
**Mitsui Fudosan Issues ¥44.3 Billion in Green Bonds for LaLaport ANJO,
MITSUI OUTLET PARK OKAZAKI,
and MITSUI OUTLET PARK KISARAZU**

Tokyo, Japan, March 6, 2026 - 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 ¥44.3 billion in green bonds (environmental bonds) for refinancing purposes concerning Mitsui Shopping Park LaLaport ANJO, MITSUI OUTLET PARK OKAZAKI, and MITSUI OUTLET PARK KISARAZU.

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.



LaLaport ANJO



MITSUI OUTLET PARK OKAZAKI



MITSUI OUTLET PARK KISARAZU

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

https://www.mitsui-fudosan.co.jp/english/esg_csr/environment/08.html

■Outline of the Green Bond

Name	Mitsui Fudosan Co., Ltd. 91st Unsecured Corporate Bond (with Inter-Bond Pari Passu Clause) (Green Bond)	Mitsui Fudosan Co., Ltd. 92nd Unsecured Corporate Bond (with Inter-Bond Pari Passu Clause) (Green Bond)
Date of issue	March 12, 2026	
Date of pricing	March 6, 2026	
Maturity	3 years	5 years
Issue amount	¥21.1 billion	¥23.2 billion
Interest rate	1.562%	1.857%
Use of proceeds	Planned to be allocated as refinancing funds for LaLaport ANJO, MITSUI OUTLET PARK OKAZAKI, and MITSUI OUTLET PARK KISARAZU *2	
Lead manager	Nomura Securities Co., Ltd., SMBC Nikko Securities Inc., Daiwa 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) Mitsui Shopping Park LaLaport ANJO

Location	9-30 Daito-cho, Anjo City, Aichi Prefecture
Site area	Approx. 1,135,591 ft ² (approx. 105,500 m ²)
Total floor area	Approx. 1,840,626 ft ² (approx. 171,000 m ²) Retail building: Approx. 1,087,153 ft ² (approx. 101,000 m ²) Multistory parking garage: Approx. 752,396 ft ² (approx. 69,900 m ²)
Access	10-minute walk from Anjo Station on the JR Tokaido Main Line 14-minute walk from Kita Anjo Station on the Meitetsu Nishio Line
Completion date	March 2025
Examples of sustainability initiatives	<ul style="list-style-type: none"> ·DBJ Green Building Certification: 5 Stars; BELS: 5 Stars; and ZEB Oriented (retail, other) Certification acquired ·Onsite renewable energy generation through installation of solar panels ·Introduction of EV charging services using renewable energy ·Coexistence with the local environment through LaLaFOREST, a forest that will grow together with the facility as the heart of its biodiversity, and Memorial GREEN, a large preserved tree from the existing site

(2) MITSUI OUTLET PARK OKAZAKI

Location	200 Kanamori, Maigi-cho, Okazaki City, Aichi Prefecture
Site area	Approx. 1,705,001 ft ² (approx. 158,400 m ²)
Total floor area	Approx. 695,347 ft ² (approx. 64,600 m ²) Retail building: Approx. 536,042 ft ² (approx. 49,800 m ²) Multistory parking garage: Approx. 159,305 ft ² (approx. 14,800 m ²)
Access	3 km from Shin-Tomei Expressway Okazaki-Higashi IC, approx. 5 km from Tomei Expressway Otowa-Gamagori IC Approx. 13-minute walk from Motojuku Station on the Meitetsu Nagoya Line
Completion date	September 2025
Examples of sustainability initiatives	·DBJ Green Building Certification: 5 Stars; BELS: 6 Stars; ZEB Ready Certification acquired ·Onsite renewable energy generation through installation of solar panels ·Introduction of EV charging services using renewable energy

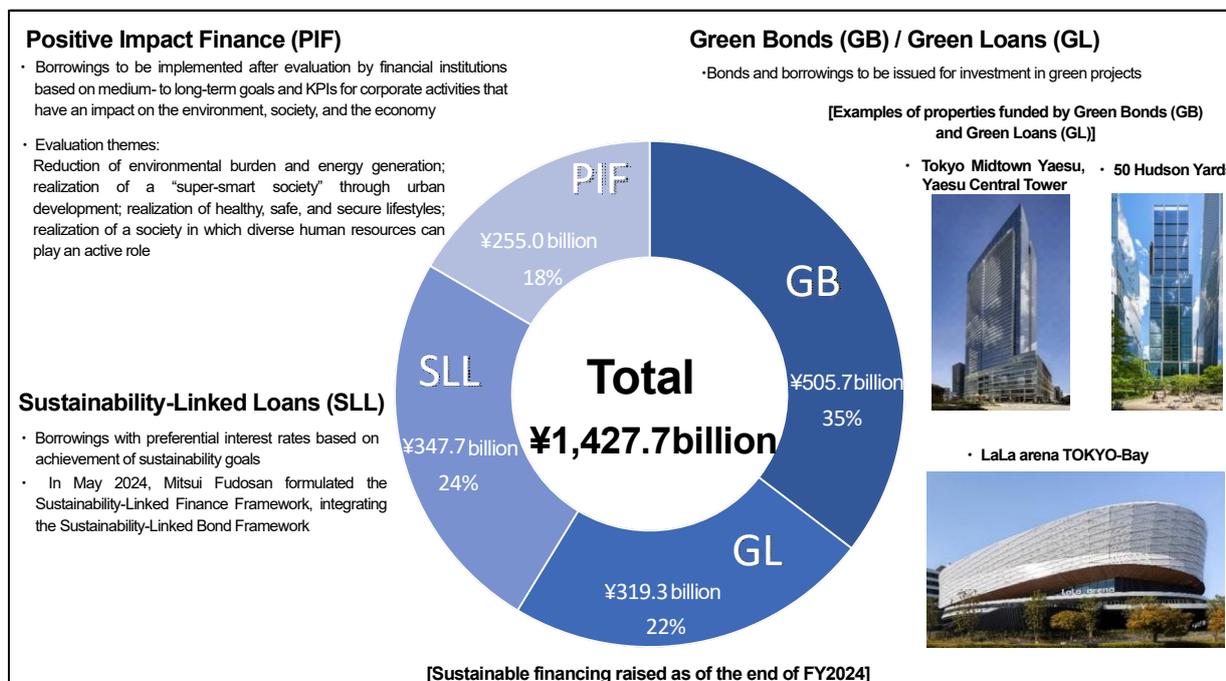
(3) MITSUI OUTLET PARK KISARAZU

Location	3-1-1 Kaneda Higashi, Kisarazu City, Chiba Prefecture
Site area	Approx. 2,314,238 ft ² (approx. 215,000 m ²)
Total floor area	Approx. 809,445 ft ² (approx. 75,200 m ²)
Access	<By car:> Approx. 1 km from Kisarazu-Kaneda IC on the Tokyo Bay Aqua Line <By public transport:> Approx. 2 km from Sodegaura Station and approx. 6 km from Kisarazu Station on the JR Uchibo Line
Completion date	March 2012
Examples of sustainability initiatives	·DBJ Green Building Certification: 5 Stars ·Installation of solar power generation facilities on part of the rooftop, supporting a portion of the facility's electricity ·Introduction of green electricity to common areas and the tenanted areas of certain stores ·Introduction of EV charging services using renewable energy

■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 December 2025, the cumulative total procured by Mitsui Fudosan through sustainable finance activities was ¥1,427.7 billion.

Furthermore, Mitsui Fudosan issued green bonds of ¥100.0 billion in May 2025 and ¥18.8 billion in October 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/