
Biggest Green Bond Issue in Industry History: ¥130 billion

Sustainable Financing Totals Approximately ¥600 billion

Tokyo, Japan, May 31, 2023 –Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has fixed the pricing on the green bonds (environmental bonds, hereinafter the "Green Bonds") for the refinancing of the following three properties: the “Yaesu Central Tower, Tokyo Midtown Yaesu” (location: Yaesu 2-Chome, Chuo-ku, Tokyo), the “Otemachi One Tower” (location: Otemachi 1-Chome, Chiyoda-ku, Tokyo), and the “Nihonbashi Muromachi Mitsui Tower” (location: Nihonbashi Muromachi 3-Chome, Chuo-ku, Tokyo).

The Green Bonds will be Mitsui Fudosan’s fourth issuance of green bonds, following those for the “Nihonbashi Muromachi Mitsui Tower” in September 2019, the “50 Hudson Yards” in January 2022, and the “Yaesu Central Tower, Tokyo Midtown Yaesu” in July 2022. The issue amount of ¥130 billion makes this the largest green bond issuance ever by a real estate company in Japan, following our previous issue.

Our company established the Green Finance Framework and the Sustainability-Linked Loan Framework*¹ to promote the “Group Action Plan to Realize a Decarbonized Society” formulated in November 2021 from a financing perspective. The issuance of the Green Bonds brings the company’s total sustainable financing, including green bonds, to approximately ¥600 billion, again the largest for a domestic real estate company.

By proactively continuing to work on sustainable financing, Mitsui Fudosan will contribute to diversification of fundraising methods and the realization of a sustainable society.

*1 For more information on the Green Finance Framework and Sustainability-Linked Loan Framework, please click here.

https://www.mitsuifudosan.co.jp/english/corporate/esg_csr/environment/08.html

< Properties for Use of Funds >



Yaesu Central Tower
Tokyo Midtown Yaesu



Otemachi One Tower



Nihonbashi Muromachi Mitsui
Tower

■ Outline of the Green Bonds

Name	Mitsui Fudosan Co., Ltd. The 82nd Unsecured Bonds (with Inter-Bond Pari Passu Clause) (Green Bonds)	Mitsui Fudosan Co., Ltd. The 83rd Unsecured Bonds (with Inter-Bond Pari Passu Clause) (Green Bonds)
Date of Issue	June 6, 2023	
Date of Pricing	May 31, 2023	
Maturity	5 years	10 years
Issue Amount	¥30 billion	¥100 billion
Interest Rate	0.360%	0.810%
Use of Proceeds	<p>The full amount will be used to fund the refinancing of the following three properties.*2</p> <p>“Yaesu Central Tower, Tokyo Midtown Yaesu”</p> <p>“Otemachi One Tower”</p> <p>“Nihonbashi Muromachi Mitsui Tower”</p> <p>(Obtained DBJ Green Building Certification (5-star) for all three properties)</p>	
Lead Managers	<p>SMBC Nikko Securities Inc., Nomura Securities Co., Ltd., Daiwa Securities Co. Ltd., Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Okasan Securities Co., Ltd., Tokai Tokyo Securities Co., Ltd., BofA Securities Japan Co., Ltd.</p>	



*2 In cases where the funds need to be redirected, they may be done so for other green projects which meet the eligibility criteria set forth in the Green Finance Framework.

■ Properties for Use of Funds

1. Yaesu Central Tower, Tokyo Midtown Yaesu

Location	2-1, Yaesu 2-Chome, Chuo-ku, Tokyo
Main Uses	Offices, stores, hotel, elementary school, bus terminal, parking facilities, etc.
Site Area	Approx. 12,390 m ²
Total Floor Area	Approx. 283,900 m ²
Number of Floors	45 floors above ground, 4 floors below ground, 2 penthouse floors
Access	<p>Direct underground access to JR Tokyo Station (via the Yaesu Underground Shopping Area)</p> <p>Direct underground access to the Tokyo Metro Marunouchi Line Tokyo Station (via the Yaesu Underground Shopping Area)</p>
Date of Completion	August 2022
Examples of Environmental Initiatives	<ul style="list-style-type: none"> • DBJ Green Building Certification (5-star), CASBEE Smart Wellness Office Certification (S rank) and ZEB Ready certification (office-use area only). • “Green Power Supply Service” introduced. Contributes to solving tenant companies’ decarbonization challenges. • Established Yaesu Energy Center. Contributes to reduce energy usage and CO2 emissions through local production for local consumption.

2. Otemachi One Tower

Location	2-1, Otemachi 1-Chome, Chiyoda-ku, Tokyo
Main Uses	Offices, commercial facilities, multipurpose hall, hotel, parking facilities, district's air conditioning systems (the entire Otemachi One area)
Site Area	Approx. 20,900 m ² (the entire Otemachi One area)
Total Floor Area	Approx. 357,700 m ² (the entire Otemachi One area)
Number of Floors	40 floors above ground, 5 floors below ground
Access	Direct access to Otemachi Station (the Tokyo Metro Marunouchi, Tozai, Chiyoda and Hanzomon Lines, and the Toei Mita Line)
Date of Completion	February 2020
Examples of Environmental Initiatives	<ul style="list-style-type: none"> • DBJ Green Building Certification (5-star) • In the Otemachi One area, the "Otemachi One Garden," a green space of approximately 6,000 m², one of the largest in the area, has been developed. Contributes to the creation of cool spots and ecosystem conservation.

3. Nihonbashi Muromachi Mitsui Tower

Location	2-1, Nihonbashi Muromachi 3-Chome, Chuo-ku, Tokyo
Main Uses	Offices, retail stores, restaurants, theater
Site Area	Approx. 11,483 m ²
Total Floor Area	Approx. 166,727 m ²
Number of Floors	26 floors above ground, 3 floors below ground
Access	Direct access to Mitsukoshimae Station (Tokyo Metro Ginza and Hanzomon Lines) Direct access to Shin-Nihonbashi Station (JR Yokosuka and Sobu (Rapid) Lines)
Date of Completion	March 2019
Examples of Environmental Initiatives	<ul style="list-style-type: none"> • DBJ Green Building Certification (5-star), CASBEE Smart Wellness Office Certification (S rank). • "Green Power Supply Service" introduced. Contributes to solving tenant companies' decarbonization challenges. • Established Nihonbashi Energy Center. Contributes to reduce energy usage and CO₂ emissions through local production for local consumption.

■Mitsui Fudosan Group’s Contribution to SDGs

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

The Mitsui Fudosan Group aims for a society that enriches both people and the planet under the principles of coexist in harmony with society, link diverse values and achieve a sustainable society, and advances business with an awareness of the environment (E), society (S) and governance (G), thus promoting ESG management. By further accelerating its ESG management, the Group will realize Society 5.0, which the Japanese government has been advocating, and contribute significantly to achieving the SDGs. In addition, the Group formulated the following Group guidelines related to “Realize a Decarbonized Society” and “Diversity & Inclusion Promotion” in November 2021, as well as to “Biodiversity” in March 2023. The Mitsui Fudosan Group will continue to work toward solving social issues through neighborhood creation.

【References】

- Group Action Plan to Realize a Decarbonized Society

<https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1124/>

- Diversity & Inclusion Promotion Declaration and Initiative Policy

https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1129_02/

- Biodiversity Policy

<https://www.mitsuifudosan.co.jp/english/corporate/news/2023/0413/>

The initiatives covered in this press release are contributing to two of the UN’s SDGs.

Goal 7: Affordable and Clean Energy

Goal 11: Sustainable Cities and Communities

