
—A Measure to Accelerate the Mitsui Fudosan Group’s Promotion of ESG Management—

Conditions Determined for Mitsui Fudosan’s Green Bond

Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that terms and conditions have been determined for the green bond*¹ it will issue for refinancing of funds to acquire reserved floors in Nihonbashi Muromachi Mitsui Tower completed in March 2019 in the A Zone of Nihonbashi Muromachi 3rd District Project (Type 1 Urban Area Redevelopment Project) in Muromachi 3-Chome, Chuoku, Tokyo.

*¹ Bonds issued solely for the financing of Green Projects that have the effect of improving the environment

1. Purpose and background of bond issue

Mitsui Fudosan is issuing the green bond as an initiative to enable a wide array of stakeholders to gain a higher level of awareness of the Mitsui Fudosan Group’s ESG policies, and to promote six specific goals the Group formulated in the previous fiscal year as top priority goals*² for important issues for action under the “VISION 2025” group vision.

*² Mitsui Fudosan’s ESG initiatives are described in the following page of the corporate website.

https://www.mitsuifudosan.co.jp/english/corporate/esg_csr/

2. Outline of issue

Name	Mitsui Fudosan Co., Ltd. 68th Unsecured Bond (with inter-bond pari passu clause) (Green Bond)
Date of issue	September 12, 2019
Date of determining terms and conditions	September 6, 2019
Maturity	September 12, 2024
Amount of issue	¥50 billion
Interest rate	0.09%
Use of proceeds	The full amount will be used as refinancing capital to acquire reserved floors in Nihonbashi Muromachi Mitsui Tower in the A Zone of Nihonbashi 3rd District Project (Type 1 Urban Area Redevelopment Project) in Muromachi 3-Chome, Chuo-ku, Tokyo.
Lead manager	Nomura Securities Co., Ltd., SMBC Nikko Securities Inc., Daiwa Securities Co., Ltd., Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

Green Bond Structuring Agent* ³	Nomura Securities Co., Ltd., SMBC Nikko Securities Inc.
Acquired rating	AA- (Rating and Investment Information, Inc.) AA (Japan Credit Rating Agency, Ltd.)
Second opinion* ⁴	A second opinion has been received from Rating and Investment Information, Inc. (R&I) stating that, based on the R&I Green Bond Assessment methodology * ⁵ , Mitsui Fudosan's Green Bond Framework is in compliance with Green Bond Principles 2018 and Green Bond Guidelines 2017, and R&I (preliminarily) assigned the top GA1 rating to the bond.

*³ Green bond structuring agents support the issue of green bonds by advising issuers on the establishment of a green bond framework and providing a second opinion.

*⁴ More information about obtaining a second opinion that the bond is compliant with the Green Bond Principles 2018 and Green Bond Guidelines 2017 can be found on the Rating and Investment Information, Inc. website as follows.

https://www.r-i.co.jp/en/rating/products/green_bond/index.html

*⁵ A methodology using a five-scale evaluation criteria including items under the Green Bond Principles of the degree to which funds raised by the issue of green bonds are invested in a project that helps to solve environmental problems, which is monitored until the maturity date. In conjunction with the assessment, R&I may issue a second opinion regarding the issuer's green bond framework, assessing it for compliance with Green Bond Principles and other rules.

3. Investment statement

Listed below are investors who announced investment in the 68th Mitsui Fudosan Co., Ltd. Unsecured Bond. (As of September 6, 2019. Listed in alphabetical order)

- Asset Management One Co., Ltd.
- Daitokyo Shinkumi Credit Cooperative
- Meiji Yasuda Life Insurance Company
- Momiji Bank, Ltd.
- Nippon Life Insurance Company
- Sumitomo Mitsui Trust Asset Management Co., Ltd.
- THE BANK OF NAGOYA, LTD.
- The Kita Osaka Shinkin Bank
- THE SHIGA BANK, LTD.
- BlackRock Japan Co., Ltd.
- Hanno Shinkin Bank
- Mitsubishi UFJ Trust and Banking Corporation
- MUFG Bank, Ltd.
- Seven Bank, Ltd.
- The Aichi Bank, Ltd.
- The Hokuriku Bank, Ltd.
- The Promotion and Mutual Aid Corporation for Private Schools of Japan
- The Toyota Shinkin Bank

