
First Allocation of Funds to Sports and Entertainment Facilities and Retail Facilities

Mitsui Fudosan Issues ¥30 billion Green Bond

Tokyo, Japan, May 24, 2024 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it fixed the pricing for issuing a green bond for funds to use in new investment and refinancing for the two properties of LaLa arena TOKYO-BAY in Funabashi, Chiba Prefecture, and Mitsui Shopping Park LaLaport SAKAI in Sakai, Osaka Prefecture.

This is the first record of Mitsui Fudosan issuing a green bond to be used to fund sports and entertainment facilities and retail facilities.

Our company established the Green Finance Framework and the Sustainability Linked Finance Framework*1 to promote the “Group Action Plan to Realize a Decarbonized Society” formulated in November 2021 from a financing perspective. Moreover, the Group’s new long-term vision “& INNOVATION 2030”, announced in April 2024, also stated that it will continue to promote “Sustainability Management” to proactively move forward in contributing to a sustainable society.

One of the business strategies of the new long-term vision “& INNOVATION 2030” is to “create neighborhoods harnessing the power of sports and entertainment.” The facilities for which funds from these green bonds will be allocated are iconic of this type of neighborhood creation, with LaLa arena TOKYO-BAY, a large-scale, multi-purpose area having a capacity of 10,000 people, and Mitsui Shopping Park LaLaport SAKAI, housing the Fansta XROSS STADIUM, an indoor stadium court where full-scale events can be enjoyed. Mitsui Fudosan will harness the power of sports and entertainment to provide extraordinary emotional experiences through a variety of events, and environments where visitors can spend the whole day enjoying activities such as shopping or dining before or after those events.

Mitsui Fudosan will continue to proactively engage in sustainable financing and contribute to the expansion of funding diversity and the realization of a sustainable society.

*1 Please refer to the following page for details about the Green Finance Framework and Sustainability Linked Finance Framework.

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

<Properties for Use of Funds>



LaLa arena TOKYO-BAY



Fansta XROSS STADIUM
at Mitsui Shopping Park LaLaport SAKAI

■ Outline of the Green Bond

Name	Mitsui Fudosan Co., Ltd. The 87th Unsecured Bonds (with Inter-Bond Pari Passu Clause) (Green Bonds)
Date of Issue	May 30, 2024
Date of Pricing	May 24, 2024
Maturity	10 years
Issue Amount	¥30 billion
Interest Rate	1.311%
Use of Proceeds	Properties Planned for Use of Funds*2 1. New investment financing for LaLa arena TOKYO-BAY Building-Housing Energy-Efficiency Labeling System (BELS) certification (5-star) obtained 2. Refinancing of Mitsui Shopping Park LaLaport SAKAI DBJ Green Building Certification (5-star), BELS (5-star) obtained
Lead Managers	Daiwa Securities Co. Ltd., SMBC Nikko Securities Inc., Nomura 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.

*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. LaLa arena TOKYO-BAY

Location	2-5-15 Hamacho, Funabashi, Chiba Prefecture
Site Area	Approx. 20,000 m ²
Total Floor Area	Approx. 31,000 m ²
Access	Approx. 6 minutes by foot from Minami Funabashi Station on the JR Keiyo and Musashino Lines
Date of Completion	April 2024
Examples of Environmental Initiatives	· Obtained BELS (5-star), ZEB-Oriented certification. · Implementing energy conservation through use of highly efficient equipment and machinery, adoption of LED lighting and solar power generation.

2. Mitsui Shopping Park LaLaport SAKAI

Location	22-1 Kuroyama, Mihara-ku, Sakai, Osaka Prefecture
Site Area	Approx. 74,300 m ²
Total Floor Area	Approx. 143,600 m ² (Commercial facilities approx. 90,200 m ² , multistory parking garage approx. 53,400 m ²)
Access	Approx. 2.5 km from Kitanoda Station on the Nankai Koya Line Approx. 1 km from the Mihara-minami IC and approx. 1.5 km from the Mihara-kita IC on the Hanwa Expressway

Date of Completion	September 2022
Examples of Environmental Initiatives	<ul style="list-style-type: none"> · Obtained DBJ Green Building certification (5-star), BELS (5-star), ZEB Oriented (for goods and sales, etc.) · Efficient energy operation and management through the installation of a building energy management system (BEMS), lighting and air conditioning control systems. · Local production and local consumption of energy through the installation of solar power panels and a cogeneration system.

■Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value.

Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

(References)

- Group Management Philosophy and Long-Term Vision
<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality
https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/

* The initiatives outlined in this release are designed to help address the following two Sustainable Development Goals (SDGs).

