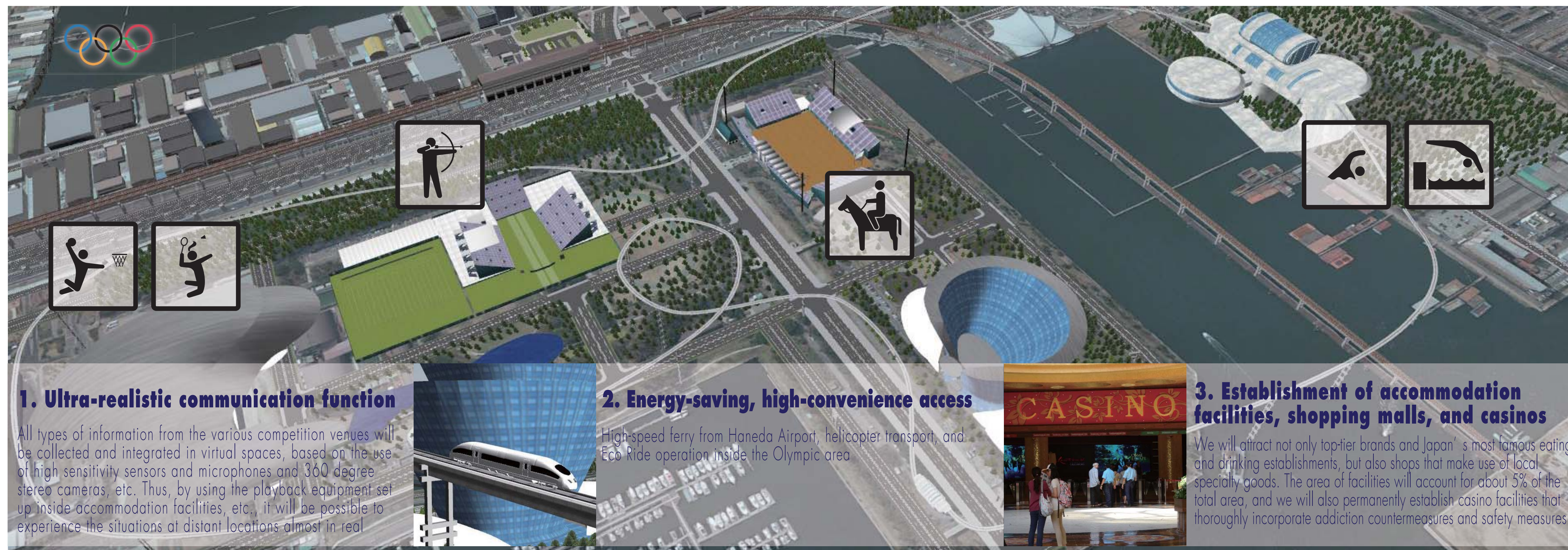


We would like to propose a future-oriented urban plan that transcends the sense of values of earlier generations, and is aimed at the formation of “developmental social capital” that will be utilized by people and generate value in a continuous manner into the future. The concepts of “demonstrating the wonder of the Olympic legacy” and “inheriting the Olympic legacy,” which are depicted in the venue arrangement plans of the Tokyo Metropolitan Government, seem to justify “a legacy (heritage)” that will not generate any new value and only leave a burden on future generations.

In our proposal, we depart from such ideas. We hope to prepare an environment in which the competitions that are scheduled in the Tokyo Bay Zone venue arrangement plan can be implemented in a smooth manner, and then convert this area into an “integrated resort (IR)” immediately after the end of the Olympics. As such, rather than allowing the location of the holding of the Olympics to turn into a heritage site, we aim to develop this area in a perpetual way. Furthermore, in order to spotlight the advanced technological capabilities of Japan both domestically and abroad, we intend to introduce the world’s first ultra-realistic communication system at the various competition venues and accommodation facilities. This system will realize recording and playback with a remote presence feeling, based on the use of sophisticated VR and ICT technologies. In addition, we intend to build virtual spaces that integrate a variety of spaces, and realize a mechanism for achieving ultra-realistic sensations and a feeling of immersion in real time. This will enable visitors to view all of the competitions without being constrained by competition schedules. For visitors who would like to see competitions “in person,” we will realize a smooth passenger transport system with reduced levels of CO2 emissions. This will be based on “Eco Ride,”

## Future-oriented integrated resort area that people will want to visit after Tokyo Olympic



### 1. Ultra-realistic communication function

All types of information from the various competition venues will be collected and integrated in virtual spaces, based on the use of high sensitivity sensors and microphones and 360 degree stereo cameras, etc. Thus, by using the playback equipment set up inside accommodation facilities, etc., it will be possible to experience the situations at distant locations almost in real

### 2. Energy-saving, high-convenience access

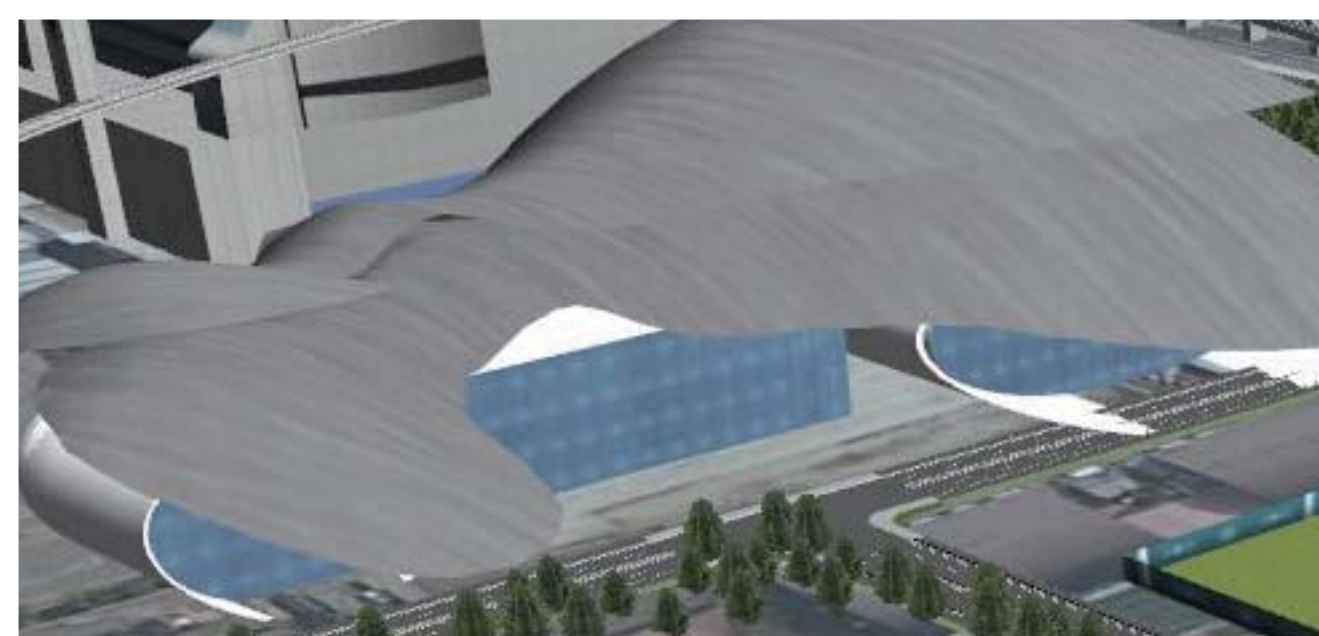
High-speed ferry from Haneda Airport, helicopter transport, and Eco Ride operation inside the Olympic area

### 3. Establishment of accommodation facilities, shopping malls, and casinos

We will attract not only top-tier brands and Japan’s most famous eating and drinking establishments, but also shops that make use of local specialty goods. The area of facilities will account for about 5% of the total area, and we will also permanently establish casino facilities that thoroughly incorporate addiction countermeasures and safety measures.

an energy-saving short-distance public transport system that will be set up inside the Olympic area. We believe that these mechanisms will demonstrate their true value when the area is converted into an IR immediately after the end of the Olympics, and they can also be used for entertainment, international conferences, and other purposes. As for the various facilities in this area, we aim to carry out construction, operation, maintenance, and management in an efficient manner using the PFI method to the greatest extent possible.

### 4. IR conversion immediately following the end of Tokyo Olympic



#### (i) Ensuring MICE functions

The interiors of the basketball and badminton venues will be remodeled, and these venues will be converted into large-capacity MICE facilities in accordance with international standards.

#### (ii) Strengthening of entertainment resort functions

The archery venue, which will be established with a large-sized screen, will be converted into an outdoor event area, the equestrian venue will be converted into an outdoor racetrack, and the swimming competition facilities will be converted into a hot spring bathing facility, based on the construction of pipelines from nearby spring sources or transports via tanker trucks.

#### (iii) Increasing the capacity of accommodation facilities

We will increase the capacity of the facilities in accordance with demand after the end of the Olympics. This expansion of the accommodation facilities will serve as a symbol of urban development.

### Realization of PFI business (introduction of concession format)

Up to when the profitability of the integrated resort area stabilizes, the property rights of facilities will be left with the outsourcers as they are, and we will aim to boost profitability as early as possible based on a scheme (concession format) in which private businesses will carry out the management of public facilities.

