

**ASSESSMENT**

28 August 2024



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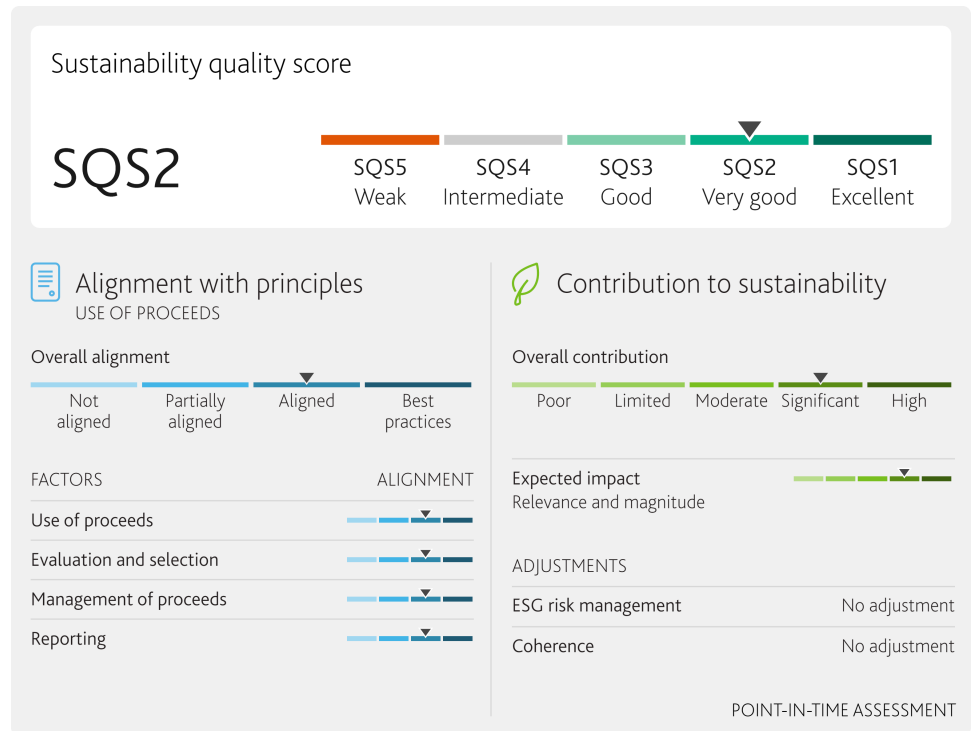
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# Tokyo Metropolitan Government

## Second Party Opinion – Sustainability Bond Framework Assigned SQS2 Sustainability Quality Score

**Summary**

We have assigned an SQS2 sustainability quality score (very good) to the Tokyo Metropolitan Government's Sustainability Bond Framework dated August 2024. The issuer has established its use-of-proceeds framework to finance projects across two eligible green categories and three eligible social categories. The framework is aligned with the four core components of the International Capital Market Association's (ICMA) Green Bond Principles (GBP) 2021 (including the June 2022 Appendix 1), Social Bond Principles (SBP) 2023 and Sustainability Bond Guidelines (SBG) 2021. The framework demonstrates a significant overall contribution to sustainability.



## Scope

We have provided a Second Party Opinion (SPO) on the sustainability credentials of Tokyo Metropolitan Government's (TMG or the issuer) sustainability bond framework, including the framework's alignment with the ICMA's GBP 2021 (including the June 2022 Appendix 1), SBP 2023 and SBG 2021. Under its framework, the issuer plans to issue sustainability bonds to finance projects across two green categories and three social categories, as outlined in Appendix 2 of this report.

Our assessment is based on the last updated version of the framework received on August 2024, and our opinion reflects our point-in-time assessment<sup>1</sup> of the details contained in this version of the framework, as well as other public and non-public information provided by the issuer.

We produced this SPO based on our [Framework to Provide Second Party Opinions on Sustainable Debt](#), published in October 2022.

## Issuer profile

The Tokyo Metropolitan Government (TMG) is the administrative body of the Tokyo metropolis, the capital of Japan. As of October 2022, the population of Tokyo is estimated at 14.041 million, or about 11.2% of Japan's total population, which is the largest among the entire 47 prefectures. The area of Tokyo is only 0.6% of Japan, while the population density is 6,399 person per square kilometer. It is the most densely populated prefecture in Japan<sup>2</sup>.

TMG formulated its sustainability strategy "Future of Tokyo: Tokyo's Long-Term Strategy" in March 2021<sup>3</sup>. The strategy encompasses environmental and social (E&S) issues facing the metropolis such as climate change mitigation and adaptation, biodiversity preservation, natural disasters, and aging society and declining birthrate. The strategy has also identified four key focus areas: "People Shine" (aging society countermeasures, etc.); "Strengthen global competitiveness" (green urban development (Tokyo Green Biz), etc.); "Safety and Security" (countermeasures against natural disasters, etc.); and "Structural reforms for Japan's future" (structural reforms of TMG, etc.). Additionally, TMG has also formulated its environmental strategy "Environmental Master Plan", with the aim of achieving net zero by 2050, and has set several environmental targets to be achieved by 2030. These targets include reducing greenhouse gas (GHG) emissions by 50% from the baseline year 2000, installation of solar power generation equipment with a capacity of 2.0 GW, and promoting climate change adaptation measures, among others<sup>4</sup>.

## Strengths

- » Eligible projects are clearly defined and details of projects that will be financed in the current fiscal year are disclosed in the framework.
- » Eligible projects address environmental and social challenges that are highly relevant to the issuer.
- » The expected E&S benefits are measurable and have been estimated ex-ante.
- » Well-established project evaluation and selection process, including clearly defined roles and responsibilities of relevant departments.

## Challenges

- » The impact indicator for the biodiversity conservation category lacks core indicators that measure the direct environmental benefit.
- » No commitment to obtain an independent external verification of the reported E&S benefits, and in case of material changes.

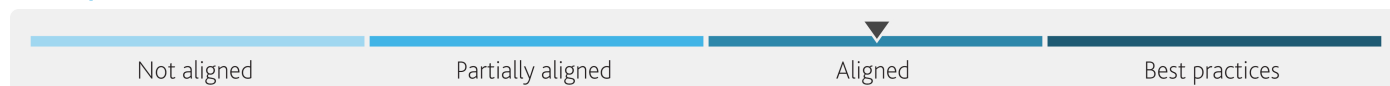
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## Alignment with principles

TMG's framework is aligned with the four core components of the ICMA's GBP 2021 (including the June 2022 Appendix 1), SBP 2023 and SBG 2021:

- Green Bond Principles (GBP)
- Social Bond Principles (SBP)
- Green Loan Principles (GLP)
- Social Loan Principles (SLP)
- Sustainability-Linked Bond Principles (SLBP)
- Sustainability Linked Loan Principles (SLLP)

## Use of proceeds



### Clarity of the eligible categories – BEST PRACTICES

TMG has clearly defined and communicated the nature of the expenditures, and the details of the eligible projects for each eligible category. Eligible projects will be located in Tokyo prefecture. While the eligible categories are broadly defined in the framework, TMG determines the eligible projects to be financed at the beginning of each fiscal year, which are disclosed in the framework in the form of an appendix. We have received details of the eligible projects to be financed in the fiscal year that ends March 2025 (fiscal 2024) to conduct our analysis.

### Clarity of the environmental or social objectives – BEST PRACTICES

TMG has clearly outlined relevant E&S objectives associated with the eligible categories. The objectives are relevant and coherent with the United Nations' Sustainable Development Goals (SDGs).

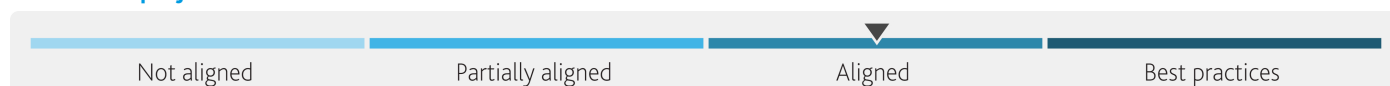
### Clarity of expected benefits – ALIGNED

TMG has identified clear and relevant E&S benefits for nearly all the eligible categories. For the biodiversity conservation category, the expected impact indicator lacks core indicators that measure the direct environmental benefits (such as area covered by sustainable land or avoidance or reduction of biodiversity loss in terms of the number of species). The benefits are measurable for all project categories and the government will be estimating these quantitative benefits ex-ante for all eligible categories, which will be disclosed on the TMG's website before the bond issuance. The issuer has stated that the maximum lookback period is up to five years, and the estimated amount of refinancing will be disclosed on the issuer's website prior to the bond issuance.

### Best practices identified - Use of Proceeds

- » Eligibility criteria are clearly defined for all project categories
- » Objectives set are defined, relevant and coherent for all project categories
- » Benefits are measurable and quantified for most projects, either ex-ante with clear baselines or with a commitment to do so in future reporting
- » Commitment to transparently disclose the share of proceeds used for refinancing where feasible
- » Commitment to transparently communicate the associated lookback period(s) where feasible

## Process for project evaluation and selection



### Transparency and quality of the process for defining eligible projects – ALIGNED

TMG's decision-making process for the selection and evaluation of projects is clearly defined. The Bureau of Finance will be responsible for coordinating with other relevant bureaus and selecting eligible projects. The Bureau of Finance will reach out to other relevant

bureaus to list potential eligible projects, which will then be assessed by the Bureau of Finance based on content of the eligible projects, TMG's own internal ESG criteria and measures taken to mitigate the E&S risks associated with the projects. For green projects, the Bureau of Environment will be involved in confirming the list of eligible green projects by considering from an environmental perspective. The decision-making process will be documented internally for traceability.

TMG will monitor more than once whether or not the eligible projects are properly executed during the fiscal year succeeding the fiscal year in which the bonds were issued, but projects will not be monitored throughout the lifetime of the bond. This is because the proceeds will be fully allocated within the same fiscal year as the year of bond issuance. In case of noncompliance, the Bureau of Finance will implement remediation measures as appropriate with the relevant bureaus.

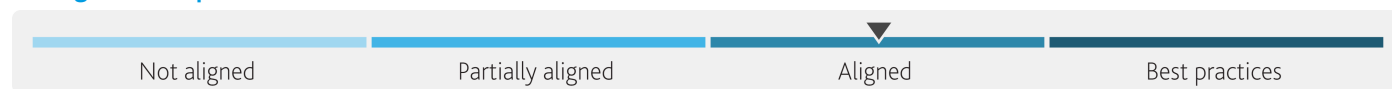
#### **Environmental and social risk mitigation process – ALIGNED**

TMG commits to ensuring E&S risks are appropriately monitored and managed. The issuer will take into consideration ESG risks and set mitigation measures in place when assessing the eligibility of projects. ESG risks and controversies will also be monitored more than once during the fiscal year succeeding the fiscal year in which the bonds were issued, but will not be monitored throughout the lifetime of the bond.

#### **Best practices identified - process for project evaluation and selection**

- » The roles and responsibilities for project evaluation and selection are clearly defined and include relevant expertise
- » The process for project evaluation and selection is traceable
- » Material environmental and social risks for most project categories are identified
- » Presence of corrective measures to address environmental and social risks across projects

#### **Management of proceeds**



#### **Allocation and tracking of proceeds – BEST PRACTICES**

TMG has defined a clear process for the management and allocation of net proceeds from its issuances in its publicly available framework. Net proceeds raised under the framework will be placed in the issuer's general treasury account, and will be earmarked to ensure an equal amount is used only for eligible projects according to the issuer's internal account management rule. The tracked proceeds will be adjusted at the end of the fiscal year in line with the Local Autonomy Act, which stipulates that the settlement of accounts must take place annually. Therefore, the proceeds will be fully allocated within the same fiscal year as the bond issuance, and thus, the allocation period will be less than 24 months.

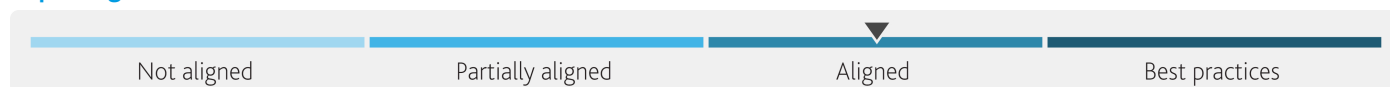
#### **Management of unallocated proceeds – ALIGNED**

TMG has communicated that unallocated proceeds will be managed following TMG's public fund management policy, which is publicly available and specifies the types of temporary placement of unallocated proceeds. If a project is postponed, canceled or becomes ineligible, the proceeds will be allocated to other eligible projects. The issuer has not made a clear commitment to not invest temporarily unallocated proceeds in GHG-intensive or controversial activities, though this is highly unlikely due to the relatively short allocation period of within one fiscal year.

### Best practices identified - Management of proceeds

- » Broad disclosure of a clearly articulated and comprehensive management of proceeds policy to external stakeholders; bondholders at a minimum
- » Short allocation period, for example typically less than 24 months
- » Commitment to reallocate proceeds to projects that are compliant with the framework

## Reporting



### Transparency of reporting – ALIGNED

TMG will report on an annual basis until the full allocation of proceeds and in case of significant developments. The report will be publicly available on the issuer's website. The reported indicators are considered to be exhaustive, and include the name of eligible projects, associated environmental or social benefits and the allocated amount (including the refinanced amount). In the case of refinanced projects, the issuer will also report on the duration of the assets and their remaining useful life.

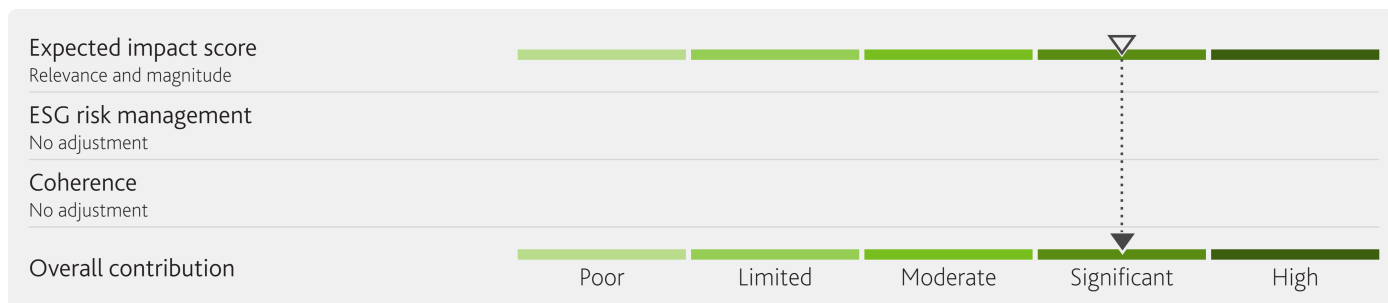
TMG has identified relevant impact reporting indicators for nearly all categories; however, the impact reporting indicator for the biodiversity conservation category is not a core indicator that measures the direct environmental benefits. The key underlying methodology and assumptions used in quantifying the environmental and social impacts are disclosed in the framework. All revenue and expenditure details, including those associated with eligible projects, will be subject to a review from commissioners from TMG's Secretariat to Audit and Inspection Commissioners, who are independent from the governor. However, the issuer does not commit to obtain such an audit in case of material changes and on the reported environmental and social benefits.

### Best practices identified - Reporting

- » Reporting covers material developments and issues related to the projects or assets
- » Reporting on allocation of proceeds and benefits done at least at eligible category level
- » Exhaustive allocation reporting – balance or % of unallocated funds, types of temporary investments (e.g. cash or cash equivalent) and share of financing vs re-financing
- » Disclosure of reporting methodology and calculation assumptions to bondholders at a minimum

### Contribution to sustainability

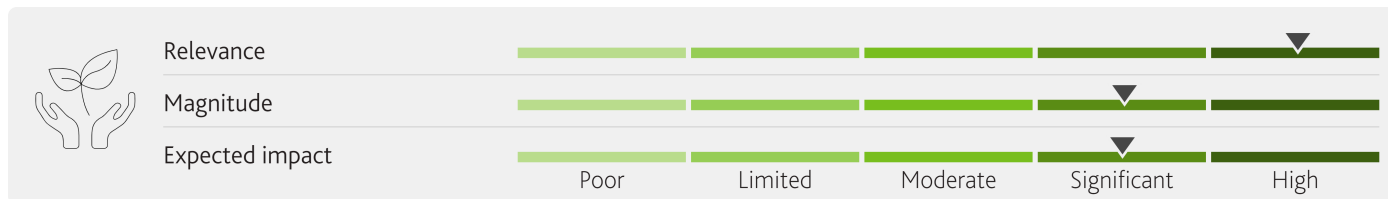
The framework demonstrates a significant overall contribution to sustainability.



### Expected impact

The expected impact of the eligible projects is considered significant. Based on the actual proceed allocation (including refinancing) information provided by the issuer, we have accordingly assigned higher weights to the 'Disaster prevention measures' category and 'Realization of zero emissions' category in our assessment of the framework's overall contribution to sustainability. A detailed assessment by eligible category is provided below.

#### Realization of zero emissions through decarbonization of energy systems and the sustainable use of resources (Climate change adaptation and mitigation)



The category includes three eligible subcategories, two of which address climate change adaptation and one that addresses climate change mitigation. The projects financed under climate change adaptation include measures to counter the heat island phenomenon and initiatives to prevent flooding in preparation of natural disasters. The projects financed under climate change mitigation involve the installation of on-site solar photovoltaic (PV) systems on the rooftops of existing public housing.

The relevance of this category is high. Strengthening climate change adaptation measures is highly relevant for TMG because the prefecture is particularly vulnerable to climate risks such as heavy rainfall and rising temperature during the summer season. According to the Japan Meteorological Agency, the average temperature in urban areas including Tokyo has been above the national average because of the heat island phenomenon and the general rise in temperature resulting from climate change<sup>5</sup>. Climate change has also been affecting the rainfall pattern in Japan including Tokyo, where the frequency of heavy rain per year has increased 2.2 times over the last 45 years<sup>6</sup>. Therefore, climate change adaptation has been identified as a key priority for TMG, together with climate change mitigation, where around 70% of the prefecture's total CO<sub>2</sub> emissions originate from the energy usage by buildings<sup>7</sup>.

The magnitude of this category is significant because eligible projects are likely to have a positive impact in terms of enhancing the resilience of Tokyo's infrastructure against physical climate risks. The climate change adaptation measures included under this category – heat insulation/water retention paving and development of dikes and construction of retention ponds – are proven technologies that effectively reduce the impact of the heat island phenomenon and the risk of flooding respectively. In addition, financing on-site solar PVs is considered a use of best available technology with no negative lock-in effects and limited E&S externalities. However, the category involves large scale construction activities such as construction of dikes and water retention pond underground. While such activities could lead to negative environmental externalities such as impact on biodiversity, the externalities are mitigated to a certain extent given the projects will be subject to relevant environmental laws and regulations, including the ground subsidence inspection and the maintenance plans will take into consideration the potential impact on biodiversity from river related projects.

**Realization of a prosperous society in harmony with nature that continues to benefit from ecosystem services (Environmentally sustainable management of living natural resources and land use)**

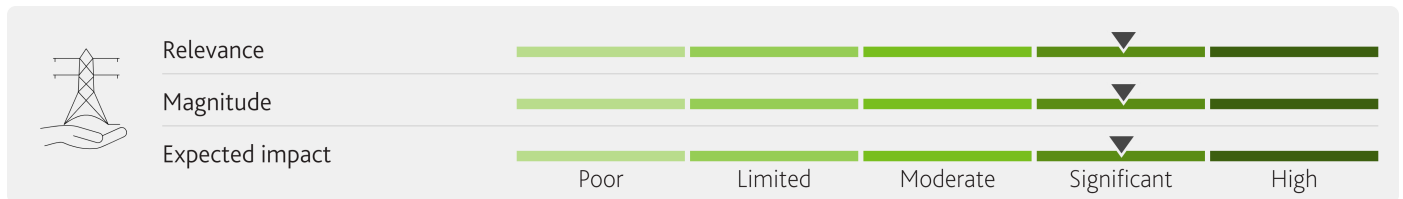


The category includes two eligible subcategories: the maintenance of public parks and expenditures to greening the waterfront spaces of rivers in Tokyo, both with the aim of conserving biodiversity. The expenditure related to greening waterfront spaces primarily involves reconstruction of aged conventional concrete embankments using more environment-friendly blocks (porous concrete, greening blocks), as well as planting.

The relevance of this category is significant. Biodiversity preservation is a relevant issue for the metropolis in general, including Tokyo, as cities are subject to biodiversity loss resulting from urbanization. Climate change exacerbates biodiversity loss and accounts for around 11%-16% of global biodiversity loss<sup>8</sup>. Biodiversity conservation is also recognized as an important pillar in TMG's Environmental Master Plan strategy. According to TMG, as a result of urbanization, around 3,000 hectares of farms were lost between 1991 and 2016<sup>9</sup>. The loss of green spaces (including forests, parks and waterfront spaces) is particularly severe in the center of Tokyo, or the 23 special wards area, where only 24% of the area is considered to have green spaces, compared with 68% in the western region of Tokyo<sup>10</sup>. However, the relevance is not high because biodiversity conservation is not the most pressing sustainability issue for TMG compared with other eligible categories, such as climate change adaptation and countermeasures for natural disasters, which can directly impact the citizens if not properly managed.

The magnitude of this category is moderate because although the eligible projects are likely to generate positive environmental impact in the long term, there is limited visibility into their actual positive contribution of the impact on biodiversity. The proceeds allocated to this category will be used for the maintenance of public parks through afforestation activities, and replacement of old revetment concrete used for river bulkhead with more environment-friendly concrete, which are expected to contribute to biodiversity conservation. TMG has confirmed that the eligible projects will not involve large-scale construction activities which can significantly distort the existing biodiversity, and will aim to preserve the existing nature to the extent feasible in accordance with its Park Management Master plan<sup>11</sup> and Policy on Securing the Greenery<sup>12</sup> when developing the designated park area. However, there is limited visibility into the projects' actual positive impact because monitoring of biodiversity preservation will not necessarily be done for all eligible projects, notably for public parks. The category is also not considered to adopt the best available technology, which would be to keep the land area undeveloped and in a natural state free of human intervention to preserve the existing ecological systems.

**Disaster countermeasures for facilities and infrastructure (Affordable basic infrastructure)**



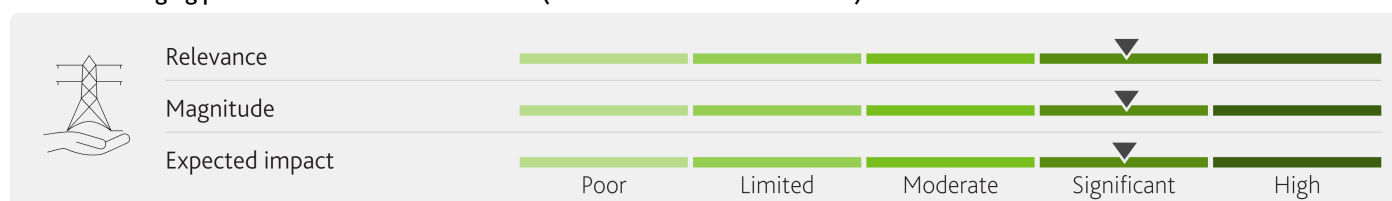
The category includes two eligible subcategories: grounding of utility cables and removal of utility poles in Tokyo, and maintenance of dikes and river facilities in the eastern region of Tokyo, an area particularly vulnerable to tsunami and storm surge risks.

The relevance of this category is significant because natural disaster countermeasures address one of the most important sustainability issues for Tokyo. Japan is prone to natural disasters and studies show that there is a 70% probability that Tokyo might face an earthquake with a minimum 7.0 magnitude within the next 30 years<sup>13</sup>. Maintenance of river facilities is highly relevant to reduce the impact of tsunami and high tides. Removal of utility poles is relevant to reducing impact in the event of natural disasters by contributing to smooth evacuation, providing emergency actions and enabling subsequent recovery activities. The eligible project is also expected to contribute to reducing the risk of poles collapsing and enabling a stable supply of electricity and internet connection.

However, there are more direct natural disaster countermeasures, such as seismic retrofitting of old buildings, which directly addresses the primary impact of natural disasters.

The magnitude of this category is significant because enhancing countermeasures against natural disasters will be important to protect citizens' lives in case of emergency. The category targets the most vulnerable population, that is, people living in the eastern region of Tokyo, an area that is particularly vulnerable to tsunami and storm surge risks. For removal of utility poles, while the projects also target the general public, the maintenance activities will be initially carried out in priority areas identified by TMG, which are typically densely populated areas such as the central region of Tokyo, emergency transportation roads, and areas around main train stations. However, this category involves the construction of large-scale flood protection infrastructure, notably construction of super dikes, which involves the embankment of land. While such activities could lead to negative environmental externalities, such as impact on biodiversity, the externalities are mitigated to an extent given the projects will be subject to relevant environmental laws and regulations and the maintenance plans will take into consideration the potential impact on biodiversity from river-related projects.

**Measures for aging public facilities and infrastructure (Affordable basic infrastructure)**

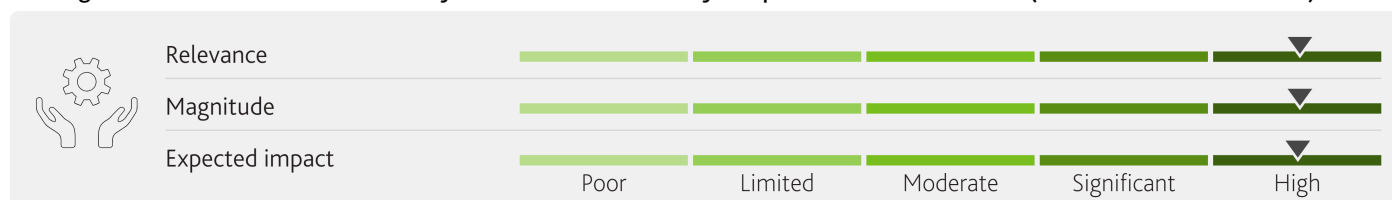


The category includes two eligible subcategories: the repair of existing bridges and the maintenance of optical fiber cables installed under the sea to provide stable internet access to outlying islands in Tokyo.

The relevance of this category is significant because strengthening public infrastructure is important to ensure the everyday safety of citizens. For the maintenance of bridges, extending the useful life of existing bridges is an important sustainability issue for Tokyo because around 50% of the bridges in Tokyo are likely to exceed their typical life span of 50 years within the next 10 years and are thus in need of maintenance<sup>14</sup>. Maintenance and reinforcement of optical fiber cables connecting the outlying islands in Tokyo is relevant to ensure that the citizens living on the islands have stable access to internet as the area is prone to severe natural environment that can damage the cables. However, the relevance is not high because both the eligible subcategories are not pressing social issues for TMG.

The magnitude of this category is significant. Strengthening public infrastructure such as maintenance of bridges and optical fiber cables will have a long-term positive social impact. Optical fiber cable maintenance projects will target citizens living on outlying islands who will not have access to the internet when the cables are damaged. While the price charged to use the internet service will depend on the individual contracts signed with the selected internet service provider, the price is likely to remain in an affordable range in Japan. For bridge maintenance projects, which the majority of the proceeds under this category will be allocated, the target population is the general public living in Tokyo. Given Tokyo's unique geographical context, which is intersected by numerous waterways, as well as high traffic due to its dense population, bridges are an essential public infrastructure to facilitate efficient transportation and ensure connectivity. Therefore, the bridge maintenance project is expected to provide significant social benefits in terms of ensuring the safety of citizens by preventing accidents that may result from the deterioration of such infrastructure. However, because the bridges are already widely available infrastructure in Tokyo, the additional social benefit generated is not high as that of locations with limited access to these infrastructures.

**Building an educational environment to fully draw out the individuality and potentials of each student (Access to essential services)**



The relevance of this category is high because the construction and renovation of special needs schools is an important social issue for TMG. According to Japan's Ministry of Health, Labour and Welfare, the proportion of children attending special assistance classes in



Japan increased to 6.8% in 2023, from 3.1% in 2013<sup>15</sup>. The demand for special needs schools, which provide special assistance classes, is also increasing particularly in Tokyo. The prefecture is facing a shortage of such schools and needs to establish 558 new classrooms to meet the demand<sup>16</sup>.

The magnitude of this category is high because increasing the number of public special needs schools in Tokyo will contribute to improved access to education for the target population, generating a positive social impact over the long term. The eligible category targets children with disabilities who are in need of special assistance, and are considered one of the most vulnerable populations within the society. Additionally, education for primary and junior high school students will be provided free-of-charge because these are compulsory stages of education. For high school education, the tuition fee charged by the public special needs schools will be set at an affordable level (¥1,200 per year, or equivalent to approximately less than \$10USD). Lastly, these schools are located throughout Tokyo, ensuring availability and access to children living in different areas of the metropolis.

### ESG risk management

We have not applied a negative adjustment for ESG risk management to the expected impact score. TMG's eligible projects will be subject to relevant environmental laws and regulations, such as those related to soil contamination<sup>17</sup> and noise regulation act<sup>18</sup>. In addition, where relevant, eligible projects will be subject to ground subsidence inspection to mitigate E&S risks associated with construction activities. For the continued maintenance of infrastructure included in the eligible project categories, TMG develops comprehensive maintenance plans that will be subject to public consultation<sup>19</sup> with key stakeholders to ensure transparency of the projects and the associated ESG risks.

### Coherence

We have not applied a negative adjustment for coherence to the expected impact score. The eligible categories in the framework align with TMG's sustainability strategy<sup>20</sup> and Environmental Master Plan <sup>21</sup>.

## Appendix 1 - Mapping eligible categories to the United Nations' Sustainable Development Goals

The five eligible categories included in TMG's framework are likely to contribute to eight of the UN SDGs, namely:

UN SDG 17 Goals	Eligible Category	SDG Targets
GOAL 4: Quality Education	<i>Building an educational environment to fully draw out the individuality and potentials of each student</i>	4.1: Ensure that all children complete quality primary and secondary education leading to relevant and effective outcomes 4.A: Build and upgrade education facilities that provide safe and effective learning environments for all
GOAL 7: Affordable and Clean Energy	<i>Realization of zero emissions through decarbonization of energy systems and the sustainable use of resources</i>	7.2: Increase substantially the share of renewable energy in the global energy mix
GOAL 8: Decent Work and Economic Growth	<i>Building an educational environment to fully draw out the individuality and potentials of each student</i>	8.6: Substantially reduce the proportion of youth not in employment, education or training
GOAL 9: Industry, Innovation and Infrastructure	<i>Measures for aging public facilities and infrastructure</i>	9.1: Develop sustainable infrastructure to support economic development and human well-being, focusing on equitable access 9.C: Increase access to information and communications technology and provide universal and affordable access to the Internet
GOAL 10: Reduced Inequality	<i>Building an educational environment to fully draw out the individuality and potentials of each student</i>	10.2: Empower and promote the social, economic and political inclusion of all
GOAL 11: Sustainable Cities and Communities	<i>Disaster countermeasures for public facilities and infrastructure</i>	11.B: Increase number of cities with plans towards inclusion, resource efficiency, and climate change and disaster resiliency
GOAL 13: Climate Action	<i>Realization of zero emissions through decarbonization of energy systems and the sustainable use of resources</i>	13.1: Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries 13.2: Integrate climate change measures into national policies, strategies and planning
GOAL 15: Life on Land	<i>Realization of a prosperous society in harmony with nature that continues to benefit from ecosystem services</i>	15.1: Ensure the conservation and sustainable use of terrestrial and inland freshwater ecosystems and their services 15.5: Reduce the degradation of natural habitats and biodiversity loss, and prevent the extinction of threatened species

The UN SDGs mapping in this SPO considers the eligible project categories and associated sustainability objectives/benefits documented in the issuer's financing framework, as well as resources and guidelines from public institutions, such as the ICMA SDG Mapping Guidance and the UN SDG targets and indicators.

## Appendix 2 - Summary of eligible categories in TMG's framework

Eligible Category	Eligible subcategories	Sustainability Objectives	Impact Reporting Metrics
Realization of zero emissions through decarbonization of energy systems and the sustainable use of resources	Heat island countermeasures (improving heat reflection and water retention of roads)	Climate change adaptation	Length of cool pavement installed (km)
	Installation of PV systems in metropolitan housing	Climate change mitigation	Anticipated annual power generation by installed PV facilities (kWh)
	Development of small and medium-sized rivers	Climate change adaptation	Completion of river development (%), Storage capacity of regulating reservoirs (m <sup>3</sup> )
Realization of a prosperous society in harmony with nature that continues to benefit from ecosystem services	Development of metropolitan parks	Biodiversity conservation	Developed land area (m <sup>2</sup> )
	Greening of waterfronts	Biodiversity conservation	Developed land area (m <sup>2</sup> )
Disaster countermeasures for public facilities and infrastructure	Removal of utility poles	Affordable basic infrastructure  Target population: Those who may be affected by blocked roads or power line breaks due to collapsed utility poles in the event of a natural disaster (Road users including those who use strollers and wheelchairs)	Length completed
	Earthquake and water resistance of river facilities	Affordable basic infrastructure  Target population: Residents of the low-lying eastern part of Tokyo	Length completed
Measures for aging public facilities and infrastructure	Life extension of bridges	Affordable basic infrastructure  Target population: Local residents and others who use metropolitan roads	Cumulative number of life-extension projects begun
	Improvement of the Tokyo islands' internet environment	Affordable basic infrastructure  Target population: Local residents (island habitants)	Number of upgraded islands
Building an educational environment to fully draw out the individuality and potentials of each student	Construction and renovation of schools for special needs education	Access to essential services  Target population: Pre-schoolers and elementary, middle school and high school students with disabilities	School capacity

## Endnotes

- 1 Point-in-time assessment is applicable only on the date of assignment or update.
- 2 [Tokyo's History, Geography, and Population](#), Tokyo Metropolitan Government, accessed on June 2024.
- 3 [Future of Tokyo: Tokyo's Long-Term Strategy](#), Tokyo Metropolitan Government, accessed on June 2024.
- 4 [Tokyo Environmental Master Plan](#), Tokyo Metropolitan Government, accessed on June 2024.
- 5 [Heat island phenomenon](#), Tokyo Metropolitan Government, accessed on June 2024.
- 6 [Meteorological Research Institute](#), May 2022.
- 7 [Tokyo Environmental Master Plan](#), Tokyo Metropolitan Government, accessed on June 2024.
- 8 [BiodiverCities by 2030](#), World Economic Forum, January 2022.
- 9 [Status of Greenery](#), Tokyo Metropolitan Government, accessed on June 2024.
- 10 [Status of Greenery](#), Tokyo Metropolitan Government, accessed on June 2024
- 11 [Park Management Master plan](#), Tokyo Metropolitan Government, March 2024.
- 12 [Policy on securing the greenery](#), Tokyo Metropolitan Government, January 2024.
- 13 [Disaster countermeasures](#), Tokyo Metropolitan Government, accessed on June 2024.
- 14 [Preventive Maintenance Plan for Bridges](#), Tokyo Metropolitan Government, March 2021.
- 15 [Ministry of Health, Labour and Welfare](#), accessed on June 2024.
- 16 [Survey on classroom shortages in public special needs schools](#), Ministry of Education, Culture, Sports, Science and Technology, March 2024.
- 17 [Soil Contamination Countermeasures Act](#), accessed on June 2024.
- 18 [Noise Regulation](#), Tokyo Metropolitan Government, accessed on June 2024
- 19 [Public consultation](#), Tokyo Metropolitan Government, accessed on June 2024.
- 20 [Future of Tokyo: Tokyo's Long-Term Strategy](#), Tokyo Metropolitan Government, accessed on June 2024.
- 21 [Tokyo Environmental Master Plan](#), Tokyo Metropolitan Government, accessed on June 2024.

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