
Mitsui Fudosan Issues ¥100 billion Green Bond

Sustainable Financing Totals Over ¥700 billion

Tokyo, Japan, September 6, 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 two properties: the Nihonbashi Muromachi Mitsui Tower (location: Nihonbashi Muromachi 3-Chome, Chuo-ku, Tokyo), and the Nihonbashi Mitsui Tower (location: Nihonbashi Muromachi 2-Chome, Chuo-ku, Tokyo).

The Green Bonds will be Mitsui Fudosan’s fifth issuance of green bonds, following those for the “Yaesu Central Tower, Tokyo Midtown Yaesu,” the “Otemachi One Tower,” and the “Nihonbashi Muromachi Mitsui Tower” in June 2023.

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 over ¥700 billion, again the largest scale 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 >



Nihonbashi Muromachi Mitsui
Tower



Nihonbashi Mitsui Tower

■ Outline of the Green Bonds

Name	Mitsui Fudosan Co., Ltd. The 84th Unsecured Bonds (with Inter-Bond Pari Passu Clause) (Green Bonds)	Mitsui Fudosan Co., Ltd. The 85th Unsecured Bonds (with Inter-Bond Pari Passu Clause) (Green Bonds)	Mitsui Fudosan Co., Ltd. The 86th Unsecured Bonds (with Inter-Bond Pari Passu Clause) (Green Bonds)
Date of Issue	September 12, 2023		
Date of Pricing	September 6, 2023		
Maturity	10 years	15 years	20 years
Issue Amount	¥50 billion	¥10 billion	¥40 billion
Interest Rate	1.057%	1.578%	1.831%
Use of Proceeds	<p>The full amount will be used to fund the refinancing of the following two properties.*2</p> <p>“Nihonbashi Muromachi Mitsui Tower”</p> <p>“Nihonbashi Mitsui Tower”</p> <p>(Obtained DBJ Green Building Certification (5-star) for both properties)</p>		
Lead Managers	Nomura Securities Co., Ltd., SMBC Nikko Securities Inc., 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.	Nomura Securities Co., Ltd., SMBC Nikko Securities Inc., Daiwa Securities Co. Ltd., Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.,	



*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. 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.

2. Nihonbashi Mitsui Tower

Location	1-1, Nihonbashi Muromachi 2-chome, Chuo-ku, Tokyo
Main Uses	Offices, retail stores, restaurants, hotel
Site Area	Approx. 14,375 m ² (including Mitsui Main Building and Mitsui Building No.2)
Total Floor Area	Approx. 133,855 m ²
Number of Floors	39 floors above ground, 4 floors below ground, 1 penthouse floor
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	July 2005
Examples of Environmental Initiatives	<ul style="list-style-type: none"> • Obtained DBJ Green Building Certification (5-star). • “Green Power Supply Service” introduced. Contributes to solving tenant companies’ decarbonization challenges.

■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

