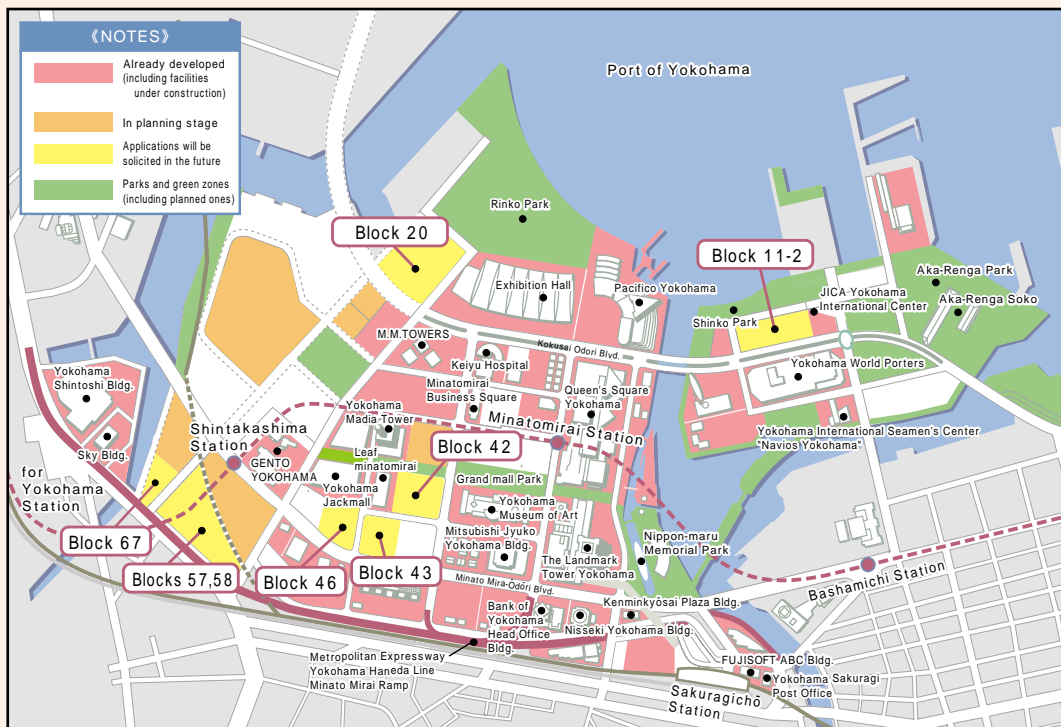


Land Use Promotion in the Minato Mirai 21 District

The Minato Mirai 21 Project is advancing development of new waterfronts to bolster the independence of the city. It aims at concentrating diverse urban functions, including corporate head offices, commerce, audio-visual and cultural institutions, and amusement facilities in the Minato Mirai 21 District, while making the most of the district's landscape and historical assets, and facilitating easy access to various means of transportation. It also aims at creating an attractive city of marked individuality by giving special attention to the location of facilities, which will enhance the overall value and image of the district.

Blocks for bid



Block number	Area	Land use control		
		Zoning	Maximum building height	Other rules applied
Block 11-2	1.3 ha	Commercial zone Capacity ratio: 400% Building coverage ratio: 80%	31 m	District Planning for the Shinko District of Minato Mirai 21 Street Landscape Guidelines
Block 20	2.2 ha		60 m*	
Block 42	1.3 ha	Commercial zone Capacity ratio: 600% Building coverage ratio: 80%	120 m*	District Planning for the Central District of Minato Mirai 21
Block 43	0.8 ha		180 m*	
Block 46	0.9 ha			
Blocks 57 and 58	2.3 ha			
Block 67	0.8 ha	Basic Agreement on Town Development under Minato Mirai 21, etc.		

* This excludes the maximum height regulations for specific areas in the city planning, and for the designated area under the Urban Renaissance Special Measure Law, provided a building height does not hamper an orderly development of the cityscape.

The information provided above indicates the blocks for which applications will be solicited in the future by the City of Yokohama and other organizations as of March 2005.

Specific terms and conditions concerning land development are stipulated in the Overview of Calls for Applications.

If the solicitation of applications is commenced, information on the solicitation of applications will be published at the Yokohama Minato Mirai 21 website (<http://www.minatomirai21.com/development/index.html>).

City of Yokohama offers various supportive measures such as preferential tax treatments and subsidies to attract companies planning entry to the Minato Mirai 21 District.

Supportive measures available in Yokohama City Specially Designated Areas for Business Location Promotion

<http://www.city.yokohama.jp/me/keizai/sinsyutu/tokuteitiiki.html>

The Ordinance Concerning Supportive Measures in the Yokohama City Specially Designated Areas for Business Location Promotion took effect on April 1, 2004. Designed to attract companies setting up businesses in the City, the new ordinance allows the City to reduce city tax rate and provide subsidies in such areas. In the Minato Mirai 21 District, which has been designated as one of these areas, business setups satisfying certain requirements including description of business and the amount of capital invested will benefit from such treatments.

Reduction of Property Tax & City Planning Tax to Half for 5 Years
Subsidy of 5 Billion Yen at the Maximum (1area, 1 company)

Outline of supportive measures

Specially designated area	Type of business (eligible companies)	Requirements on invested capital and available assistance (per corporation)	
		¥1 billion or more but not exceeding ¥5 billion (¥100 million or more but not exceeding ¥500 million for small-to-medium size businesses)	¥5 billion or more (¥500 million or more for small-to-medium sized businesses)
Minato Mirai 21 District	<p>Companies setting up new business*¹ facilities through acquisition of the land or building.</p> <p>Companies primarily engaging in one of the designated businesses among the targeted industries of the City.*² and primary business is one stipulated by regulations;</p> <p>Developers whose primary business is to set up business facilities. (The total floor space of 2,500 m² or above, which will be leased in whole or in part to corporations currently located outside the City or to corporations already doing business in the City and wishing to expand their places of business.)</p>	<p>Reduced city tax rates</p> <p>(Duration: 5 years):</p> <ul style="list-style-type: none"> Real property tax of 1.4% will be reduced to 0.7% City planning tax of 0.3% will be reduced to 0.15% 	<p>Reduced city tax rates</p> <p>(Duration: 5 years):</p> <ul style="list-style-type: none"> Real property tax of 1.4% will be reduced to 0.7% City planning tax of 0.3% will be reduced to 0.15% <p>Subsidy</p> <p>(per corporation per district)</p> <ul style="list-style-type: none"> 1/10 of invested capital The maximum subsidy available will be ¥5 billion (to be provided in installments)

*¹ Business facilities: offices, laboratories and similar facilities, as well as related facilities used for their own business activities.

*² Targeted industries of the City: IT, biotechnology, imaging, convention, environment, medical and welfare, advanced technology, and design industries.

(Contact: Planning Promotion Division, Urban Development Bureau, City of Yokohama; Phone: 045-671-3517)

The owner of real estate to which this ordinance is applied or which is covered by Kanagawa Prefecture's facility development subsidy system may apply for reduced tax rates for real estate acquisition tax.

(Contact : Industry Promotion Division, Kanagawa Prefecture ; Phone : 045-210-5649 / Taxation Division, Kanagawa Prefecture; Phone : 045-210-2318)

<http://www.pref.kanagawa.jp/osirase/kogyo/tax/real-estate-acquisition-tax.htm>

Information on Kanagawa Prefecture Industrial Concentration Promotion Policies Facility Development Subsidy System

<http://www.pref.kanagawa.jp/sosiki/syourou/0604/index.htm>

Classification	Details
Areas covered	<p>Areas designated as "regional industrial projects"</p> <ul style="list-style-type: none"> Manufacturing — Ordinance-designated cities: "Keihin Waterfront Area" and "Minato Mirai 21 District" Areas other than ordinance-designated cities: In principle, systematically developed industrial areas and areas developed exclusively for industrial purposes in accordance with plans Municipalities that develop land use plans for specific areas: Areas for which industrial land use is being considered Non-manufacturing — Areas other than residential areas (for ordinance-designated cities, "Keihin Waterfront Area" and "Minato Mirai 21 District")
Industry types covered	<ul style="list-style-type: none"> Manufacturing, etc. — Advanced, leading-edge industries, including new manufacturing technology, biotechnology, and information and communications Tertiary and other industries — Industries that fit the prefecture's industrial policy and the region's vision of industrial development, and lead to industrial revitalization and creation of employment in the prefecture
Minimum investments	<ul style="list-style-type: none"> Large businesses — ¥5 billion or more (Capital investments include land, buildings, and equipment, as well as leasing fees) Small and medium businesses — ¥1 billion or more (¥500 million or more for existing small and medium businesses in the prefecture)
Employment conditions	<ul style="list-style-type: none"> Large businesses — Those that have 50 employees or more (regular employees only) Small and medium businesses — Those that have 10 employees or more
Subsidies	<ul style="list-style-type: none"> Plants and head offices — 10% of total capital investments (up to ¥5 billion) Research institutes — 15% of total capital investments (up to ¥8 billion)

All information provided above is valid as of January 2005.

(Contact : Industry Promotion Division, Kanagawa Prefecture ; Phone : 045-210-5649)

• If you apply for both "Supportive Measures Available in Yokohama City for Specially Designated Areas for Business Location Promotion" and the "Facility Development Subsidy System Based on Kanagawa Prefecture Industrial Concentration Promotion Policies," a different subsidy ratio will be used.

Other support systems offered by the City of Yokohama

<http://www.city.yokohama.jp/me/keizai/sinsyutu/hamasien.html>

• Yokohama City Priority Industry Location Promotion Subsidy • Yokohama City Priority Industry Location Promotion Subsidy (Special subsidy for expansion to the city center)

• Yokohama City Priority Industry Location Promotion Subsidy (Special subsidy for expansion to the city center: Special subsidy for head office expansion or relocation)

• Yokohama City Priority Facility Location Promotion Subsidy • Yokohama City Industry Location Promotion Fund (<http://www.city.yokohama.jp/me/keizai/sinsyutu/sangyouuriti.html>)

(Contact : Attraction and Promotion Division, Economic Bureau, City of Yokohama ; Phone : 045-671-3837)