

A Prospective Operator has been selected for the Tsukiji District Development Project

In November 2022, the Application Guide for Operator for the Tsukiji District Development Project was announced. In August 2023, proposals from applicants were received for review by the Selection Committee.

This announcement is to inform that, based on the results of the Selection Committee's review, a Prospective Operator has been selected as described below.

1 Project Location

Tsukiji 5-chome and Tsukiji 6-chome, Chuo-ku, Tokyo (see separate map)

The area of Metropolitan Government-owned land to be used: 194,679.11m²*

* The planned lease area, excluding land for future public facilities, is expected to be approximately 18.7ha

2 Project Summary

By leveraging the strength of the private sector to promote development, leading to the sustainable growth of Tokyo and Japan, the concept is to create "A Hub with Abundant Water and Greenery for Creating and Promoting New Culture through Diverse Exchanges with People from around the World." Based on this concept, applicants' proposals were solicited under the conditions such as the conclusion of a fixed-term land lease contract.

3 Selection Process

- 1 Establish a Tsukiji District Development Project Selection Committee consisting of outside experts to review proposals from applicants.
- 2 Based on the results of the Selection Committee's review, a prospective operator is selected.



* Details of the Committee's review will be posted separately on the website of the Bureau of Urban Development (Japanese Only).

https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/data/shinsa24kekka02.pdf

4 Prospective Operator

Group Name ONE PARK × ONE TOWN

Members Mitsui Fudosan Co., Ltd. (Representative Company), Toyota Fudosan Co., Ltd., The Yomiuri Shimbun Holdings, Kajima Corporation, Shimizu Corporation, Taisei Corporation, Takenaka Corporation, Nikken Sekkei Ltd, Pacific Consultants Co., Ltd., The Asahi Shimbun Company, Toyota Motor Corporation

5 Summary of Proposal by Prospective Operator

A summary of the proposal submitted by the Prospective Operator is in the Appendix.

Proposed lease fee: JPY 4,497 (per month per m²)

Some opinions from the members of the Selection Committee are attached as matters requiring further consideration during the selection process.

- Examples:
- Ensure that the appeal of Japanese food is fully communicated to the world
 - The design should be recognizable as a new icon that evokes a sense of Japan and Tokyo, and should continue to be loved by the public

6 Future Plans

- Based on the opinions of the members of the Selection Committee in selecting the Prospective Operator, discussions will be held between TMG, outside experts, and the Prospective Operator to refine the plan proposed by the Prospective Operator.
- A basic agreement defining the Development Plan and the conditions for development, operation, etc., is scheduled to be completed in FY2024.

* For more information about the history of the Tsukiji District Development Project, please visit the website of the Bureau of Urban Development (Japanese Only).

https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/saisei08.html



This project is to promote Future Tokyo: Tokyo's long-term strategy
Strategy 9: Strategy for Enhancement of Urban Functions "Formation of an attractive and internationally competitive center"

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