

Following the selection of the private business operator to implement the Tokyo Sea Life Park Renewal Project (hereinafter, "the Project") pursuant to Article 8, Paragraph 1 of the Act on Promotion of Private Finance Initiative (hereinafter, "the PFI Act"), we hereby publish the objective evaluation results in accordance with the provisions of Article 11, Paragraph 1 of the said act.

October 24, 2022

Koike Yuriko, Governor of Tokyo

1 Project Overview

(1) Project Name

Tokyo Sea Life Park (tentative name) Renewal Project

(2) Project Method

In accordance with the PFI Act, the private business operator implementing the Project will undertake the design and construction of Tokyo Sea Life Park (hereinafter, "the New Aquarium") proposed by itself and deliver the finished building unused to the Tokyo Metropolitan Government (hereinafter, "TMG"), but continue to perform the maintenance and management of the New Aquarium during the project period in accordance with the BTO (Build-Transfer-Operate) method.

(3) Project Period

The period of the Project shall be from the day following the date of conclusion of the project contract to March 31, 2048.

(The maintenance and management period of the New Aquarium will be approximately 20 years, from March 2028, when the New Aquarium will start service, to March 31, 2048.)

(4) Description and Scope of the Project

The main tasks to be carried out by the private business operator which concluded the project contract with TMG to implement the Project are as follows.

(1) Facility maintenance

- Design
- Construction
- Procurement and installation of fixtures and equipment
- Construction supervision

(2) Preparation for the opening of business

- Maintenance and management during preparation for opening
- Support for TMG and its designated administrators for the relocation and opening of business

(3) Maintenance and management

- Maintenance and management of buildings

- Maintenance and management of building equipment
 - Maintenance, management, and repair of fixtures and equipment
 - Cleaning
 - Maintenance and management of plantings and exterior
 - Environmental health management
 - Security
 - Large-scale repair support
- (4) Incidental tasks
- Restaurant and cafe operations
 - Other tasks based on free proposals (not fixed)

2 Successful Awardee

INOCHI Group

- Representative company
NEC Capital Solutions, Ltd.
- Members
Daiken Sekkei. Inc.
Kajima Corporation
Hazama Ando Corporation
Nomura Co., Ltd.
Shinryo Corporation
AX-ON Inc.
Harima B.Stem Corporation
- Cooperating Companies
Nippura Co., Ltd.
Sanno-sogo
Zetton, Inc.

3 Background to Selection of the Successful Awardee

For the purpose of comprehensively evaluating the capabilities, expertise, etc. possessed by private business operators based on the previously-announced criteria for selecting the successful awardee from among the bidders, proposals for facility development, maintenance, management, etc. were solicited, and those proposals adopted following a review by the Technical Review Committee for the Tokyo Sea Life Park Renewal Project were evaluated comprehensively, along with their bid prices, in accordance with the PFI Act and the procedures for the comprehensive evaluation of general competitive bidding. Following this, the bidder with the highest overall evaluation score was selected after obtaining the opinions of academic experts.

4 Contract Price

JPY 43,144,386,762 (consumption tax and local consumption tax included)

5 Comparison of financial burden

By implementing the Project as a PFI project based on the awardee's proposal, it is expected that TMG's financial burden will be decreased by approximately 3% over the entire project period compared to direct implementation by TMG. Note that the financial burden is calculated based on current values.

Additionally, by returning a portion of the revenue (operating income) from ancillary tasks (management of the restaurant and café) to usage for public interests, the appeal of the New Aquarium is expected to be increased and maintained, and the provided services improved.