

Located in the heart of Tokyo's newest international business hub, Hotel Toranomon Hills will offer guests a sophisticated yet convivial cocoon for socializing and work

CHICAGO (January 24, 2023) – [Hyatt Hotels Corporation](#) (NYSE: H) announced today that a Hyatt affiliate has entered in a management agreement with a Mori Building affiliate for Hotel Toranomon Hills, which will be located at the heart of Tokyo's emerging business center as part of the new [Toranomon Hills Station Tower](#). Slated to open in late 2023, the 205-luxury hotel will debut The Unbound Collection by Hyatt brand in Tokyo and will mark the second hotel within The Unbound Collection by Hyatt brand in Japan, further demonstrating Hyatt's intentional brand growth in the Asia Pacific region.

"We are thrilled for these plans to debut The Unbound Collection by Hyatt brand to Tokyo with Hotel Toranomon Hills as part of the landmark Toranomon Hills Station Tower, which will be a cosmopolitan focal point within Tokyo's newest and innovative business hub for international citizens," said Sam Sakamura, Hyatt's vice president Japan and Micronesia. "As Hyatt seeks further growth of its lifestyle and luxury brand portfolio, we are focused on building personal relationships with owners who will help us expand our brands in key markets and deliver the world-class product and service for which Hyatt is known. We are grateful for the continued trust and support of Mori Building and Mori Hospitality Corporation and are honored to grow our collaboration with the launch of this milestone development."

The Unbound Collection by Hyatt brand is a curated compilation of one-of-a-kind, story-worthy hotels around the world. Combining seamless connectivity, inspiring social opportunity and comfort-first luxury, Hotel Toranomon Hills will serve as an "urban living room" in a dynamic business zone for worldly and inquisitive guests.

The sophisticated hotel is conceptualized to be an accessible yet tranquil, functional yet comfortable cocoon amid the bustle of the Tokyo metropolis. Guests visiting Hotel Toranomon Hills will be able to enjoy fast transport to and from Haneda International Airport and easy walking access to innovation hubs, retail centers, art galleries and other attractions via underground and elevated walkways. The hotel's interiors will be designed by Space Copenhagen, a top Danish design studio, marking its first project in Japan. Characterized by simplicity and extensive use of natural materials, the spaces will be a harmonious blend of Scandinavian and Japanese design and aesthetics.

At the social heart of the hotel will be the lounge, located across the 11th and 12th floors, designed to cater to the needs of modern business professionals who seek seamless connectivity and are inspired by meaningful encounters. The lounge will feature an "active zone" with co-working stations, meeting rooms and complimentary refreshments for productivity and collaboration alongside a relaxation zone and shower facilities for hotel guests who arrive early or have late departures. Further, two signature loft suites will combine restful accommodation and lounge amenities, serving as an alternative co-working space for brainstorming and social gatherings. Featuring a dining room, living room, bathroom and bedroom, these spacious and elegant suites can be configured to fit diverse occasions.

The culinary experiences at the hotel will include a signature restaurant, a café and bar on the first floor. The fine-casual restaurant will feature contemporary European cuisine accentuated with fresh produce from Zeeland, the Dutch homeland of chef-entrepreneur Sergio Herman and a region famous for exceptional seafood. As part of the ground-breaking collaboration between a Mori Building affiliate and Sergio Herman Group to introduce this innovative food and beverage experience, this will be the celebrity chef's first foray into Japan after a long and illustrious career in Europe that has seen many of his innovative and unique restaurants earn Michelin stars.

"Launching an international-standard hotel is essential for the further expansion and evolution of Toranomon Hills as a new international hub and global business center capable of attracting travelers from all over the world," said Shingo Tsuji, President and Representative Director of Mori Building Co. "We are thrilled to work with Hyatt on this project, as Hyatt is a long-time collaborator of ours and one of the world's most well-known and trusted names. We look forward to offering one-of-a-kind urban experiences unique to The Unbound Collection by Hyatt brand with the debut of Hotel Toranomon Hills."

The completion of the Toranomon Hills Station Tower will mark the realization of the final major addition to the evolving Toranomon Hills global business hub, developed mainly by Mori Building Co., Ltd., which kick off in 2014 with Toranomon Hills Mori Tower—home to another Hyatt-branded hotel, Andaz Tokyo Toranomon Hills. The new Toranomon Hills Station Tower will be directly connected to Toranomon Hills Station on the Tokyo Metro Hibiya subway line and will house office space, restaurants, and a multifunctional complex on its top floors incorporating a main hall, galleries and studios, plus Vertical Garden City initiatives for greenery and biodiversity, including a rooftop garden, steeped gardens, flowing streams and even a swimming pool. Hotel Toranomon Hills will occupy part of the tower's first floor as well as its 11th to 14th floors.

Once open, Hotel Toranomon Hills will mark the second hotel in Japan within The Unbound Collection by Hyatt brand portfolio, joining [Fuji Speedway Hotel](#) in Shizuoka, Japan, and is expected to join 35 hotels within The Unbound Collection by Hyatt brand globally.

The term “Hyatt” is used in this release for convenience to refer to Hyatt Hotels Corporation and/or one or more of its affiliates.

For further information:

About The Unbound Collection by Hyatt

More than a compilation of independent, one-of-a-kind hotels, The Unbound Collection by Hyatt brand is a thoughtful curation of *stories worth collecting*. Whether it's a modern marvel, a historic gem or a revitalizing retreat, each property provides thought-provoking environments and experiences that inspire for guests seeking elevated yet unscripted service when they travel. For a full list of hotels in the collection, visit unboundcollection.hyatt.com. Follow @UnboundxHyatt on [Facebook](https://www.facebook.com/UnboundxHyatt) and [Instagram](https://www.instagram.com/UnboundxHyatt) and tag your photos with #UnboundxHyatt.

About Hyatt Hotels Corporation

Hyatt Hotels Corporation, headquartered in Chicago, is a leading global hospitality company guided by its purpose – to care for people so they can be their best. As of September 30, 2022, the Company's portfolio included more than 1,200 hotels and all-inclusive properties in 72 countries across six continents. The Company's offering includes brands in the *Timeless Collection*, including **Park Hyatt®**, **Grand Hyatt®**, **Hyatt Regency®**, **Hyatt®**, **Hyatt Residence Club®**, **Hyatt Place®**, **Hyatt House®**, and **UrCove®**; the *Boundless Collection*, including **Miraval®**, **Alila®**, **Andaz®**, **Thompson Hotels®**, **Hyatt Centric®**, and **Caption by Hyatt®**; the *Independent Collection*, including **The Unbound Collection by Hyatt®**, **Destination by Hyatt™**, and **JdV by Hyatt™**; and the *Inclusive Collection*, including **Hyatt Ziva®**, **Hyatt Zilara®**, **Zoëtry® Wellness & Spa Resorts**, **Secrets® Resorts & Spas**, **Breathless Resorts & Spas®**, **Dreams® Resorts & Spas**, **Hyatt Vivid Hotels & Resorts®**, **Alua Hotels & Resorts®**, and **Sunscape® Resorts & Spas**. Subsidiaries of the Company operate the World of Hyatt® loyalty program, ALG Vacations®, Unlimited Vacation Club®, Amstar DMC destination management services, and Trisept Solutions® technology services. For more information, please visit www.hyatt.com.

About Mori Building Co., Ltd.

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 Toranomon 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.

Forward-Looking Statements

Forward-Looking Statements in this press release, which are not historical facts, are forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Our actual results, performance or achievements may differ materially from those expressed or implied by these forward-looking statements. In some cases, you can identify forward-looking statements by the use of words such as “may,” “could,” “expect,” “intend,” “plan,” “seek,” “anticipate,” “believe,” “estimate,” “predict,” “potential,” “continue,” “likely,” “will,” “would” and variations of these terms and similar expressions, or the negative of these terms or similar expressions. Such forward-looking statements are necessarily based upon estimates and assumptions that, while considered reasonable by us and our management, are inherently uncertain. Factors that may cause actual results to differ materially from current expectations include, but are not limited to, risks associated with the acquisition of Apple Leisure Group, including successful integration of the Apple Leisure Group business; the duration and severity of the COVID-19 pandemic or any additional resurgence and the pace of recovery following the pandemic or any additional resurgence; the short and long-term effects of the COVID-19 pandemic, including on the demand for travel, transient and group business, and levels of consumer confidence; the impact of actions taken by governments, businesses, or individuals in response to the COVID-19 pandemic or any additional resurgence on global and regional economies, travel limitations or bans, and economic activity; the ability of third-party owners, franchisees, or hospitality venture partners to successfully navigate the impacts of the COVID-19 pandemic or any additional resurgence; general economic uncertainty in key global markets and a worsening of global economic conditions or low levels of economic growth; the rate and the pace of economic recovery following economic downturns; global supply chain constraints and interruptions, rising costs of construction-related labor and materials, and increases in costs due to inflation or other factors that may not be fully offset by increases in revenues in our business; risks affecting the luxury, resort, and all-inclusive lodging segments; levels of spending in business, leisure, and group segments as well as consumer confidence; declines in occupancy and average daily rate; limited visibility with respect to future bookings; loss of key personnel; domestic and international political and geo-political conditions, including political or civil unrest or changes in trade policy; hostilities, or fear of hostilities, including future terrorist attacks, that affect travel; travel-related

accidents; natural or man-made disasters such as earthquakes, tsunamis, tornadoes, hurricanes, floods, wildfires, oil spills, nuclear incidents, and global outbreaks of pandemics or contagious diseases, or fear of such outbreaks; our ability to successfully achieve certain levels of operating profits at hotels that have performance tests or guarantees in favor of our third-party owners; the impact of hotel renovations and redevelopments; risks associated with our capital allocation plans, share repurchase program, and dividend payments, including a reduction in, or elimination or suspension of, repurchase activity or dividend payments; the seasonal and cyclical nature of the real estate and hospitality businesses; changes in distribution arrangements, such as through internet travel intermediaries; changes in the tastes and preferences of our customers; relationships with colleagues and labor unions and changes in labor laws; the financial condition of, and our relationships with, third-party property owners, franchisees, and hospitality venture partners; the possible inability of third-party owners, franchisees, or development partners to access capital necessary to fund current operations or implement our plans for growth; risks associated with potential acquisitions and dispositions and the introduction of new brand concepts; the timing of acquisitions and dispositions and our ability to successfully integrate completed acquisitions with existing operations; failure to successfully complete proposed transactions (including the failure to satisfy closing conditions or obtain required approvals); our ability to successfully execute on our strategy to expand our management and franchising business while at the same time reducing our real estate asset base within targeted timeframes and at expected values; declines in the value of our real estate assets; unforeseen terminations of our management or franchise agreements; changes in federal, state, local, or foreign tax law; increases in interest rates, wages, and other operating costs; foreign exchange rate fluctuations or currency restructurings; lack of acceptance of new brands or innovation; general volatility of the capital markets and our ability to access such markets; changes in the competitive environment in our industry, including as a result of the COVID-19 pandemic, industry consolidation, and the markets where we operate; our ability to successfully grow the World of Hyatt loyalty program and Unlimited Vacation Club paid membership program; cyber incidents and information technology failures; outcomes of legal or administrative proceedings; violations of regulations or laws related to our franchising business; and other risks discussed in the Company's filings with the U.S. Securities and Exchange Commission ("SEC"), including our annual report on Form 10-K and our Quarterly Reports on Form 10-Q, which filings are available from the SEC. These factors are not necessarily all of the important factors that could cause our actual results, performance or achievements to differ materially from those expressed in or implied by any of our forward-looking statements. We caution you not to place undue reliance on any forward-looking statements, which are made only as of the date of this press release. We undertake no obligation to update publicly any of these forward-looking statements to reflect actual results, new information or future events, changes in assumptions or changes in other factors affecting forward-looking statements, except to the extent required by applicable law. If we update one or more forward-looking statements, no inference should be drawn that we will make additional updates with respect to those or other forward-looking statements.

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