

Jingumae 5-chome District Urban Development Project

Project Implementation Policy

June 2026

Tokyo Metropolitan Government

Jingumae 5-chome District Urban Development Project

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(Definitions of terms related to project operators, etc.)

- Applicant : A group composed of private companies, etc., applying for the Project (hereinafter referred to as the “Private Company Group”) or an individual private company
- Prospective project operator : A Private Company Group or individual private company planning to implement the Project
- Project operator : A prospective project operator that has concluded a basic agreement with the Metropolitan Government for the purpose of implementing the Project (the prospective project operator shall establish a stock company under the Companies Act (Act No. 86 of 2005) solely for the purpose of implementing the Project, and such stock company shall also be included in the term “project operator”)
- Members : Individual private companies comprising a Private Company Group

* The original copy of the Implementation Policy was prepared in Japanese language, and this English version was prepared for reference purpose only. In the event of any inconsistency, the Japanese version shall prevail.

Jingumae 5-chome District Urban Development Project

Project Implementation Policy

[Introduction]

(Background to the Urban Regeneration Step-Up Project)

- The Tokyo Metropolitan Government (hereinafter referred to as “TMG”) is implementing the Urban Regeneration Step-Up Project as an initiative to promote urban development by leveraging private-sector expertise and financial resources to effectively utilize multiple sites of Tokyo Metropolitan Government-owned land, triggered by the relocation or renewal of TMG’s facilities, thereby stimulating surrounding development.
- The Urban Regeneration Step-Up Project (Shibuya Area) aims to “create a flow of people connecting Shibuya, Aoyama, and Harajuku, and establish a hub for disseminating lifestyle culture, fashion industries, and more” as its guiding objective, advancing urban development utilizing TMG-owned land.
- The former Miyashitacho Apartments site Project, the first phase of the Urban Regeneration Step-Up Project (Shibuya Area), is developing an urban area that forms a hub for diverse cultural and fashion industries through the attraction of facilities for nurturing, connecting, and promoting creators, as well as encouraging urban living, generating a flow of people connecting Shibuya, Aoyama, and Harajuku.
- The Shibuya 1-chome District Joint Development Project, the second phase of the Step-Up Project, is advancing development toward the creation of a center for encounters and growth where people of all ages can interact by attracting diverse individuals and generating new appeal, drawing a flow of people into the area. This will be achieved through introducing nurturing functions inspired by the history of the Tokyo Metropolitan Children's Hall, providing a space that contributes to local community building, a role formerly played by the gymnasium of the former Shibuya Elementary School, and creating a place of relaxation through the redevelopment of Mitake Park.

(Background to the Jingumae 5-chome District Urban Development Project)

- In the Jingumae 5-chome district (hereinafter referred to as the “District”), which includes the former site of Aoyama Hospital and represents the third phase of the Step-Up Project, approximately 4.5 ha of contiguous TMG-owned land is currently used as four separate plots. In November 2022, the Jingumae 5-chome District Urban Development Study Group (hereinafter referred to as the “Study Group”) was established, and detailed examination of urban development toward the future integrated utilization of this TMG-owned land has since been undertaken.
- Meanwhile, in light of changes in the social environment and the aging of the facilities, examination has also been conducted with a view to the redevelopment of the Tokyo Metropolitan Central Library, located in Arisugawa-nomiya Memorial Park in Minato Ward, by establishing the Expert Committee on the Vision for the New Tokyo

Metropolitan Central Library in July 2023 and seeking opinions from experts.

- Taking into account opinions expressed through the Study Group and other relevant meetings, as well as opinions submitted through public comments, TMG formulated the Jingumae 5-chome District Urban Development Policy (hereinafter referred to as the “Urban Development Policy”) in April 2025 to present its future vision for the urban development of the District and the approach to its implementation, and also compiled the Vision for the New Tokyo Metropolitan Central Library (hereinafter referred to as the “Vision for the New Library”), which outlines the functions to be added to the new Tokyo Metropolitan Central Library, its concept, and the designation of the District as its development site.

- Pursuing the future vision of an open “base for creation of wisdom” where everyone can gather and connect, the urban development of the Jingumae 5-chome District will be centered on a new library based on the concept of “Library for Creation.” By generating synergies in collaboration with other functions to be introduced and fostering interaction and creative activities among people, it will establish a place that continuously produces new value and promotes the enrichment of wisdom throughout Tokyo, thereby contributing to the realization of a Tokyo where each individual shines even more.

Chapter 1: Project Details

1. Project Name

Jingumae 5-chome District Urban Development Project

2. Target Area for Urban Development

(1) Location: 53 Jingumae 5-chome, Shibuya-ku (see Appendix 1)

(2) Target area: Approx. 4.5 ha (see Appendix 1)

TMG-owned land utilization site: Approx. 3.8 ha (see Appendix 1)

3. Area Characteristics and Other Features

(1) Characteristics of the Jingumae Area

Urban development in the area surrounding Shibuya Station, including the District, is progressing to strengthen international competitiveness by leveraging the distinctive identity and characteristics of each area and further enhancing Shibuya's strength as a place that embraces diverse values. Such initiatives include promoting the development of hubs for the creative and content industries, strengthening the function of communicating Shibuya culture to the world, and showcasing cutting-edge culture, including entertainment. Located along the corridor connecting Shibuya Station with Harajuku, Omotesando, and Aoyama, the area surrounding the District serves as a hub linking these areas and sees a diverse flow of people. Meanwhile, a quiet residential neighborhood consisting primarily of detached houses extends behind the District. The area surrounding the District is home to cultural and interaction facilities where people can engage with art, culture, and entertainment, as well as start-ups and business incubation facilities. It is also an educational district with a diverse range of educational institutions, providing an environment in which young people who will lead the next generation can learn, create, play, and share their ideas.

(2) Current Status of the District

The District is home to the former Kodomo-no-Shiro (National Children's Castle), which closed in 2015 and had long been cherished by many people for playing an important role in the healthy development of children, as well as serving as a venue for performing arts enjoyed by both adults and children.

In addition, United Nations University has conducted research and education aimed at addressing SDG-related challenges as a global think tank, while Cosmos Aoyama has hosted various activities under the theme of interaction in business, culture, and social activities, featuring commercial facilities as well as facilities supporting startups and women's empowerment. In this way, various functions related to children, culture, women's empowerment, start-ups, international exchange, and other areas have individually delivered benefits in the District.

4. Approach to Urban Development

(1) Future Vision

To implement TMG policies by making integrated use of a substantial area of TMG-owned land in central Tokyo and maximizing its benefits, the urban development of the District will further enhance the District's existing functions and roles, establish a new library (the Tokyo Metropolitan Central Library) based on the concept of "Library for Creation" in the District, and transform the District into an open "base for creation of wisdom*" where everyone can gather and connect. This transformation will contribute to the realization of a Tokyo where everyone can fulfill their future aspirations and each individual shines even more.

The "base for the creation of wisdom" will foster collaboration among diverse functions within and outside the District, as well as interaction and creative activities among diverse individuals, including children, thereby generating new culture and ideas and promoting individual growth. It will also provide a place for relaxation and interaction where everyone can spend their time as they choose and experience emotional well-being.

*Intent of using "Wisdom" in "base for the creation of wisdom"

In the urban development of the District, the Japanese character 智, translated as "wisdom," is used rather than 知, which represents the acquisition of knowledge and collecting of information, to convey the further meaning of understanding how to use and apply such knowledge and information in practice. The aim is to enable diverse individuals to enhance their abilities to gain deep understanding and insight, and apply knowledge in actual situations through creative activities and interaction. By providing an environment that fosters active engagement, the District will be developed with the goal of creating a place where each individual can experience emotional well-being and achieve self-fulfillment.

(2) Urban Development Philosophy and Key Perspectives

The urban development project for the District is expected to span more than 70 years. To ensure that the District can continuously serve as a "base for the creation of wisdom" in an uncertain future marked by technological advances and paradigm shifts, diverse stakeholders must collaborate to update and further develop its planning, operations, and other aspects in light of changing circumstances. Accordingly, the elements that will guide the District's urban development into the future are defined below as the "Urban Development Philosophy" and the "Important Perspectives for Advancing Urban Development."

a. Urban Development Philosophy

- Amid accelerating advances in AI and technology and sweeping social changes, the importance of human creativity in shaping the future is growing ever greater. The District will serve as a place where each individual, as a driving force, can nurture their creativity, helping to make Tokyo the best city in the world—a city where growth and maturity continue to coexist in the years ahead.
- With the new library based on the concept of "Library for Creation" as its core, the "base for the creation of wisdom" will bring together theater, startup support, and other functions that have traditionally played roles in the District, as well as diverse functions that draw on Shibuya's strengths. Through co-creation and interaction among those involved, including visitors, it will generate new value and enable each individual to find a sense of purpose and hope suited to them and to grow.
- With a view to a future in which Tokyo leads the world, the District will also serve as a place that

creates and communicates new value on the global stage.

b. Important Perspectives for Advancing Urban Development

- Creating and communicating new value through co-creation and interaction

Create and widely communicate new value unique to the District through co-creation and interaction arising from collaboration across functions within and outside the District and among industry, academia, and government, as well as engagement with a diverse range of people, including visitors.

- Mechanisms enabling diverse ways of spending time

Create places tailored to each individual's interests where they can learn, gain experience, engage in challenges, make discoveries, create, and interact with others.

Provide comfortable spaces where anyone can simply be, whether or not they have a particular purpose.

- Flexible "open-ended service and space"

Encourage active creation and interaction by avoiding overdesign and overprovision of services. Create spatial and functional flexibility that allows for imaginative and adaptable use.

- Mechanisms for flexibly responding to changing times and circumstances, and needs

Continuously update functions and activities in response to changing times and circumstances and diversifying needs through collaboration across functions and the involvement of a diverse range of people, including users, in initiatives such as workshops and project management teams, while continuing to offer new and exciting experiences.

5. Functions to be Introduced

To realize the future vision of an open "base for creation of wisdom" where everyone can gather and connect, the following functions will be introduced.

(1) Functions Serving the District as a Whole

In light of the District's characteristics as an area that serves as a hub for cultural, community, educational, and other facilities and sees a diverse flow of people, as well as the important role the former Kodomo-no-Shiro (National Children's Castle) has played in ensuring the healthy physical and mental growth of the children who will lead the next generation, "creation and interaction" and "creating experiential opportunities for children" will serve the District as a whole in ways that further develop these characteristics and roles.

a. Creation and Interaction

- (a) Foster visitors' knowledge, creativity, and curiosity, while serving as a platform for activities and interaction that enables people to express their individuality and realize their potential, generating and communicating new value.
- (b) Contribute to the creation and communication of wisdom by providing spaces where those involved in shaping the area, including visitors, can interact, showcase their creative activities, and hold events that

stimulate intellectual curiosity.

b. Creating Experiential Opportunities for Children

Create places where children, from infants to high school students, can engage in diverse experiences tailored to their interests, thereby broadening their future possibilities, while providing parents with opportunities to interact with one another and spaces for relaxation.

(2) Core Function “Library for Creation”

As the core function, the Library for Creation will serve as a hub for interaction and a center of the community, providing new value and functionality as a place for creative activities and inspiration.

The Library for Creation will extend beyond the conventional framework of a library. With this new library at its core, the District will realize its future vision through collaboration and synergies with the other functions to be introduced.

Based on the concept of “Library for Creation,” the new Tokyo Metropolitan Central Library will build on its traditional strength of supporting research and investigation by adding three new functions: “stimulating intellectual curiosity and deepening learning,” “fostering creativity and interaction among people,” and “collecting and sharing diverse knowledge.” (From the “Vision for the New Library”)

As outlined below, the three new functions will work together and circulate mutually to create new wisdom.

○ Stimulating intellectual curiosity and deepening learning

Provide a place where everyone can gain diverse insights, heighten their interests, deepen their learning, and expand their potential.

○ Fostering creativity and interaction among people

Provide a place where people whose intellectual curiosity has been stimulated can deepen their interaction with others while creating new wisdom.

○ Collecting and sharing diverse knowledge

In addition to conventional publications, collect and actively share outcomes of people’s creative activities and information about Tokyo in diverse formats.

Enhance its function as an advanced center for knowledge, building on its strengths in extensive collections and specialized research support, while expanding its role as a place where diverse individuals, regardless of age, language, or disability, can access knowledge and deepen new wisdom through interaction.

(3) Individual Functions

To support people’s growth, the District will provide functions related to culture, women’s empowerment, start-up support, international exchange, and other relevant functions that have individually delivered benefits to date.

a. Theater

Provide access to arts and culture for everyone, regardless of age or disability, thereby nurturing the sensibilities of diverse people and generating opportunities to discover new value through synergies with the Library for Creation and other functions.

b. Supporting Women’s Empowerment and Related Initiatives

Support diverse individuals, including women, in advancing their careers and building a foundation for their active participation, while creating and communicating new value by leveraging their expertise.

c. Entrepreneurial Support

In addition to supporting start-ups with outstanding ideas, stimulate the curiosity of diverse individuals and inspire their creative motivation through initiatives such as entrepreneurship education.

d. United Nations University

Co-create an open “base for creation of wisdom” where everyone can gather and connect through collaboration and partnership with United Nations University, which conducts research and education to address various global challenges including the SDGs.

e. Greenery and Plaza

Provide comfortable spaces that connect the other functions to be introduced and bring people together, thereby encouraging creative activities and interaction.

f. Other Functions

Provide other functions necessary to realize the future vision.

(e.g., commercial and accommodation functions that contribute to creating vibrancy along Aoyama-dori Avenue, as well as office functions that draw on the characteristics of the area)

6. Initiatives to Sustain and Enhance Value

(1) Project Management

A management framework based on public-private (industry, academia and government) collaboration will be established to maintain and enhance the value of the District as an open “base for creation of wisdom” where everyone can gather and connect through collaboration among the functions to be introduced.

Facilities will be developed in parallel with discussions on planning, operations, and other matters from the planning stage. After completion, programs will be provided and run flexibly in response to changing times and diversifying needs.

Participatory initiatives, such as workshops, will also be undertaken to develop the District together through discussions and the exchange of opinions and ideas with a wide range of individuals, including local residents, facility users, children and youth.

(2) Area Management

Initiatives will be undertaken to sustain and enhance the quality of the local environment and the value of the area. In light of the characteristics of the area and the details of the Project in the District, various activities will be carried out in collaboration with the local community.

Chapter 2: Current Status of TMG-owned Land to Be Utilized

1. Specifications for TMG-owned Land to Be Utilized

- Location: 53 Jingumae 5-chome, Shibuya-ku, Tokyo (see Appendix 1)
- Area of TMG-owned land to be utilized: Approx. 3.8 ha (see Appendix 1)
- Use District: (Along Aoyama-dori Avenue) commercial district
(Other) Category 2 residential district
- Designated building coverage ratio/Designated floor area ratio: (Along Aoyama-dori Avenue) 80%/700%
(Other) 60% / 300%
- Other: (Along Aoyama-dori Avenue) Category 2 Educational District
(Other than along Aoyama-dori Avenue) Jingumae 5-chome and 6-chome District Plan
(The former Kodomo-no-Shiro, the United Nations University, Cosmos Aoyama) Jingumae 5-chome specified block
- Shadow regulations for mid- and high-rise buildings: (Along Aoyama-dori Avenue) none
(Others) Over 5 m distance: 5 hours or more, Over 10 m distance: 3 hours or more
Measuring horizontal surface: 4 m
- Height Control District: (Along Aoyama-dori Avenue) none
(Others) Category 3 Height Control District, 30 m Category 3 Height Control District
*Along Aoyama-dori Avenue: Within 30 m of the roadside

2. Current Status of TMG-owned Land to Be Utilized

(1) Current Status of Each Site

a. Former Kodomo-no-Shiro (Official Name: National Children's Castle) Site

- The land and building formerly used for the National Children's Castle, which closed in 2015, were acquired from the national government in 2019. They were later used as an oxygen and medical care station and as a medical support facility for older persons and others as a part of measures against COVID-19. The site is currently closed and managed as such.
- Kodomo-no-Ki (Tree of Children), located in the public open space within a specified block, is leased by TMG from the national government free of charge.

b. Cosmos Aoyama Site

- TMG has currently placed the land in trust with Mizuho Trust & Banking Co., Ltd. (hereinafter referred to as the "Trust Bank"), and the land and building owned by the Trust Bank under the land trust arrangement are used as Cosmos Aoyama. The current term of the land trust agreement runs until September 2030. Upon termination of the land trust, the land and building owned in trust are scheduled to be returned to TMG.
- Cosmos Aoyama currently houses 18 tenants, including commercial and office facilities; the TMG facilities

Tokyo Women's Plaza and Working Women Square, which support women's empowerment; and the Aoyama Startup Acceleration Center, which supports startups. Some of the tenants have ordinary building rental agreements.

c. Former Aoyama Hospital Site

- TMG currently leases part of the site to Shibuya Ward on a temporary basis for use in developing temporary school buildings for Shibuya Ward school facilities.
- The area surrounding Biwa Pond within the site constitutes a contiguous natural area under the Tokyo Metropolitan Government Ordinance on the Protection and Restoration of Nature in Tokyo (Ordinance No. 216 of 2000).

(Reference) United Nations University Site (outside the TMG-owned land utilization site)

- TMG currently leases the land to United Nations University as the site for its headquarters facilities.
- The three sites, the United Nations University site, the former Kodomo-no-Shiro site, and Cosmos Aoyama site, have been approved as a group of buildings under Article 86 of the Building Standards Act (Act No. 201 of 1950).

(2) Implementation Status of Surveys

The surveys conducted by TMG to date on the land and buildings related to the Project are as follows.

a. Buried Cultural Properties Survey

The survey has been completed for the portion of the former Aoyama Hospital site used for the temporary Shibuya Ward school building and for the building area of Cosmos Aoyama, while the survey has not yet been conducted for the other areas.

b. Soil Contamination Survey

Soil contamination remediation work has been completed for the former Aoyama Hospital site, and a land-use history survey has been completed for the former Kodomo-no-Shiro site, while the survey has not yet been conducted for the Cosmos Aoyama site.

Chapter 3: Conditions for Project Implementation

The following conditions are currently planned, with details specified in the application guidelines and other relevant materials. The proposed details are expected to be further developed in light of changes in social conditions and needs through the Project Management Team (hereinafter referred to as “PMT”) and other bodies.

1. Overview of the Project

The project operator will develop a complex equipped with various functions to create an open “base for creation of wisdom” where everyone can gather and connect on the former Kodomo-no-Shiro site, the former Aoyama Hospital site, and the Cosmos Aoyama site.

In developing the complex, the project operator will carry out surveys, design work, and other tasks necessary for the Project, and will enter into a fixed-term land lease agreement after coordinating the relocation of existing tenants at Cosmos Aoyama.

After completion of the complex, TMG will purchase the floor area required for the “Library for Creation” as a separately owned unit and operate it directly. TMG will also lease the floor area required for the women’s empowerment and related initiatives support function and the entrepreneurial support from the project operator and operate such functions there.

The project operator will manage and maintain the facilities within the complex other than the “Library for Creation,” the women’s empowerment and related initiatives support function, and the entrepreneurial support (hereinafter referred to as the “Private Floor Area”).

2. Conditions for Project Implementation

(1) Conditions for the Overall Project

- a. The proposal shall align with TMG’s higher-level plans, including the “Tokyo 2050 Strategy.”
- b. The proposal shall align with the “Shibuya Area Step-Up Guidelines” (hereinafter referred to as the “Guidelines”).
- c. The proposal shall align with the Urban Development Policy.
- d. The proposal shall align with the “Urban Development Philosophy” and “Important Perspectives for Advancing Urban Development.”
- e. The project operator shall comply with all relevant laws and regulations.
- f. The plan shall incorporate inclusive perspectives so that the facilities and spaces will be accessible and easy to use for diverse individuals, regardless of age, language, disability status, or other factors.
- g. If various urban development systems are used, the plan shall comply with the applicable operational standards and other relevant requirements.
- h. The project operator shall also take any other measures necessary for the implementation of the Project.

(2) Conditions Related to Functions Serving the District as a Whole

a. Creation and Interaction

Proposals shall provide the items (a) through (c) below in both the “Library for Creation” and the Private Floor Area, and shall contribute to the new value creation by operating them based on the respective strengths and roles of the public and private sectors. Matters specifically required for the “Library for Creation” are set out in 2 (3).

- (a) Initiatives shall be planned and implemented to create opportunities for learning, experiences, challenges, discoveries, creative activities, and interaction in response to the interests of each individual visitor. Systems shall also be introduced to promote interaction among visitors and to help them explore their questions and challenges more deeply.
- (b) Open spaces shall be planned as places for day-to-day stays, interaction, and learning. These spaces shall not be limited to specific uses, but shall be flexibly adaptable, as needed, for presentations of creative activities, events, and other purposes, and shall allow anyone to readily visit and participate.
- (c) Creation and interaction to be introduced in the “Library for Creation,” as set out in 2 (3), and those to be provided in the Private Floor Area shall be coordinated with each other, making use of the respective strengths of the public and private sectors, so that the functions effectively serve the District as a whole.

b. Creating Experiential Opportunities for Children

The proposal shall include the functions described in (a) through (c) below in the Private Floor Area. These functions shall be owned and operated by the project operator and shall also be considered in the overall plan for the District.

- (a) The proposal shall be designed to allow children, from infants to high school students, to choose the depth of experiences and ways of engaging according to their developmental stages and interests, and to create a continuous flow of experiences from discovery, exploration, and challenge through to communication. The experiences shall focus on children’s active engagement in choosing, trying, and devising their own approaches, rather than on simply watching, listening, or otherwise participating passively, and shall provide opportunities to experience cutting-edge digital technologies. They shall also be designed to provide opportunities for parents and children to share the same experiences and deepen their learning through dialogue and collaboration.
- (b) Spaces shall be provided where parents and guardians can watch over their children, stay with peace of mind, and rest physically and mentally without being separated from their children’s activities. In addition, an environment shall be created in which parents and guardians can feel relaxed and at ease, with mechanisms that enable them to meet others with similar interests or concerns and to continue interacting.
- (c) The proposal shall be based on the premise of incorporating children’s perspectives and opinions in the planning and operation of the facilities, and shall explain how children’s opinions will be heard, considered, and reflected. After the facilities open, relationships with children shall be continuously built so that they can become active participants in improving and developing the facilities and programs, rather

than remaining mere users.

In preparing the proposal, children's opinions obtained through the "Children's Tokyo Metropolitan Government Monitor" and the "Children's Workshops" conducted by TMG in FY2025 shall be taken into account. Reports on each initiative are available on the website.

(3) Conditions for the Core Function, the "Library for Creation"

- (a) For the "Library for Creation," the "Basic Policy for the Development of the Tokyo Metropolitan Central Library (Draft)" (hereinafter referred to as the "Basic Policy (Draft)"), which sets out the direction, services, facilities, and other aspects of the new library, was published in [Month] 2026. The "Basic Policy for the Tokyo Metropolitan Central Library" will be formulated based on the results of public comments, and shall be reflected in the proposal. The new library will serve as the core of the Jingumae 5-chome District's urban development and realize the concept of "Library for Creation." To this end, the Basic Policy (Draft) presents four visions: "a library serving as a 'knowledge plaza' for the global city of Tokyo," "a library where knowledge can be expanded and learning deepened," "a library where everyone can engage in intellectual creation and communication," and "a library where people can feel nature and open themselves to knowledge."
- (b) The architectural design shall be attractive and worthy of showcasing Tokyo to the world.
- (c) The size of the "Library for Creation" shall not exceed a total floor area of approximately 40,000 m².
- (d) The "Library for Creation" shall have a collection storage capacity of approximately 3.4 million volumes. The number of volumes available on open shelves is expected to increase from the current level of approximately 350,000 volumes.
- (e) The "Library for Creation" shall provide approximately 1,800 reading seats.
- (f) Professional services currently provided by librarians, such as book selection and reference services, shall be operated directly by TMG, while services for the newly added creation and interaction are expected to be developed using private-sector expertise, including through the designated administrator system, so that the proposed initiatives can be implemented effectively.
- (g) TMG shall purchase, from the project operator, the Library for Creation portion of the complex it develops, including various equipment, interior finishes, bookshelves, and fixtures and fittings integral to the building structure.

(4) Conditions for Each Function

The conditions for each function are specified in items a through f below. Proposals shall be designed to ensure that the respective functions interact with the Library for Creation and with one another, fostering co-creation and generating synergies.

a. Conditions for the Theater

- (a) The theater shall enable a diverse range of people, regardless of age, disability, or other factors, to experience arts and culture and enjoy enriching time there.

- (b) The theater shall incorporate mechanisms that enable people to engage more closely with arts and culture and deepen their interest.
- (c) The theater shall be a space that even those with no particular interest in theater will feel welcome to visit.
- (d) In light of the history of Aoyama Theatre, which once staged numerous musicals, a theater with approximately 1,200 seats shall be developed and shall be capable of presenting musicals accessible and appealing to all, as well as works that children can enjoy.

b. Conditions for Women’s Empowerment and Related Initiatives Support Function

TMG anticipates leasing from the project operator the floor area required for women’s empowerment and related initiatives support functions. TMG will develop the interior finishes, partitions, fittings, and other elements, and operate the area for such functions. (For reference, the current facility supporting women’s empowerment has a floor area of approximately 5,500 m²)

c. Conditions for Entrepreneurial Support

TMG anticipates leasing from the project operator the floor area required for entrepreneurial support. TMG will develop the interior finishes, partitions, fittings, and other elements, and operate the area for such functions. (For reference, the current facility supporting startups has a floor area of approximately 1,500 m²)

d. Conditions for Collaboration with United Nations University

- (a) United Nations University will continue to operate at its current location.
- (b) Although United Nations University is located outside the TMG-owned land utilization site, proposals shall address the creation of spatial continuity and a sense of integration with the site. Details shall be set out in the application guidelines and other relevant materials.
- (c) Proposals shall also include co-creation activities linked to United Nations University’s research and educational activities.

e. Conditions for Greenery and Plaza

- (a) Safe and comfortable spaces shall be created to accommodate a wide range of activities and serve as spaces for relaxation, creation, and interaction.
- (b) The spaces shall be designed to draw people from Cat Street, Aoyama-dori Avenue, and other surrounding areas, and to create places where people can readily visit, stay, rest, and interact.
- (c) Distinctive spaces shall be created in light of the characteristics of the District, including elevation differences within the area and existing greenery, while also taking into account harmony with the surrounding urban area.
- (d) Proposals shall make use of Biwa Pond.

f. Conditions for Other Functions

Proposals may include functions necessary to realize the future vision for urban development. However, residential functions are not anticipated.

(5) Conditions for Other Considerations for Advancing Urban Development

a. Matters Concerning Facility Planning, Management, and Operation for the Entire District

- (a) The plan shall organically connect the functions to be introduced so that visitors become aware of a variety of activities taking place around them, including creative and interactive activities that they had not originally intended to engage in, and give rise to new interests.
- (b) The architectural design shall be attractive and befitting a “base for the creation of wisdom” that Tokyo can be proud to present to the world.
- (c) Spatial and functional flexibility of adaptable spaces shall also be taken into account so as to encourage creative and interactive activities.
- (d) The plan shall take into account redundancy and adaptability so as to respond to changes over time and diversifying needs.
- (e) Distinctive spaces shall be created in light of the characteristics of the site, including elevation differences within the District and existing greenery, while also taking into account harmony with the surrounding urban area.
- (f) The plan shall take into account the use of existing greenery, the introduction of green infrastructure, and the mitigation of the thermal environment.
- (g) The plan shall include green plazas and open spaces that contribute to the formation of pedestrian and green networks, while also harmonizing with the surrounding environment through the creation of the pedestrian network outlined in the Guidelines and the network created through the utilization of TMG-owned land.
- (h) The plan shall include the development of a complex in which the Library for Creation, serving as the core of urban development, is organically connected in both functional and spatial terms with other functions to be introduced that can generate synergies with the Library for Creation, thereby enabling such synergies to be realized.
- (i) While valuing in-person experiences, the Project shall also leverage cutting-edge digital technologies and systems to provide places where each individual can make diverse choices to improve their quality of life and satisfaction, thereby contributing to enhanced well-being.
- (j) To effectively advance urban development across the entire District, cutting-edge digital capabilities shall be leveraged to the fullest extent over the long term, while incorporating measures designed to accommodate technological innovation.

b. Matters Concerning Landscape Design

- (a) Appealing spaces shall be created that draw people in from Cat Street, Aoyama-dori Avenue and other surrounding areas, and support walkability from Shibuya to Omotesando and other locations, while also taking into account elevation differences and other site features.
- (b) Visual openness from Aoyama-dori Avenue and surrounding roads into the plaza spaces shall be taken into account.
- (c) Continuity with adjacent open spaces shall be taken into account.

(d) Variation in the nighttime landscape across the entire area shall be taken into account through lighting tailored to the characteristics of land use.

(e) Landscapes shall be designed to take advantage of the District's topography.

c. Matters Concerning Environmental Considerations

(a) The plan shall contribute to the realization of Zero Emission Tokyo by promoting carbon-negative initiatives through energy conservation measures, the use of renewable energy, and other efforts, and by enhancing high-quality greenery, while taking into account trends in the development of new environmental technologies and making use of advanced technologies.

(b) The plan shall consider the proactive use of domestic timber in timber structures for buildings and other facilities and the use of wood for interior materials and outdoor space elements, while also taking maintenance and management into account.

(c) Initiatives shall be included to help foster environmental awareness among children and students, such as by providing opportunities to learn about environmental issues and initiatives aimed at reducing environmental impacts.

(d) Environmentally conscious initiatives shall be actively incorporated, including the introduction of green infrastructure, such as rain gardens for rainwater infiltration and multi-layered green spaces such as rooftop greenery, as well as the use of trees.

d. Matters Concerning Disaster Resilience

(a) The plan shall contribute to advanced urban disaster resilience by addressing measures for stranded commuters, stockpiling supplies and other necessary items in preparation for disasters and other emergencies, promoting urban development with advanced seismic performance, providing accurate information in the event of a disaster, and helping residents of Tokyo prepare for earthquakes and other disasters.

(b) Plaza spaces and other areas shall be created to contribute to enhancing local disaster resilience, including by serving as sites for regular disaster drills under normal conditions and as evacuation spaces and spaces for temporary stays in the event of a disaster.

(6) Conditions for Initiatives to Maintain and Enhance Value over Time

a. Project Management

The project operator shall establish the PMT, consisting of TMG and relevant stakeholders, in order to maintain and enhance the value of the "base for the creation of wisdom" over time. The PMT shall serve as a consultative body for discussing and coordinating policies and initiatives related to planning, development, operation, area management, and other relevant matters, and for building consensus among stakeholders.

Members of the PMT are expected to include producers who elicit and consolidate the views of each party to enhance the value of the District, and coordinate the proposal and implementation of projects; project managers who are involved in realizing the future vision for urban development from the perspective of

overall TMG initiatives; entities responsible for managing and operating each facility, who participate in examining plans from the perspective of implementing effective measures, as well as in the planning and examination of individual and collaborative projects; experts in fields such as children, libraries, arts and culture, and entertainment; and TMG and other relevant entities involved from a policy perspective.

The specific organizational structure, operation methods, activities, and business plan of the PMT shall be proposed by the project operator. Details shall be determined through discussions between TMG and the project operator after the project operator is selected, based on the proposal.

The project shall be implemented in a manner that promotes collaborative urban development from the planning stage by broadly soliciting opinions from a diverse range of stakeholders, including local residents, facility users, children, and young people, while incorporating trial and experimental initiatives.

(a) From the Selection of Project Operators to Completion of Construction

Matters to be discussed by the PMT shall be as described in items i through v below. TMG and the project operator are expected to discuss and coordinate matters compiled by the PMT and reflect them in agreements and other relevant arrangements.

i. Basic Concept for Overall Urban Development

The project operator shall formulate a basic concept for overall urban development through discussions within the PMT. The basic concept is expected to clarify the direction of the future vision that the District aims to realize as a “base for the creation of wisdom,” and to serve as a shared basis for subsequent basic planning, design, and operation.

In compiling the basic concept, discussions within the PMT shall be reflected, while also using dialogue-based methods involving diverse stakeholders, such as symposiums and workshops, and ensuring transparency in the study process. The basic concept is also expected to be published.

ii. Basic Plan for Overall Urban Development

While the basic concept is being studied, the PMT shall discuss and coordinate the project details, including project planning and facility planning. The project operator shall develop and formulate the basic plan based on the results of those discussions.

iii. Basic Design and Implementation Design for the Library for Creation

The facility plan for the Library for Creation portion, including operational movement routes and the layout of administrative functions, shall be prepared based on opinions obtained from library staff responsible for management and operation, such as librarians, and shall set out how those opinions are reflected in the plan.

iv. Details of Planning and Operation

Discussion and coordination shall be conducted regarding the details of planning and operation, including PR activities prior to completion.

v. Other Matters as Necessary

(b) After Completion

After completion, the PMT shall continue to discuss and coordinate operation policies, programs, and

other matters necessary to generate synergies through functional linkages among the theater, the Library for Creation, and the plaza. Efforts shall be made to maintain and enhance the sustainable value of the facility by making improvements and updates in response to changes in social conditions and needs.

In addition, initiatives shall be implemented to create an environment that encourages mutual interaction and collaboration among stakeholders from diverse fields, thereby promoting the formation of networks among them, as well as their development and succession.

b. Area Management

- (a) The project operator shall conduct area management activities that contribute to enhancing the appeal, environment, safety, security, and other values of the local area, in cooperation with residents, businesses, existing urban development organizations, and other stakeholders in surrounding districts, with the aim of enhancing regional value beyond the District, while leveraging the facilities and other resources developed in the District.
- (b) The project operator shall plan and implement area management initiatives that include at least the perspectives set out in items i through iii below.
 - i. Initiatives that contribute to the formation and strengthening of the local community (creation of opportunities and mechanisms for residents, businesses, and visitors to remain continuously involved)
 - ii. Initiatives that contribute to enhancing the appeal, environment, safety, and security of the local area (environmental beautification, improvement of pedestrian spaces, promotion of barrier-free access and universal design, enhancement of crime prevention and disaster preparedness, and other relevant initiatives)
 - iii. Coordination with existing area management activities (multilayered development through cooperation with, and alignment with, initiatives implemented by urban development councils and other relevant organizations)
- (c) The scope of area management activities shall be planned so that the effects of the Urban Regeneration Step-Up Project on urban development are fully realized and the District and surrounding districts mutually enhance each other's value.
- (d) The project operator shall continuously implement area management activities in cooperation with the local community, in accordance with the Guidelines.

(7) Conditions for Handling Existing Facilities and Other Matters

a. Coordination for Relocation of Existing Tenants

The project operator shall coordinate relocation with the tenants. In connection with such coordination, TMG shall terminate the land trust. Details of the measures necessary for relocation coordination and other matters shall be set out in the application guidelines and other relevant materials.

b. Removal of Existing TMG-Owned Facilities on the Leased Land

TMG shall deliver the land on an as-is basis at the commencement of the lease. The project operator shall remove existing buildings remaining on the land that would hinder implementation of the Project, namely

the former Kodomo-no-Shiro and Cosmos Aoyama, as well as other structures. In principle, the removal costs shall be borne by TMG. Details regarding removal costs, the handling of artworks in the existing TMG-owned buildings, and the handling of the Tree of Children and other related matters shall be set out in the application guidelines and other relevant materials.

c. Conditions Concerning Various Surveys and Related Matters Conducted by TMG

The conditions concerning various surveys and related matters shall be as follows. Refer to 2 (2) for the current implementation status.

(a) Soil Contamination Countermeasure Survey

In principle, TMG shall conduct surveys concerning soil contamination. Details shall be set out in the application guidelines. If soil contamination countermeasures become necessary within the scope of land modification or similar activities undertaken by the project operator based on the results of TMG's survey, the costs shall, in principle, be borne by TMG.

(b) Buried Cultural Properties Survey

In principle, TMG shall conduct trial excavation surveys for the buried cultural property survey. Details shall be set out in the application guidelines. Based on the results of the trial excavation survey, the project operator shall consult with the departments in charge of cultural properties of TMG and the ward, report the consultation results to TMG, obtain TMG's approval, and then conduct the full-scale excavation survey at necessary locations under its own responsibility. In principle, the costs of the full-scale excavation survey shall be borne by TMG.

(c) Natural Environment Survey

A development permit application is required under the Nature Conservation Ordinance, as Biwa Pond constitutes natural land. TMG shall conduct the surveys required for the development permit application under the Nature Conservation Ordinance during FY2026. Details shall be set out in the application guidelines.

(8) Conditions for Return of the Land

- a. The project operator shall remove all buildings and other structures installed by the project operator and return the land as a whole upon the expiration of the fixed-term land lease agreement. However, the project operator shall consult with TMG regarding the handling of buildings developed by the project operator, including the Library for Creation, before commencing removal work. If any other questions or uncertainties arise, the project operator shall consult with TMG in advance.

3. Project Implementation Process

TMG shall select a prospective project operator through a publicly solicited proposal process. The prospective project operator shall establish a stock company under the Companies Act (Act No. 86 of 2005) for the sole purpose of implementing the Project, and shall enter into a basic agreement with TMG concerning project

implementation.

The project operator shall proceed with discussions and coordination within the PMT regarding plans for the Library for Creation and urban development, based on the proposal details.

Details on the handling of existing facilities shall be set out separately in the application guidelines and other relevant materials.

Specifically, the following procedures are planned. Details shall be set out in the application guidelines and other relevant materials.

(1) Conclusion of Basic Agreement

- a. TMG shall select a prospective project operator through a publicly solicited proposal process.
- b. The prospective project operator shall establish a stock company under the Companies Act for the sole purpose of implementing the Project and shall conclude a basic agreement with TMG concerning project implementation.
- c. The prospective project operator shall become the project operator upon conclusion of the basic agreement.

(2) Discussions and Coordination by the PMT

- a. The project operator shall establish the PMT upon conclusion of the basic agreement.
- b. The PMT shall proceed with discussions and coordination regarding plans related to the District's urban development, based on the contents of the proposal.

(3) Conclusion of Contracts Required for Project Implementation

- a. TMG and the project operator shall conclude a fixed-term land lease agreement and a building transfer agreement for the Library for Creation, based on the basic agreement.
- b. With respect to the fixed-term land lease agreement, TMG shall establish an ordinary fixed-term land lease right for the project operator as stipulated in Article 22 of the Act on Land and Building Leases (Act No. 90 of 1991). The agreement may be concluded in stages depending on the progress of the Project. The lease period for the first land to be leased shall be 70 years from the date of conclusion of the agreement, plus the periods required for construction (including the removal of existing buildings and other structures) and for removal. For the other land, the lease period shall run from the date of conclusion of the agreement until the expiration of the lease period for the land for which the first agreement was concluded.

Chapter 4: Solicitation and Selection of the Prospective Project Operator

1. Basic Approach

- (1) TMG shall publicly invite applications from Private Company Groups or individual private companies wishing to participate in the Project.
- (2) A publicly solicited proposal process shall be adopted for the selection, and the applicant that submits the most outstanding proposal as a result of the evaluation shall be selected as the prospective project operator.

2. Public Solicitation Schedule

The current schedule for the public solicitation process is as follows.

| | |
|--|--|
| Acceptance of written questions | Monday, June 29, 2026 and Tuesday, June 30, 2026 |
| Publication of responses to written questions | Around August 2026 |
| Publication of the application guidelines and other relevant materials | Around spring 2027 |
| Acceptance and evaluation of proposals | Around winter 2027 |
| Selection of the prospective project operator | Around spring 2028 |

3. Eligibility Requirements for Applicants

(1) Basic Requirements

Applicants shall be private companies possessing the planning capabilities, technical expertise, and management capabilities necessary to stably execute area management operations within the target area for urban development under the Project, lease TMG-owned land as a fixed-term land lease area, and undertake facility development, operation, and other related activities over the approximately 70-year project period.

(2) Applicant Composition

- a. Applicants shall be Private Company Groups or individual private companies with experience in fields such as design, construction (civil engineering and architecture), management operations, and area management operations.
- b. If the applicant is a Private Company Group, it shall designate a lead company and submit the application through that lead company, which shall serve as the point of contact.

- c. A constituent member of an applicant shall not participate concurrently as part of another applicant, whether as the lead company or as a constituent member other than the lead company.

(3) Eligibility Requirements

Applicants will be required to meet eligibility requirements relating to the design and construction of buildings and other structures, real estate management, area management operations, and other relevant fields.

(4) Restrictions on Constituent Members

- a. Each constituent member shall not fall under the provisions of Article 167-4 of the Order for Enforcement of the Local Autonomy Act (Cabinet Order No. 16 of 1947).
- b. Each constituent member shall not be subject to a suspension of nomination pursuant to the Tokyo Metropolitan Government's Guidelines for Suspension of Nomination of Persons Qualified to Participate in Competitive Bidding (17 Zaikeiso No. 1543, dated April 1, 2006).
- c. Each constituent member shall not be in a state of financial distress, including where company arrangement proceedings have commenced, special liquidation proceedings have commenced, a petition for bankruptcy has been filed, a petition for commencement of reorganization proceedings has been filed pursuant to Article 17, paragraph (1) of the Corporate Reorganization Act (Act No. 154 of 2002), a petition for commencement of rehabilitation proceedings has been filed pursuant to Article 21, paragraph (1) of the Civil Rehabilitation Act (Act No. 225 of 1999), or any bill or check has been dishonored.
- d. Each constituent member shall not be delinquent in the payment of corporation tax, corporate enterprise tax, corporate inhabitants tax, consumption tax, or local consumption tax for the most recent one-year period.
- e. Each constituent member shall not be under the control of an organized crime group (meaning an organized crime group as defined in Article 2, item (ii) of the Act on Prevention of Unjust Acts by Organized Crime Group Members (Act No. 77 of 1991)), a member of such group (including a member of any constituent organization of such group), or any person for whom five years have not elapsed since the day on which such person ceased to be a member of an organized crime group.

For foreign legal entities, TMG must be able to confirm that they satisfy equivalent requirements in light of the laws and regulations applicable to them. Details shall be set out in the application guidelines and other relevant materials.

(5) Reference Date for Confirmation of Eligibility Requirements

The reference date is expected to be the date on which proposals are received.

4. Matters Concerning Proposal Evaluation

(1) Evaluation Framework

The evaluation shall be conducted by an evaluation committee composed of external members.

(2) Evaluation Method

In principle, the evaluation shall be conducted based on the submitted documents, and the proposals shall be evaluated comprehensively, including aspects relating not only to the construction phase but also to the management phase.

(3) Approach to Evaluation Criteria

A comprehensive evaluation is expected to be conducted with respect to the content of the TMG-owned land utilization project, the project operation structure, financial aspects such as the project income and expenditure plan, and the ground rent and other amounts to be paid to TMG by the project operator.

5. Publication of Evaluation Results

A summary of the evaluation results will be published on the TMG website.

6. Copyright

The copyright in proposals and other materials received by TMG from applicants shall belong to the respective organizations that created them. However, TMG may use such materials free of charge when TMG considers it necessary to do so for publication, exhibition, or other purposes.

Chapter 5: Submission of Questions and Related Matters

1. Submission of Question Forms

- (1) If there are any questions regarding this policy, the required information shall be entered in the forms in Appendices 1-1 and 1-2, and the forms shall be submitted by email to “3. Contact” below within the submission period specified in (3). The forms shall be attached to the email. Questions shall not be accepted by telephone or fax. Questions shall be accepted only from private companies considering applying for the Project.
- (2) One form shall be used for all questions submitted by each company.
- (3) Submission Period

The submission period shall be Monday, June 29, 2026, and Tuesday, June 30, 2026.

2. Responses to Questions

- (1) Responses to the submitted question forms are expected to be made available on the TMG website starting around August 2026. Company names and other identifying information will not be disclosed in the responses. No responses will be provided to statements of opinion or questions concerning matters unrelated to the policy.
- (2) Interviews may be conducted to confirm the details, as necessary, with those who have submitted question forms.

3. Contact Information

Land Use Planning Section, Urban Development Policy Division, Bureau of Urban Development, Tokyo Metropolitan Government

Contact persons: Fukushi, Inada, Unno

Address: 2-8-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo North Side, 12th Floor, Tokyo Metropolitan Government No. 2 Building

Phone: 03-5388-3248 (Ext.) 30-227

Email address: S0000175 (at) section.metro.tokyo.jp

Bureau of Urban Development website address: <http://www.toshiseibi.metro.tokyo.jp/>

To prevent spam, the email address is shown in a partially modified form. When sending an email, replace “(at)” with “@”.

Appendix 1-1

(Month) (day), (year)

Jingumae 5-chome District Urban Development Project Project Implementation Policy Question Form

Regarding the Project Implementation Policy for the Jingumae 5-chome District Urban Development Project, we hereby submit questions as detailed in the Appendix.

| | |
|--------------|---|
| Company name | Trade name or company name Location Representative Job Title and Name |
|--------------|---|

[Contact information for the person in charge]

| | |
|-----------------|--|
| Department name | |
| Name | |
| Location | |
| Phone number | |
| Email address | |

| | |
|---------------------|--|
| Number of questions | |
|---------------------|--|

1. Prepare this document in Microsoft Excel.
2. Please add more space if the provided space is insufficient.
3. Submission period
Monday, June 29, 2026, and Tuesday, June 30, 2026

*The question form must be prepared in Japanese.

Appendix 1-2

Question Form

| <1> Number | <2> Question title | <3> Page number | <4> Line number | <5> Item | <6> Question |
|---------------|-----------------------|-----------------------|-----------------------|-------------|-----------------|
| | | | | | |
| | | | | | |
| | | | | | |

[Guidelines for Completion]

(1) Common information

- Prepare this document in Microsoft Excel.
- Rows may be added to the table according to the number of questions, but columns must not be added, moved, or merged.
- Questions shall be listed on a single Excel sheet.

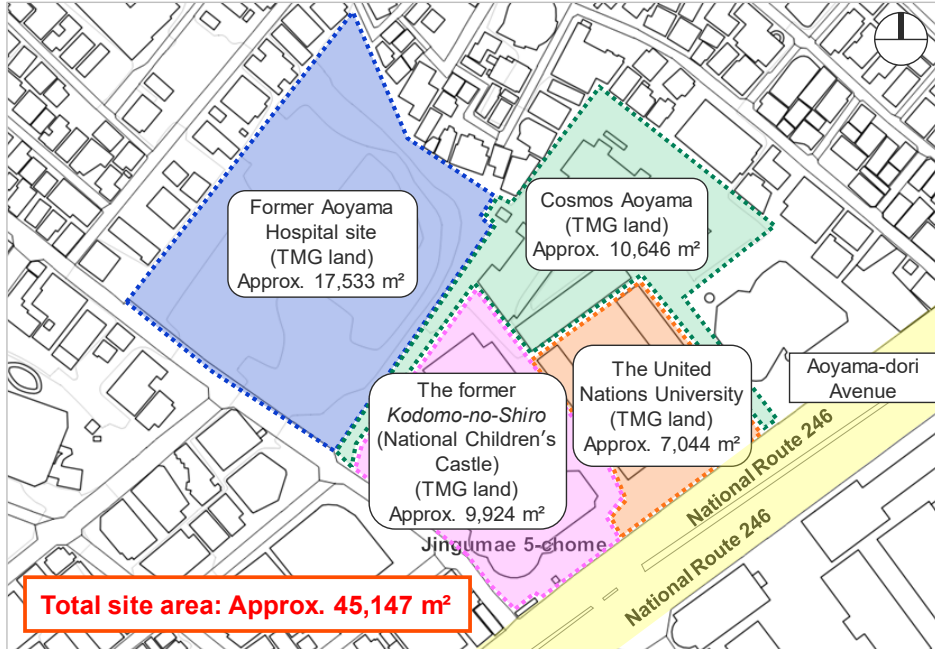
(2) Instructions for Completing Each Field

- <1> Number - Number each question sequentially (using half-width Arabic numerals).
- <2> Question title - State the question title concisely.
- <3> Page number - Indicate the page number on which the section subject to the question begins (using half-width Arabic numerals).
- <4> Line number - Indicate the line number at which the section subject to the question begins (using half-width Arabic numerals).
- Count line numbers from the top of the relevant page, excluding blank lines.
- <5> Item - Enter the item that contains the section subject to the question, following the example below.
- Example: 1_(1)_A
- *All characters must be full-width.
 - *Item numbers and other indicators must be entered from the largest unit down to the smallest unit relevant to the question.
 - *Insert an underscore (half-width) between item numbers and other indicators.
 - *Enter the number and title of the item at the smallest level.
- <6> Question - Enter one question per cell.
- State each question concisely.
 - Each question must be self-contained (do not omit content by referring to other questions).
 - When asking multiple questions about the same section, separate each question by content and enter each in a different cell (in this case, do not omit steps <1> through <6> for each question).
 - For questions covering multiple sections, list them only once, and the item listed first shall be the item subject to the question.
 - For a single question with multiple applicable sections within the Project Implementation Policy, the section listed first shall be the target section for the question.

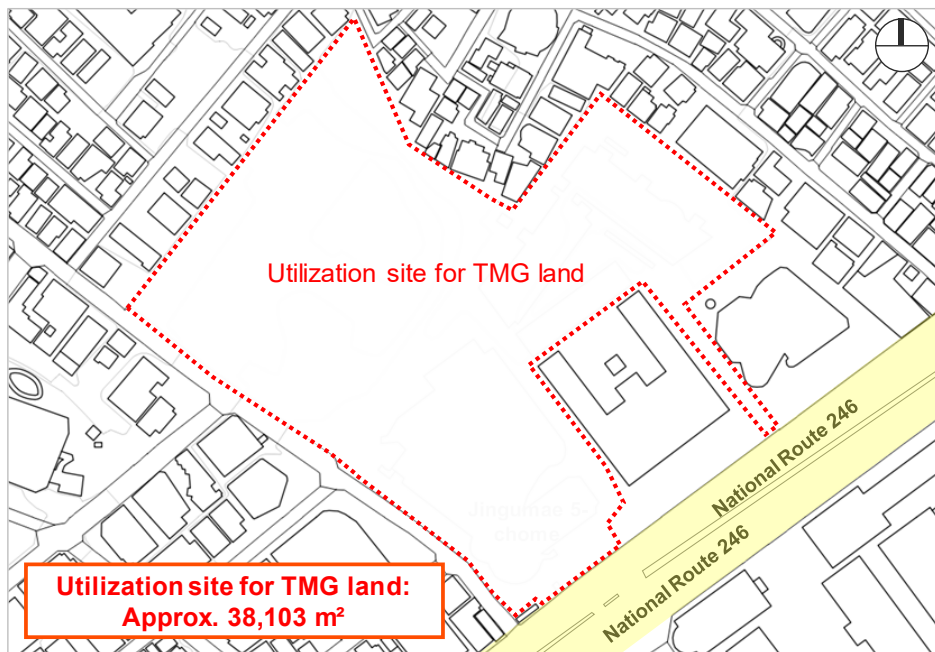
*The question form must be prepared in Japanese.

Appendix 1

Project Area Map



This map is prepared based on the 1:2,500 scale topographic map of Tokyo (7 toshi-ki-ko No. 1290) published by TMG. Unauthorized reproduction is prohibited. The copyright of this map belongs to the TMG and Mid Map Tokyo Corporation.



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Overview of the Former Kodomo-no-Shiro (National Children's Castle)

| | |
|-------------------|--|
| Location | 53-1 Jingumae 5-chome, Shibuya-ku, Tokyo |
| Site area | 9,924.62 m ² |
| Total floor area | 41,699.87 m ² |
| Building area | 6,010.93 m ² |
| Structure | Steel frame structure; steel and reinforced concrete structure |
| Number of stories | 13 above ground, 4 below ground |
| Completion date | September 1985 |

Overview of Cosmos Aoyama

| | |
|-------------------|---|
| Location | 53-15 Jingumae 5-chome, Shibuya-ku, Tokyo |
| Site area | 10,645.83 m ² |
| Total floor area | 41,026.94 m ² |
| Structure | Steel and reinforced concrete structure, partly reinforced concrete structure |
| Number of stories | 5 above ground, 4 below ground |
| Completion date | July 1995 |