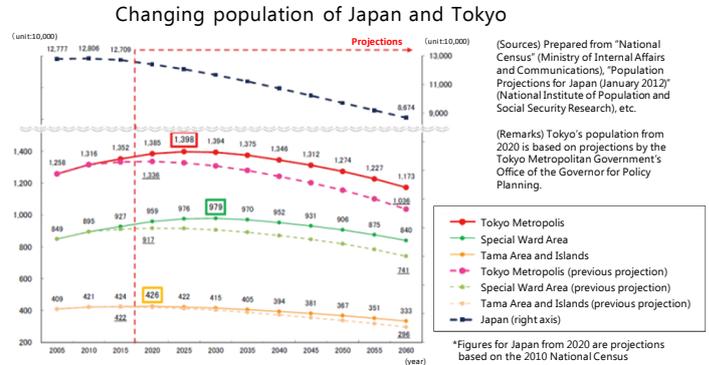


1.1 The advent of a population decline and a graying society

When estimating the population of Tokyo up to 2060 based on the 2015 national census figures, Tokyo’s population is projected to continue growing until it peaks at 13.98 million in 2025 and begins to decline.



Source: New Tokyo. New Tomorrow. The Action Plan for 2020 (December 2016)

1.2 Necessity of perspectives to maximize stock effects

As dwindling financial resources, increasing social welfare expenditures, the mass advent of the need to renew the stock of infrastructure constructed during the period of high economic growth, and other such circumstances strain government finances, the situation of social infrastructure development will enter a phase of unprecedented severity. In such an age, it is not only essential to effectively employ existing stock, but to also implement initiatives to maximize stock effects in all phases of their life cycle, including the planning, design and building, maintenance and management, and utilization of facilities.

Artist's rendition of initiative to create highly concentrated stock effects through partnership between businesses.



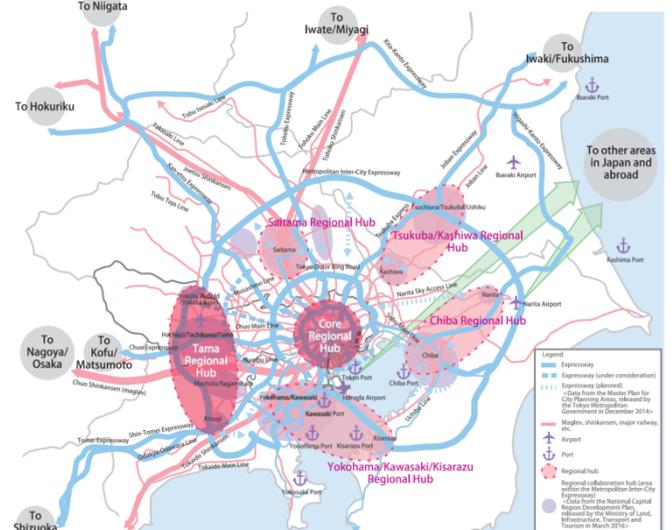
Creating hubs linking to airports and the waterfront area.

1.3 Carrying on the legacy of infrastructure into the future

Not only must the rapidly increasing demands for maintenance and management and renewal of the urban infrastructure be addressed appropriately, but we must learn from the best practices of the past as a collection of the expertise cultivated in the process of growth and maturity, and leave a good stock of infrastructure to the following generations.

Moreover, keeping our eyes firmly fixed on the city vision that we should aim for, which is outlined in the Grand Design for Urban Development, it is important that we advance cross-sectoral urban development that incorporates ESG concepts based a long-term vision, including focusing on the perspective of urban management that makes maximum use of the city's accumulation of urban functions and stock of infrastructure, and in this way, generate and maximize stock effects.

City structure for exchange, cooperation, and taking on challenges



Source: Grand Design for Urban Development (September 2017)

※ESG: Environment, Social, Governance