

Chubu Centrair International Airport Island Specified Integrated Resort District Development: Outline of Draft Implementation Policy

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Aichi Prefectural Government

*This English translation is provided for reference purposes only.
In the event of any inconsistency, the Japanese version shall prevail.

This Draft Implementation Policy has been prepared to provide private-sector operators with the information necessary for examining the project and to serve as a basis for soliciting their opinions. It has been formulated in accordance with Article 6, paragraph (1) of the Act on Development of Specified Integrated Resort Districts (IR Development Act) and the Basic Policy for the Development of Specified Integrated Resort Districts (Basic Policy), and with reference to the results of the “Call for Ideas toward the Realization of an International Tourism City with MICE as Its Core” conducted in 2018 and the “Call for Opinions regarding the Examination of the Feasibility of Developing a Specified Integrated Resort District” conducted from 2019 to 2020, as well as relevant preceding cases.

1. Purpose and Objectives of the Development of the IR District

<Purpose>

By developing an Integrated Resort (IR) in the Chubu Centrair Area - home to Chubu Centrair International Airport (Centrair Airport) and the Aichi Sky Expo (ASE), and with one of the world's leading industrial clusters and a wide range of tourism resources in its surrounding region - the project aims to realize an “International Tourism City with MICE as Its Core”.

<Objectives>

- Increase in MICE events brought about by the establishment of a premier MICE destination
- Increase in the number of visitors through the provision of world-class entertainment and services
- Promotion of visitor circulation throughout Japan by leveraging the distinctive characteristics of the Chubu Centrair Area

2. Location and Scale of the Planned IR District



<Land Overview>

- Location: Within Centrair 4-chome and 5-chome, Tokoname City
- Area: Approx. 50 ha (outlined in red on the map)
 - Land to be leased or sold by Aichi Prefectural Government (the Prefecture)

<Existing Facilities>

- Facility Name: Aichi Sky Expo (ASE)
- Total Floor Area: Approx. 90,000 m²
- Exhibition Area: Approx. 60,000 m²

3. Facility Types, Functions, and Scale of the IR Facilities, and Other Matters Concerning the IR Development and Operation Project (IR Project)

- The IR is intended to feature advanced and attractive architecture that contributes to the realization of an International Tourism City with MICE as Its Core and is expected to serve as a symbol of Japan.
- The development and operation of the IR shall be undertaken by the IR operator, leveraging its own expertise and ingenuity.

Type of IR Facility	Functions, Scale, and Specifications
International Conference Center and Exhibition Facilities	<ul style="list-style-type: none"> • International conference facilities: maximum single-room capacity of at least 3,000 persons; total capacity across all conference rooms of at least twice that number • Exhibition facilities: exhibition area of at least 60,000 m² <ul style="list-style-type: none"> ➢ The Prefecture will sell the ASE to the IR Operator (The operation until March 2035 under the current concession may be determined through consultations between AICEC, which is the current concessionaire, and the IR Operator Candidate.)
Attraction-Enhancement Facilities	Facilities for showcasing Japan's traditions, culture, arts, and industrial tourism to the world
Visitor Circulation Facilities	Facilities enabling wide-area visitor circulation by leveraging the site's adjacency to the airport and railway stations
Accommodation Facilities	Total floor area of all guest rooms to be approximately 100,000 m ² or more
Facilities Contributing to the Promotion of Visits and Stays of Tourists	First-class entertainment facilities for a wide range of visitors, including families
Casino Facilities	<ul style="list-style-type: none"> • Gaming area limited to no more than 3% of the total floor area of IR facilities • Implement appropriate measures to prevent gambling addiction and to maintain public safety and a public moral environment

- **Project Term:** 35 years (with possible extension)
- **Project Costs:** All costs required for the IR project, including land use costs, shall be borne by the IR-Operator

4. Recruitment and Selection of IR Operator Candidate

- An evaluation committee will be convened to select IR Operator Candidate following hearings.
- Selection and announcement of the IR Operator Candidate are scheduled for autumn 2026 to spring 2027.
- Following the selection, the IR District Development Plan will be prepared in collaboration between the Prefecture and the IR Operator Candidate, and an application for national certification will be submitted after obtaining consent from the Aichi Prefectural Public Safety Commission and Tokoname City and approval from the Prefectural Assembly.
- Following national certification, an Implementation Agreement will be concluded, followed by the transfer of land and the ASE.

5. Measures to Ensure the Smooth and Reliable Implementation of IR Project

<Ensuring Fulfillment of the IR Operator's Responsibilities>

- The Prefecture will monitor appropriate implementation of the IR Project based on reports submitted by the IR Operator.
- A third-party project evaluation committee will be established to conduct annual evaluations of the IR-Project after the end of each fiscal year.

<Risk Allocation>

- Risks associated with the IR Project shall be borne by the IR Operator.

6. Measures to Realize Internationally Competitive, Attractive Stay-Oriented Tourism

<Measures for MICE Attraction>

Implemented by the Prefecture in collaboration with the IR Operator and relevant stakeholders:

- Leveraging adjacency to an international airport to attract major international conferences, exhibitions, and trade fairs

<Measures for Wide-Area Tourism Routes Development and Inbound Promotion>

Implemented by the Prefecture in collaboration with the IR Operator, relevant municipalities, relevant regional organizations, and Centrair Airport:

- Promotion of inbound tourism through the use of wide-area tourism routes.

<Use of Admission Fees and Payments Made to Certified Prefectures>

Implemented by the Prefecture:

- Funds shall be utilized in accordance with Article 232 of the IR Development Act and the Basic Policy.
- Priority shall be given to initiatives that enhance the welfare of prefectural residents, particularly medical welfare measures that protect life and health.
- Specifically, funds will be used to strengthen the functions of prefectural hospitals, including the new Aichi Cancer Center and Aichi Children's Health and Medical Center, as well as to support infectious disease countermeasures, comprehensive addiction countermeasures, and enhanced medical care for children and persons with disabilities.

7. Measures to Eliminate Adverse Impacts Associated with Casino Facilities

<Gambling Addiction Countermeasures>

Implemented by the Prefecture in collaboration with the national government, relevant local governments, the IR Operator, and related organizations. Key measures include:

- Strengthening preventive education and public awareness
- Enhancing consultation and support systems
- Strengthening medical care delivery systems

<Public Safety and Public Moral Environment Measures>

Implemented by the Prefecture, the Aichi Prefectural Public Safety Commission, and the Aichi Prefectural Police. Key measures include:

- Guidance and advice to the IR Operator regarding crime prevention, security systems, and traffic safety infrastructure
- Promotion of countermeasures against money laundering and related crimes
- Promotion of various counterterrorism measures, including intelligence gathering and heightened security vigilance

⇒ Based on this Draft Implementation Policy, opinions will be solicited from private-sector operators, and the feasibility of realizing the IR Project will be examined.