
Mitsui Fudosan's First Allocation of Funds to Lab & Office Business

Mitsui Fudosan Issues ¥18.8 Billion in Green Bonds for MITSUI LINK-Lab SHINKIBA 1, 2, and 3

Tokyo, Japan, October 8, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has determined the conditions for the issue of ¥18.8 billion in green bonds (environmental bonds) for refinancing purposes concerning MITSUI LINK-Lab SHINKIBA 1, 2, and 3. This marks the Company's first allocation of sustainable finance to the MITSUI LINK-Lab series, its rental lab & office business.

In November 2021, the Company formulated the Group Action Plan to Realize a Decarbonized Society, and in April 2024 announced the Group's new Long-Term Vision, & INNOVATION 2030, which clearly states its commitment to practicing sustainable management that proactively contributes to the realization of a sustainable society. In order to practice sustainable management in its approach to procuring funds, in May 2024 the Company formulated the Green Finance Framework and the Sustainability-Linked Finance Framework*¹.

Going forward, the Company will continue to contribute to the diversification of fund procurement and realization of a sustainable society by actively engaging in sustainable finance.



MITSUI LINK-Lab SHINKIBA 1



MITSUI LINK-Lab SHINKIBA 2



MITSUI LINK-Lab SHINKIBA 3

*1 For details of the Green Finance Framework and the Sustainability-Linked Finance Framework, please refer to the official website:

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

■Outline of the Green Bond

Name	Mitsui Fudosan Co., Ltd. 90th Unsecured Corporate Bond (with Inter-Bond Pari Passu Clause) (Green Bond)
Date of issue	October 15, 2025
Date of pricing	October 8, 2025
Maturity	10 years
Issue amount	¥18.8 billion
Interest rate	2.045%
Use of proceeds	Planned to be allocated in full for refinancing investments in the following three properties*2: 1. Refinancing for MITSUI LINK-Lab SHINKIBA 1 (DBJ Green Building Certification: 4 Stars) 2. Refinancing for MITSUI LINK-Lab SHINKIBA 2 (DBJ Green Building Certification: 4 Stars) 3. Refinancing for MITSUI LINK-Lab SHINKIBA 3 (DBJ Green Building Certification: 4 Stars)
Lead manager	Mizuho 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. MITSUI LINK-Lab SHINKIBA 1

Location	2-3-8 Shinkiba, Koto-ku, Tokyo
Site area	Approx. 35,521 ft ² (3,300.06 m ²)
Total floor area	Approx. 120,230 ft ² (11,169.77 m ²)
Access	11-minute walk from Shin-kiba Station on the Tokyo Metro Yurakucho Line, Rinkai Line, and JR Keiyo Line
Completion date	March 2021
Examples of sustainability initiatives	<ul style="list-style-type: none"> • DBJ Green Building Certification: 4 Stars • As a rental wet lab in close proximity to central Tokyo, contributes to generating further innovation in research and development through joint research with key players in the life sciences sector such as universities and medical institutions concentrated in central Tokyo, the commercialization of seeds, and collaboration with companies from other industries

2. MITSUI LINK-Lab SHINKIBA 2

Location	1-17-8 Shinkiba, Koto-ku, Tokyo
Site area	Approx. 96,896 ft ² (9,002 m ²)
Total floor area	Approx. 196,247 ft ² (18,232 m ²)
Access	7-minute walk from Shin-kiba Station on the Tokyo Metro Yurakucho Line, Rinkai Line, and JR Keiyo Line
Completion date	April 2023
Examples of sustainability initiatives	<ul style="list-style-type: none">• DBJ Green Building Certification: 4 Stars; ZEB Ready Certification acquired• Solar power generation facilities installed on part of the rooftop, supplying a portion of the facility's electricity• As a rental wet lab in close proximity to central Tokyo, contributes to generating further innovation in research and development through joint research with key players in the life sciences sector such as universities and medical institutions concentrated in central Tokyo, the commercialization of seeds, and collaboration with companies from other industries

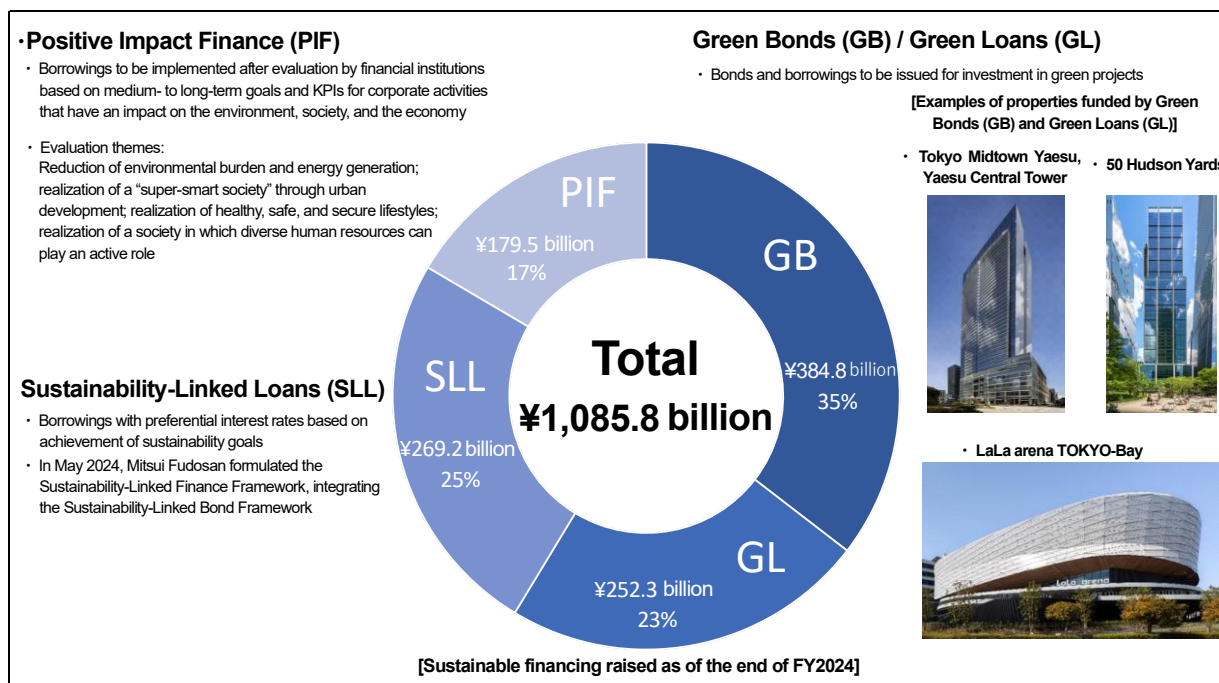
3. MITSUI LINK-Lab SHINKIBA 3

Location	2-2-10 Shinkiba, Koto-ku, Tokyo
Site area	Approx. 74,270 ft ² (approx. 6,900 m ²)
Total floor area	Approx. 150,694 ft ² (approx. 14,000 m ²)
Access	6-minute walk from Shin-kiba Station on the Tokyo Metro Yurakucho Line, Rinkai Line, and JR Keiyo Line
Completion date	October 2024
Examples of sustainability initiatives	<ul style="list-style-type: none">• DBJ Green Building Certification: 4 Stars; ZEB Ready Certification acquired• Solar power generation facilities installed on part of the rooftop, supporting a portion of the facility's electricity• As a rental wet lab in close proximity to central Tokyo, contributes to generating further innovation in research and development through joint research with key players in the life sciences sector such as universities and medical institutions concentrated in central Tokyo, the commercialization of seeds, and collaboration with companies from other industries

■Mitsui Fudosan's Sustainable Finance Track Record

The Company has procured funds through a variety of sustainable finance methods, including the issuance of green bonds totaling ¥230.0 billion in FY2023 and ¥30.0 billion in FY2024, as well as green loans, sustainability-linked loans, and positive impact finance. As of the end of March 2025, the cumulative total procured by Mitsui Fudosan through sustainable finance activities was ¥1,085.8 billion.

In addition, the Company issued ¥100.0 billion in green bonds in May 2025.



■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.

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/