

FY2023 2nd 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

Mitsui Fudosan has provided responses to each of the 58 items requested by the Environmental Impact Assessment Council in meetings today and on April 27, 2023, based on a written request from the International Council on Monuments and Sites (ICOMOS) Japan National Committee.

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, May 18, 2023 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, completed its response to all 58 items claimed by the ICOMOS Japan National Committee as based on a written request made to the general meeting of the Environmental Impact Assessment Council (hereinafter, “council general meeting”) held on January 30, 2023. Mitsui Fudosan provided an explanation* for 37 of the total of 58 items in the first council general meeting held on April 27, 2023. The Company provided an explanation on the remaining 21 items in the second council general meeting held today.

As explained in the meeting today and in the first general council meeting, the Company confirmed that there were no errors or falsehoods as claimed by the ICOMOS Japan National Committee, and there will be no changes will be made to the assessments and forecasts in the assessment report.

With regard to procedures related to the project stage environmental impact assessment on the Jingu Gaien District Urban Area Redevelopment Project (tentative name), the Company submitted an environmental impact assessment report (hereinafter, “assessment”) to the Environmental Impact Assessment Council dated January 10, 2023. Procedures were completed with a public notice on January 20, 2023 and notification to start construction was published on January 30, 2023.

As the developer, procedures for the project stage assessment have been completed as stated above, and Mitsui Fudosan will continue to move forward appropriately on the project in the future, based on the assessment and while reporting and discussing with the council general meeting and other relevant organizations. In addition, the Company is also considering matters such as how to hold briefings for residents to obtain their understanding. It is also moving forward on continuing detailed and proactive provision of information.

* Please refer to the item below: “FY2023 1st General Meeting of Environmental Impact Assessment Council (Held April 27, 2023)

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.”

URL (in English): https://www.jingugaienmachidukuri.jp/pdf/en-jingugaienmachidukuri_news_2023053101.pdf

■ 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.

■ Developer’s explanation regarding the ICOSMOS claims

- **Of the 21 items explained today, 9 items were claims that had been factually incorrect, so Mitsui Fudosan is re-stating the facts.**

Examples:

- The claim that plant communities will be destroyed in large volumes, so the forecast of small changes in details and extent is a falsehood. (Serial no. 37)

→ The plan is to preserve the environment of greenery by transplanting, preserving or restoring trees and ecosystems through replanting, so it is not a falsehood.

- The claim that tree classification is erroneous. (Serial no. 44)

→ Detailed community structures were confirmed and listed in the community survey and are not erroneous.

- The claim that targeted future ecosystems are not published in the report. (Serial no. 47)

→ Ecosystems to be rehabilitated and restored are described in the assessment, and take into account the results of the community survey.

- The claim that the Central Square area will be a bright and open landscape of greenery is a false report. (Serial no. 51)

→ The plan is to create a bright forested floor space through an appropriately coarse and dense layout of trees, etc.

- **Of the 21 items Mitsui Fudosan explained today, 12 items were claims that were based on differences in thinking or interpretation, so the Company explained its thoughts and justifications for the assessment.**

Examples:

- The claim that an independent report by ICOMOS found that six gingko trees are significantly withered yet this is not made clear in the assessment, making the assessment false. (Serial no. 52)

→ An investigator qualified as an arborist conducted a tree vitality test of the gingkoes and the result was that there was no error (in grading the six gingko trees with an A for vitality).

- The claim that the developer’s survey on scientific data related to preservation of the gingko trees is not presented

in the assessment report. (Serial no. 52)

→ Preservation of four rows of ginkgo trees is described in the assessment. The plan is to give due consideration to ensure the health of the ginkgo trees is not harmed. This will involve a pre-construction root system survey, adjustment of the facility plan that takes into account the results of the survey and through monitoring and nursery management during construction and for a certain period following the completion of construction.

• The claim that precious ecological corridors will be destroyed. (Serial no. 53)

→ The plan is to maintain green and ecological networks by preserving, translating and planting new trees, etc.

Classification of the ICOMOS Claims and the Developer's Responses (Serial nos. 38-58)

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	-	-	-	-
• Claims related to survey methods	-	-	-	-
• Claims related to tree classifications	44	1	1 item	0 items
• Claims related to absence or presence of items in the assessment	45, 47	2	2 items	0 items
• Claims about falsehood	38, 39, 40, 43, 49, 51	6	5 items	1 item
• Other	41, 42, 46, 48, 52, 53, 54, 55, 56, 57, 58	12	1 item	11 item
Total	-	21	9 items	12 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. 38-58)”

URL (in Japanese only): https://www.jingugaienmachidukuri.jp/pdf/jingugaienmachidukuri_news_2023051813-2.pdf

■ Summary of all 58 items claimed by ICOSMOS

- As described in the explanations given in the first and second council general meetings of fiscal 2023, there are no errors or falsehoods as claimed by ICOMOS Japan National Committee, and there will be no changes will be made to the assessments and forecasts in the assessment.
- 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.

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, 44	11 items	9 items	2 items
• Claims related to absence or presence of items in the assessment	5, 15, 19, 21, 22, 25, 45, 47	8 items	5 items	3 items
• Claims about falsehood	23, 31, 33, 34, 35, 36, 37, 38, 39, 40, 43, 49, 51	13 items	7 items	6 items
• Other	24,26,28,29,41,42,46,48,50, 52,53,54,55,56,57,58	16 items	4 items	12 items
Total	-	58 items	29 items	29 items