

Remarks by H.E. Mr. SUZUKI Hiroshi,
Ambassador of Japan to the UK,
For Groundbreaking Ceremony of 72 Upper Ground
Thursday 25th September 2025

Minister Stockwood,
Deputy Mayor Dawber,
Deputy Leader Adilypour,
Mr Iwase, Mr Baker, Ms Varah,
Distinguished guests,

It is a great pleasure for me to attend today's
groundbreaking ceremony of 72 Upper
Ground.

This is a huge redevelopment project on prime land in central London, utilizing the site of the iconic former ITV headquarters, surrounded by tourist destinations and cultural attractions.

This project represents a significant undertaking, and its appearance, functionality, and environmental performance will breathe a new life into the City of London.

Let me share with you 3 outstanding aspects of this project.

First, it is Mitsubishi Estate's largest ever project outside Japan. Mitsubishi Estate has successfully completed a large-scale, 50-story office redevelopment at 8 Bishopsgate in the City two years ago. It is very impressive, however, 72 Upper Ground is much bigger in investment and size!

Second, it incorporates an unparalleled 40% of public open space. The collaboration with Lambeth Council enabled this, and it will enhance the sense of integration with the

surrounding neighborhood overlooking the River Thames.

Third, it is going to achieve the highest ESG credential as environmental certification, through natural ventilation windows, high-performance facade, and renewable energy resources.

Winston Churchill once said, ‘We shape our buildings, thereafter they shape us.’ Today's groundbreaking ceremony will be a crucial

next step in shaping that future.

When completed, this new building will provide many affordable offices for young creative talents and start-ups.

Just as the Thames has connected the city and brought people together, I hope this new office re-development, situated on the beautiful banks of the Thames, will become a popular venue where people from all walks of life come out to interact, and enjoy

themselves.

In closing, let me wish every success for this project, creating a new landmark along the River Thames at 72 Upper Ground.

Thank you very much.