

FY2023 1st General Meeting of Environmental Impact Assessment Council (Held Today)

Developer Briefing on Environmental Impact Assessment Report on Jingu Gaien District Urban Area

Redevelopment Project (tentative name)

Explanation of the Response to the International Council on Monuments and Sites Japan National Committee

Key Points to this Response

- 1. There were no errors or falsehoods in any of the total of 58 items as claimed by International Council on Monuments and Sites (ICOMOS) Japan National Committee, and no changes will be made to the assessments and forecasts in the assessment report.**
- 2. Of the 58 items, approx. half of the claims themselves included details different from the facts, and approx. half were claims based on differences of thinking and interpretation, thus assessments and forecasts were legitimate.**

Tokyo, Japan, April 27, 2023 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, submitted an environmental impact assessment report, (hereinafter, “assessment”) on January 10, 2023 with regard to the environmental impact assessment procedures for the Jingu Gaien District neighborhood creation under the Jingu Gaien District Urban Area Redevelopment Project (tentative name). Procedures were completed with a public notice on January 20, 2023 and notification to start construction was published on January 30, 2023. This was based on the Tokyo Metropolitan Government's Environmental Impact Assessment Ordinance and following deliberation by the Tokyo Metropolitan Environmental Impact Assessment Council.

However, during a general meeting of the Environmental Impact Assessment Council (hereinafter, “council general meeting”) on January 30, 2023, it was learned that a document dated February 20, 2023 and titled “Request for a response from the project developer regarding the ‘false report’ claim made by ICOMOS Japan National Committee regarding the Jingu Gaien District Urban Area Redevelopment Project (tentative name),” and sought a response from the developer.

Mitsui Fudosan hereby informs that it has explained the details of its response to the first council general meeting for fiscal 2023 held today.

All of the 58 items ICOMOS Japan National Committee pointed out in its request were no error or falsehood, and no changes will occur in the assessments and forecasts in the assessment. Mitsui Fudosan intends to provide a detailed explanation for all 58 items, but due to time constraints, will this time provide an explanation on 37 of the 58 items. For items 38 and onward, there are many items that overlap the 37 items, so these will be explained at the next council general meeting. In addition, the Company also received opinions from Council members before providing an explanation, and responded to their opinions during the council general meeting.

As the developer, Mitsui Fudosan will continue to proceed with this plan in the future as appropriate while reporting and discussing with the council general meeting and other relevant organizations.

■ **Overview of claims made by ICOMOS**

The request made by ICOMOS is comprised of 58 items under 5 matters, with the main claims made by ICOMOS as follows.

1. Regarding errors in scientific research methodology and false reporting related to the survey of the current state of organisms and ecosystems (Serial nos. 1-28)

ICOMOS claim: No survey sites exist, insufficient number of surveys, erroneous classification of trees, etc.

2. Regarding errors and false reporting related to the forecasts of organisms and ecosystems (Serial nos. 29-51)

ICOMOS claim: Forecast methodology needs to be reviewed, description of green space as “partially altered” is false, etc.

3. Submission of materials concealing the current state of the gingko-tree lined street and false reporting (Serial no. 52)

ICOMOS claim: There has been no explanation to the Council or in the assessment about gingko trees dying, and they are false, etc.

4. Regarding the claim that the assessment’s conclusion of the assessment of the impact on the environment is false (Serial nos. 53-57)

ICOMOS claim: Ecological bases and networks will be destroyed, etc.

5. Regarding the percentage of green space and open space (Serial no. 58)

ICOMOS claim: Percentage of green and open space will decrease, remain about the same, etc.

During the council general meeting today, Mitsui Fudosan provided explanations on 37 of the total of 58 items (Serial nos. 1-37),

■ Developer’s explanation regarding the ICOSMOS claims

- **Of the 37 items explained today, 20 items were claims that had been factually incorrect, so Mitsui Fudosan is re-stating the facts.**

Examples:

- The claim that there is no plaza that will link the Central Square and Picture Gallery as published in the assessment. (Serial no. 1)
→ Survey points exist and after it is developed in the future will be named the “Plaza connecting Central Square and Picture Gallery Square.”
- The claim that mixed forests of evergreens and deciduous trees are not classified. (Serial no. 7)
→ Classified as published in the assessment.
- The claim that there is no publication of the green space in Picture Gallery Square. (Serial no. 20)
→ Picture Gallery Square is outside of the scope of the environmental impact assessment, so is not published.
- The claim that there is no publication of specific soil names. (Serial no. 21)
→ Published in the reference section, etc.

- **Of the 37 items Mitsui Fudosan explained today, 17 items were claims that were based on differences in thinking or interpretation, so the Company explained its thoughts and justifications for the assessment.**

Examples:

- Claim of insufficient survey sites (Serial no. 2, etc.)
→ Vegetation is homogenous and there is no problem with having only a single, representative survey point.
- Claim that a green network running in an east-west direction is erroneous and false (Serial no. 23)
→ Places with lots of the greenery run east-west, so it is not false.
- The claim that publishing that the greenery space is partially altered is false and that nearly 80% of the forested area will be destroyed (Serial no. 31)
→ Green space is planned to be preserved or restored through transplantation, with more than 70% of trees preserved or transplanted, nearly 80% of forested area will not be destroyed, etc.

Classification of the ICOMOS Claims and the Developer's Responses (Serial nos. 1-37)

ICOMOS Claims			Developer Explanation	
Items classified by developer	Corresponding serial no.(s)	Sub-total	Includes factual inaccuracies	Differences of thought or interpretation
• Claims related to survey points or survey areas	1,2,3,4,11,14,20,32	8 items	4 items	4 items
• Claims related to survey methods	13,27	2 items	0 items	2 items
• Claims related to tree classifications	6,7,8,9,10,12,16,17,18,30	10 items	8 items	2 items
• Claims related to absence or presence of items in the assessment	5,15,19,21,22,25	6 items	3 items	3 items
• Claims about falsehood	23,31,33,34,35,36,37	7 items	2 items	5 items
• Other	24,26,28,29	4 items	3 items	1 item
Total	-	37 items	20 items	17 items

Please refer to the following for the developer's explanatory materials at the council general meeting today in response to the request by ICOMOS.

“Explanation of the Response to the International Council on Monuments and Sites (ICOMOS) Japan National Committee (Serial nos. 1-37)”

URL (in Japanese only): https://www.jingugaienmachidukuri.jp/pdf/jingugaienmachidukuri_news_2023041427-2.pdf