

April 22, 2024
For immediate release

Mitsui Fudosan Co., Ltd.
Toyota Fudosan Co., Ltd.
The Yomiuri Shimbun Holdings

**Mitsui Fudosan-led Consortium Chosen as the prospective operator for Tsukiji
District Development Project by Tokyo Metropolitan Government**

Tokyo, Japan, April 22, 2024 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today as the representative company of a consortium comprising 11 partner companies, including Toyota Fudosan Co., Ltd. and The Yomiuri Shimbun Holdings that the said consortium was selected as the prospective operator for the Tsukiji District Development Project (hereinafter “the project”) by the Tokyo Metropolitan Government (TMG) on April 19, 2024 from candidates responding to the TMG’s request for proposals.

At the former site of the Tsukiji fish market, an asset of Tokyo residents, we will work to enhance the value of Tokyo an international city and create an area that is cherished by locals and attracts people from around the world.

For more information about the project, please see the TMG’s Bureau of Urban Development website along with this news release.

URL : https://www.toshiseibi.metro.tokyo.lg.jp/bosai/toshi_saisei/saisei08.html (in Japanese)



Bird's eye view (artistic rendering)

Consortium	Operating companies*	Mitsui Fudosan Co., Ltd. (representative company)
		Toyota Fudosan Co., Ltd.
		The Yomiuri Shimbun Holdings
	Builders	Kajima Corporation, Shimizu Corporation, Taisei Corporation, Takenaka Corporation
	Architects	Nikken Sekkei Ltd., Pacific Consultants Co., Ltd.
	Partners	The Asahi Shimbun Company, Toyota Motor Corporation

*Companies responsible for development and operation

【Overall Project Overview】

◎Key points of the project

- With a 50,000-person grand-scale multifunctional venue at the core, introduce facilities serving the three key roles of “wellness innovation” “food, experience, and activity,” and “hospitality” targeting a society of healthy longevity to bolster Tokyo’s international competitiveness
- Carry on and develop Japan’s world-class food, culture, and arts, and capitalize on Tsukiji’s history and characteristics to enhance Tokyo’s appeal as a tourist city
- Utilize surrounding resources such as Hama-rikyu Gardens and the Sumida River to create one of the most open spaces in Tokyo spanning about 10 hectares in total where many people from young to old can gather, relax, and enjoy an array of activities
- Establish a wide-area transportation hub accessible by land, sea, and air mobility options, promote vibrancy and interaction in collaboration with the Tsukiji outer market
- Achieve carbon neutrality utilizing cutting-edge environmental technologies, implement various eco-conscious initiatives

< Wind paths, solar power generation, greenery creation (green space ratio around 40%), hydrogen power station, biogas power generation, etc. >

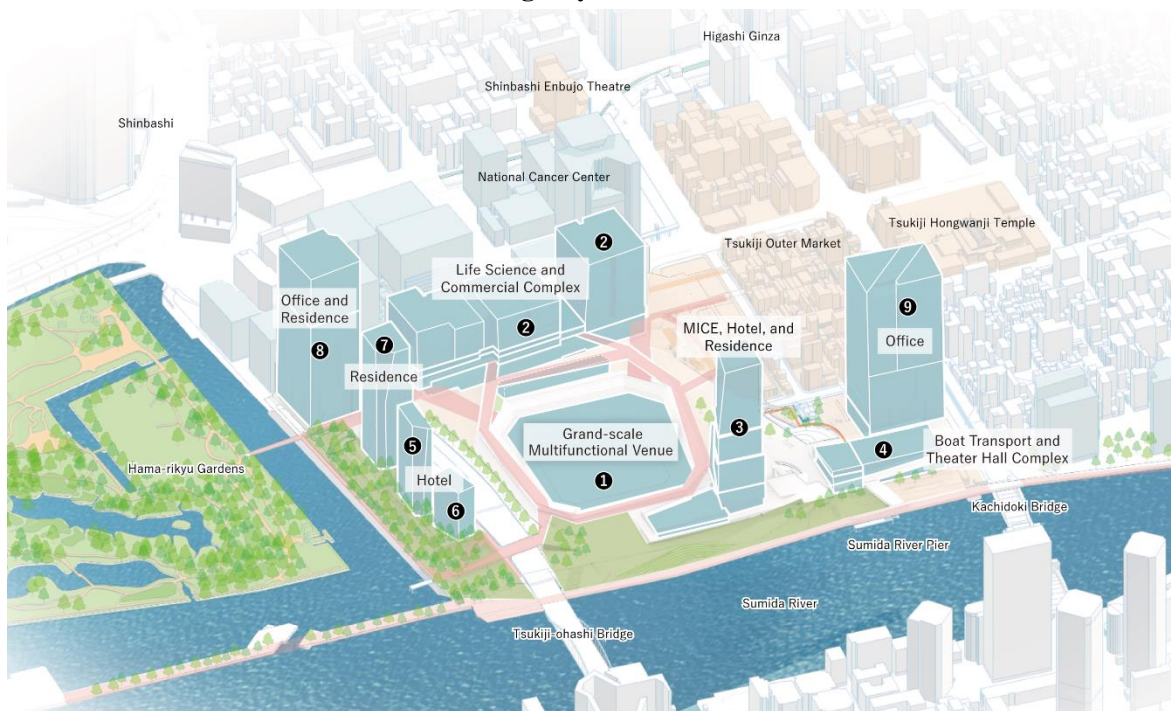
◎Basic information

Location	Areas in Tsukiji 5-chome and Tsukiji 6-chome, Chuo-ku, Tokyo
Area of TMG-owned land to be used	Approx. 2,045,000 ft ² (approx. 190,000 m ²)
Total floor area (GFA)	Approx. 12,594,000 ft ² (approx. 1,170,000 m ²)
Total expected project cost	Approx. ¥900 billion
Scheduled opening	First half of 2030s or later (advance opening of facility in fiscal 2029)
Main buildings	Nine total buildings including a grand-scale multifunctional venue, a life science and commercial complex building, MICE (meetings, incentives, conferences and exhibitions), hotel, and residence building, and a boat transport and theater hall complex building
Next-generation transportation hub linking land, sea, and air	<ul style="list-style-type: none"> • New station on the Rinkai Subway Line linking Tokyo Station and the Rinkai area, connection with the exit of the Metropolitan Expressway’s Harumi Route • Port looking to practical use of flying cars • Boat transport facility to be a hub for a tourist and commuter boat transportation network along the Sumida River • Transportation terminal with access to next-generation mobility options, buses, taxis, and so forth



Wide-area transportation hub accessible by land, sea, and air (artistic rendering)

【Building Layout Plan】



Diagram

(1) Grand-scale multifunctional Venue

One of the most adaptable indoor multifunctional all-weather facilities in the world with capacity for about 50,000 people (adjustable seating for 20,000 to 57,000 according to the purpose)

<Ultra-adaptability>

Extremely versatile facility using movable seating and temporary seating to change the layout of guest seating and the type of field according to the purpose to create a dedicated stadium, arena, theater, or exhibition space (envisioned events: rugby, baseball, soccer, basketball, e-sports, MICE, live music, concerts, theatrical performances, etc.)

<Exhilarating and authentic atmosphere>

Transform the space to create the best environment for viewing and experiencing events, and use state-of-the-art digital technology and sound and production equipment to deliver an amazing sense of authenticity, exhilaration, and immersion

<Hospitality>

Provide world-class hospitality with one of the largest lounges in Japan and various VIP rooms

<Universal design>

Introduce lots of permanent wheelchair seating, audio and text information services for the visually and hearing impaired, a sensory room, a cool down room and more rooted in the basic philosophy of sharing moving experiences irrespective of gender, age or disability status

(2) Life Science and Commercial Complex

A hub for the life science community mobilizing cutting-edge technology and knowledge

With an eye to strengthening the biotechnology and healthcare industry, leverage the location's proximity to medical institutions such as National Cancer Center Japan and excellent access to Kasumigaseki where government agencies are concentrated to build a platform for innovation that fosters opportunities for human exchange and concentration of high-level human resources and information

<Main functions>

Cutting-edge R&D, incubation, life science lab and office space, lounge for co-creation, commerce

(3) MICE, Hotel, and Residence

MICE facilities (main hall, banquet facilities, small/medium/large conference rooms, foyer, etc.) addressing diverse needs at an international level, a large high-class hotel, and short- to medium-term accommodations

(4) Boat Transport and Theater Hall Complex

A food hall to captivate the world with Japanese food, a food lab for research related to food, a theater hall (roughly 1,200-person capacity) for sharing moving cultural and artistic experiences, a boat waiting area, etc.

(5) (6) Hotel

World-class accommodations that incorporate the Japanese landscape of Hama-rikyu Gardens and welcome VIPs and national guests of state

(7) Residence

Accommodations suitable for global executives, high-skilled personnel, and the like

(8) Office and Residence

High-grade accommodations for medium- to long-term stays, offices

(9) Office

Offices including shared offices addressing various needs such as diverse work styles, commercial retail functions



Open space along the Sumida River (artistic rendering)

Artistic renderings of the Multifunctional Venue transformations



Rugby, American football, soccer



Baseball, softball

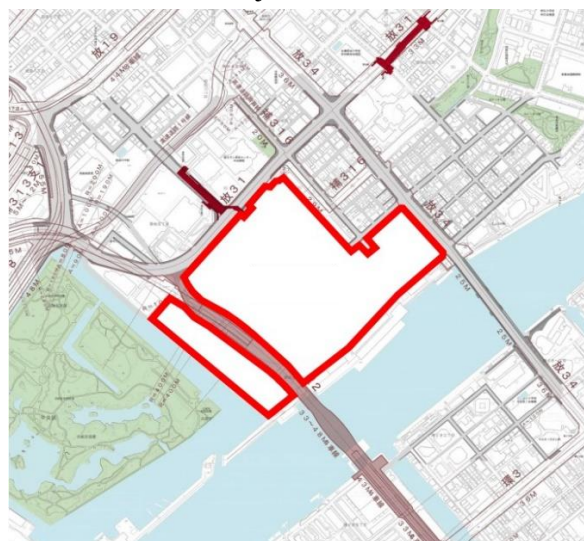


Concert



Exhibition space

【Subject Area】



Please note that this news release presents a summary of the proposal submitted to the Tokyo Metropolitan Government at the present time, and the information is subject to change in the future.