

(The overview of this proposal has been made based on the excerpts of the prospective operator's proposal.)

ONE PARK × ONE TOWN

*A Town as a "Form of Life"
Where Nature and a City Seamlessly Resonate with Each Other*



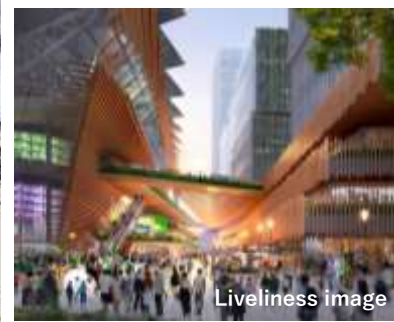
The name of the prospective operator's group: ONE PARK × ONE TOWN

※ The overview of the proposal is based on its content at the time of submission, and is subject to change, depending on future discussions, including design change.

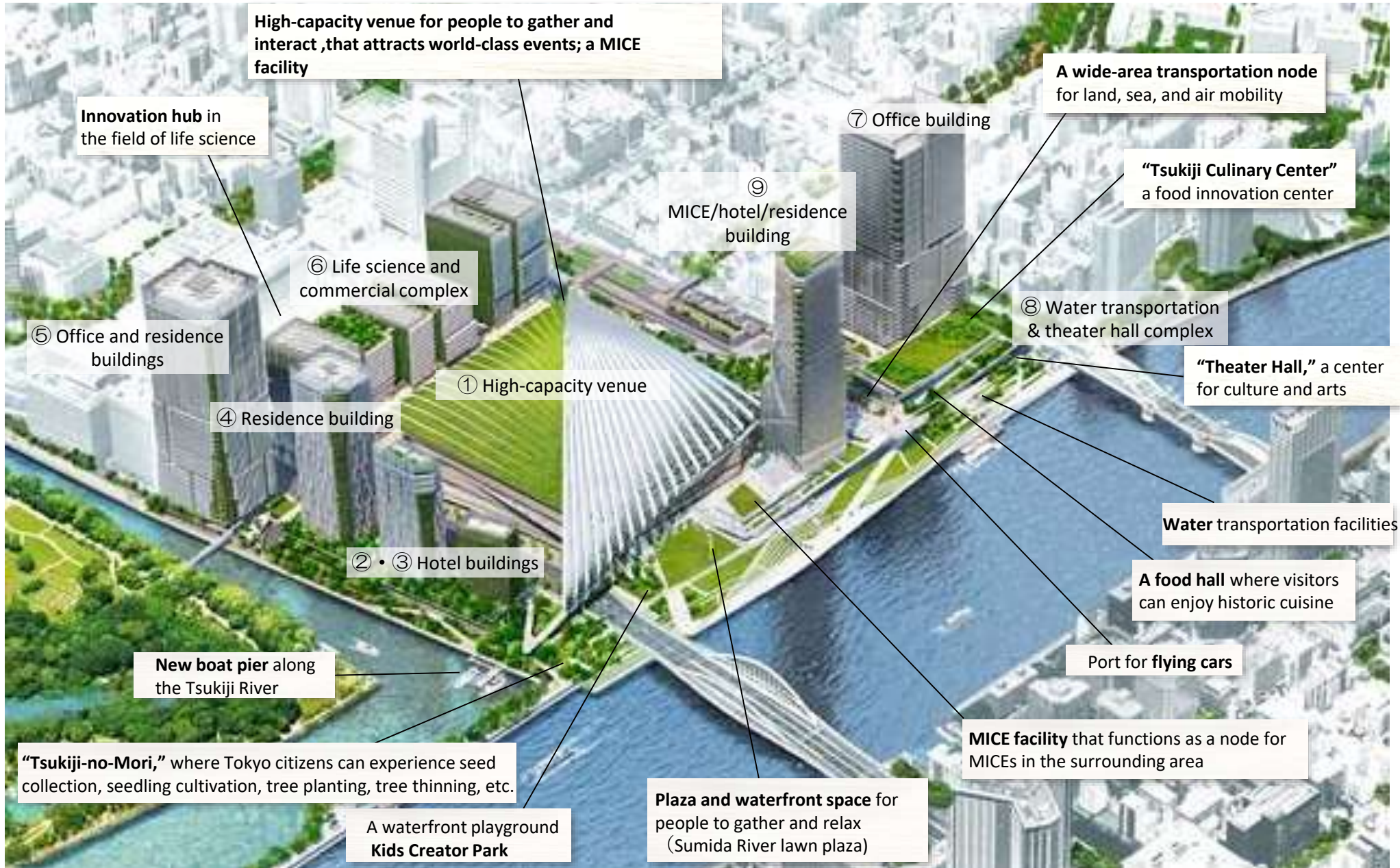
【Main Points of the Proposal】

- To create a plaza and open spaces in the waterfront areas where people gather and relax, thus forming a new “face” of Tokyo’s waterfront areas.
- To build a wide-area transportation hub of land, sea, and air, including boats and flying cars, together with the development of a new subway station in mind, thus promoting interaction and generating a new vibrancy.
- To develop MICE* facilities and high-capacity venues for people to gather and interact, along the waterfront areas that will function as the core facilities for world-class events, thus disseminating Tokyo’s attractiveness to the world.
- To create a lively space with food and theater halls where visitors can enjoy historic “cuisine,” “culture and arts,” along with a promenade that will draw in the liveliness of Tsukiji Outer Market, thereby transmitting the Tsukiji brand.
- To realize a city with net zero emissions of CO2 through state-of-the-art technology, which will grow sustainably alongside nature while adjusting to environmental changes.

*MICE is a generic term for business events that stands for Meeting, Incentive, Convention, and Exhibition.



【Facility Overview】



● Open spaces and waterfront spaces that provide places for people to gather and relax

- ✓ Create a landscape that serves as a waterfront gateway, welcoming visitors from Tokyo Bay and the Sumida River.
- ✓ Create a place where a diverse range of people, from children to the elderly, can gather for relaxing, and taking part in activities and events, which also functions as a temporary space in the event of a disaster.
- ✓ To make the city attractive to children, a kid's park project is to be implemented to create a playground along the waterfront.



A wide-area transportation hub by land, sea, and air that welcomes people from all over the world

- ✓ Develop traffic plazas for buses, self-driving vehicles, and other land transportation functions, with a view to a new subway station.
- ✓ Build facilities for convenient boat transportation, and take advantage of Tsukiji's location facing the Sumida River and Tokyo Bay, thus connecting Tokyo's tourist spots by boat and revitalizing the city's liveliness.
- ✓ Develop a new pier along the Tsukiji River to provide a variety of options for use, including charter and non-regular boat operations.
- ✓ Contribute to the revitalization of the surrounding areas, centering on the Tokyo waterfront area, by building a heliport and a port for flying cars.



- All-weather, multifunctional super-facility with a capacity of approximately 50,000 people to hold a variety of sports, cultural, and art events and large-scale exhibitions
 - ✓ We envisage hosting various sports events such as world championships, concerts, and large-scale exhibitions.
 - ✓ Provide a space that maximizes the excitement and enjoyment without compromising the sense of immersion by combining movable seats, etc.
 - ✓ Create hospitality areas such as lounges, suites, and guest rooms, thereby enhancing hospitality on a scale never before seen in Tokyo.
 - ✓ We will make part of the concourse open to the general public during non-event times, thus making it available for many people as a community space for walking, jogging, and other activities.
 - ✓ Provide a unique spatial experience, such as a view spot that offers a continuous view of the greenery on the rooftop and that in the Hama-rikyu Gardens.



Usage scenes image



Concourse image



View spot image

- MICE facilities that will function as a node for other MICE facilities in the surrounding area while hosting conferences and events worthy of “Tsukiji”
- ✓ With a ballroom that can accommodate 1,200 people for banquets and other facilities in the area, the facility can host everything from international conferences to events with tens of thousands of people taking part.
- ✓ Located in Tsukiji, which stands between Japan's leading exhibition halls such as Tokyo Big Sight and Tokyo International Forum, the facility has comprehensive MICE functions and can attract and host unprecedentedly large-scale international complex conventions (in the fields of culture, arts, sports, life sciences, etc.) through the integrated operation of these facilities.
- ✓ In addition to a high-capacity multifunctional super-facility and a water transportation network for sightseeing and night cruises, iconic venues such as the Hama-rikyu Gardens and Tsukiji Outer Market will provide a distinctive after-MICE experience that symbolizes Tsukiji.



● A lively space where you can enjoy historic “food”

- ✓ Promote traditional Edo-mae food culture both at home and abroad by offering world-class Japanese and other gastronomic delicacies in cooperation with Tsukiji Outer Market.
- ✓ Establish Tsukiji Culinary Center, a food innovation center that promotes the development of Japan's food industry and culture, including cutting-edge food research and opportunities to learn about the culinary thoughts and experiences of top chefs.
- ✓ Create a continuous shopping street by placing a series of stores on both sides of the promenade.

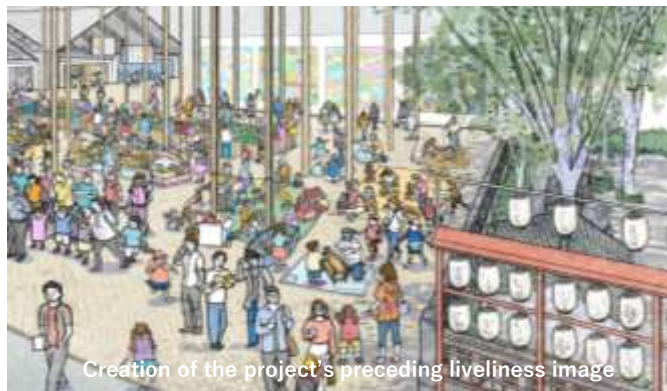


● The Theater Hall, a waterside venue for culture and arts that will symbolize Tsukiji

- ✓ The “Theater Hall” (seating capacity of approximately 1,200 people), which will be located in a water transport facility, will serve as a center for culture and arts, providing seasonally changing entertainment and holding events to continually enhance the attractiveness of the town.



- **Innovation hub in the life science field, in collaboration with neighboring medical institutions**
 - ✓ Introduce advanced research functions and related offices in the fields of life science, biotechnology, artificial intelligence (AI), etc., to become an urban research center for a society of healthy longevity.
 - ✓ Set up laboratories that will take the lead in life science, incubation and other facilities in the area adjacent to the National Cancer Center. To maximize synergetic effects in research and development for new medicines, by accumulating cutting-edge human resources and technologies.
 - ✓ Establish accommodations where pediatric cancer patients can lead their daily lives together with their families while undergoing treatment.
- **Environmental initiatives**
 - ✓ Achieve net zero emissions of CO2 at all stages of urban development, from the time of generating a new vibrancy for the project's preceding area while trying to reduce energy use in the community as a whole.
 - ✓ Promote energy saving through the use of renewable and unused energy sources, by installing heat supply facilities that utilize the riverine heat from the Sumida River.
 - ✓ Design a layout for "wind paths" that allow the prevailing wind to flow through the area.
 - ✓ Ensure 40% green coverage with extensive greening of the area, and promoting symbiosis with nature and carbon fixation with the use of domestic timber.
 - ✓ Provide environmental learning opportunities for Tokyo citizens to experience seed collection, seedling cultivation, tree planting, thinning, etc.
- **Proactively creating liveliness**
 - ✓ Plan and hold various events throughout the year by developing facilities in an integrated manner such as Namiyoke Square, and a food hall on the land next to the Namiyoke Shrine.
 - ✓ Create a new bustling atmosphere, in cooperation with Tsukiji Outer Market, that will foster expectations for this project from the early stage.
 - ✓ Create a place to be loved by a wide range of people in cooperation with local communities, initiatives that will contribute to easing the adverse effect of over-tourism, project that will make children eager to visit.



Creation of the project's preceding liveliness image



Namiyoke square image

【Future Plans】

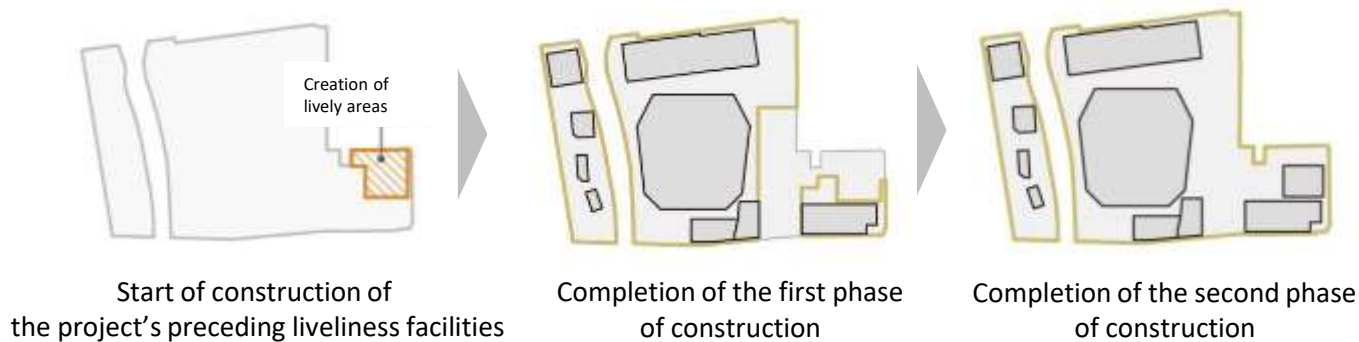
At the end of FY2024: Signing the basic agreement between the TMG and the prospective operator

In FY2025: Starting the construction of facilities for creating the project's preceding liveliness

At the end of FY2026: Signing the fixed-term land lease agreement

In FY2032: Completing the first phase-construction work

In FY2038 : Completing the second phase-construction work



※ The outline of the prospective operator's proposal is as of the time when the proposal was made and is subject to change.

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