within Otemachi One as temporary accommodation space for people who have difficulty returning home in the event of a disaster, in accordance with the Tokyo Metropolitan Government’s Ordinance on Measures for Stranded Persons. The space has the capacity to accommodate up to approximately 2,400 people, and includes parts of the first floor lobbies of the office buildings, a hall, and a hotel. On top of this, the Otemachi One Garden will provide approximately 3,000m<sup>2</sup> of additional temporary accommodation space that can function as a safe shelter. Furthermore, the installation of an emergency well, a water purification facility, and other equipment will ensure a supply of drinking water even in the event of a supply interruption during a disaster.



<Attachment 3>

## Opening Events “Winter Bloom”

The opening events will be “a prologue of flower decorations”. The iconic floral displays created by floral artist Nicolai Bergmann will fuse with Otemachi One Garden, and the gentle glow of the lanterns and illuminations at night will create an atmospheric space.

We are looking forward to welcoming you to Otemachi One Garden.

### (1) Opening Ceremony

Date/time: Friday, December 16, 2022, from 6 p.m.

Illumination lighting ceremony and live floral performance by Nicolai Bergmann.

### (2) Flower Display by Nicolai Bergmann

Event period: Friday, December 16, 2022 – Tuesday, February 14, 2023

Nicolai Bergmann's 3-meter-tall floral display will express the idea of Otemachi One Garden as a space that embraces diversity, people, nature, gratitude, and specialness, all rolled into one, and his wish that the garden continue to serve as a place of relaxation in the heart of the city.

### (3) Illumination

Event period: Friday, December 16, 2022 – Tuesday, February 14, 2023

Visitors can enjoy Otemachi One Garden at night with illuminations and lanterns decorating the trees.

### (4) Winter Market

Event period: Friday, December 16, 2022 – Sunday, December 25, 2022

A market featuring seasonal items will be held to celebrate winter.

Various other events are also planned.

Details will be announced on the Otemachi One website as soon as they are decided, and any additions or changes to the event schedule will also be posted on the website as necessary.

Otemachi One website: <https://otemachi-one.com>

A special website dedicated to the Winter Bloom events is scheduled to launch on Tuesday, November 1.



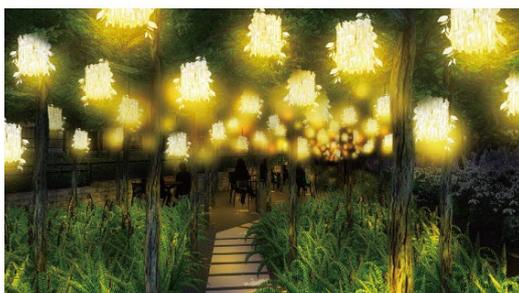
Nicolai Bergmann

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



Original flower display by Nicolai Bergmann

※Pictured is an artist's rendition,  
and the actual display may differ from that shown.



Illumination display

※Pictured is an artist's rendition,  
and the actual display may differ from that shown.



Winter Market

※Pictured is an artist's rendition,  
and the actual display may differ from that shown.

## About Otemachi One

### Otemachi One

Location	2-1, Otemachi 1-chome, Chiyoda-ku, Tokyo
Access	Directly connected to Otemachi Station on the Tokyo Metro Marunouchi Line, Tozai Line, Chiyoda Line, and Hanzomon Line, and the Toei Subway Mita Line
Main uses	Offices, commercial facilities, multipurpose hall, hotel, parking facilities, district heating and cooling systems
Site area	Approx. 20,900m <sup>2</sup>
Total floor area	Approx. 358,700m <sup>2</sup>
Floors	MITSUI & CO. Building: 31 above-ground floors, 5 basement levels Otemachi One Tower: 40 above-ground floors, 5 basement levels
Maximum height	MITSUI & CO. Building: Approx. 160m Otemachi One Tower: Approx. 200m
Design/ supervision	Design consortium established by Nikken Sekkei Ltd. and Kajima Corporation
Construction	Kajima Corporation
Design architects	Skidmore, Owings & Merrill LLP (SOM)

### Otemachi One Garden

Site area	Approx. 6,000m <sup>2</sup>
Design	Design consortium established by Nikken Sekkei Ltd. and Kajima Corporation
Construction	Kajima Corporation
Landscape design	office ma
Completion of construction	Otemachi One: Completed February 23, 2020 Otemachi One Garden: Scheduled for completion by December 9, 2022

#### [office ma]

office ma is a landscape design studio with offices in San Francisco and Tokyo. It brings together a group of designers with diverse identities from the US, Japan, China, and elsewhere to plan and design open spaces around the world. The studio approaches projects from a multifaceted perspective, mainly in the fields of landscape design, urban design, master planning, development strategy, and sustainable strategy.

The "ma" in the company's name is a reference to the essence of the traditional Japanese aesthetic; the concept of the pure and essential void between all things. The "ma" is an important concept for the designers.

Seeking the infinite unfulfilled possibilities that exist in the "ma," the designers look at the many elements surrounding a project each day and weave their way through the process of identifying the potentials of a space.