
Mitsui Fudosan Issues ¥91.6 Billion in Green Bonds for Nihonbashi Muromachi Mitsui Tower, Nihonbashi Takashimaya Mitsui Building, and MFIP Haneda

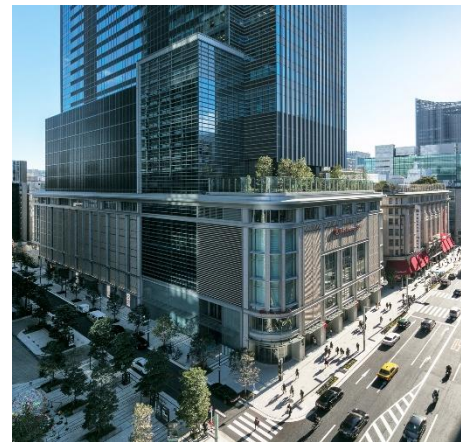
Tokyo, Japan, May 29, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has determined the conditions for the issue of ¥91.6 billion in green bonds (environmental bonds) for refinancing purposes concerning Nihonbashi Muromachi Mitsui Tower, Nihonbashi Takashimaya Mitsui Building, and Mitsui Fudosan Industrial Park (MFIP) Haneda.

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.



Nihonbashi Muromachi Mitsui Tower



Nihonbashi Takashimaya Mitsui Building



MFIP Haneda

*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. 93rd Unsecured Corporate Bond (with Inter-Bond Pari Passu Clause) (Green Bond)	Mitsui Fudosan Co., Ltd. 94th Unsecured Corporate Bond (with Inter-Bond Pari Passu Clause) (Green Bond)	Mitsui Fudosan Co., Ltd. 95th Unsecured Corporate Bond (with Inter-Bond Pari Passu Clause) (Green Bond)
Date of issue	June 4, 2026		
Date of pricing	May 29, 2026		
Maturity	3 years	5 years	10 years
Issue amount	¥26.1 billion	¥32 billion	¥33.5 billion
Interest rate	1.776%	2.192%	2.994%
Use of proceeds	Planned to be allocated as refinancing funds for Nihonbashi Muromachi Mitsui Tower, Nihonbashi Takashimaya Mitsui Building, and MFIP Haneda ^{*2}		
Lead manager	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.	Daiwa Securities Co., Ltd., Mizuho Securities Co., Ltd., SMBC Nikko Securities Inc., Nomura 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
Site area	123,603 ft ² (approx. 11,483 m ²)
Total floor area	1,794,627 ft ² (approx. 166,727 m ²)
Access	Direct access to Mitsukoshimae Station (Tokyo Metro Ginza and Hanzomon Lines) Direct access to Shin-Nihonbashi Station (JR Yokosuka and Sobu (Rapid) Lines)
Completion date	March 2019
Examples of sustainability initiatives	<ul style="list-style-type: none"> · DBJ Green Building Certification: 5 Stars; 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 Takashimaya Mitsui Building

Location	5-1, Nihonbashi 2-Chome, Chuo-ku, Tokyo
Site area	64,832 ft ² (approx. 6,023 m ²)
Total floor area	1,593,744 ft ² (approx. 148,064 m ²)
Access	Direct access to Nihonbashi Station (Tokyo Metro Ginza, Tokyo Metro Tozai and Toei Asakusa Lines) A five-minute walk from JR Tokyo Station
Completion date	May 2018
Examples of sustainability initiatives	·DBJ Green Building Certification: 5 Stars ·Initiatives to reduce environmental impact (PAL/ERR: stage 3)

(3) MFIP Haneda

Location	10-11 Haneda Asahi-cho, Ota-ku, Tokyo
Site area	389,793 ft ² (approx. 36,213 m ²)
Total floor area	872,198 ft ² (approx. 81,030 m ²)
Access	Approx. 0.4 km from the Haneda IC on Route 1 of the Shuto Expressway 7-minute walk from Anamori-inari Station on the Keikyu Airport Line 9-minute walk from Tenkubashi Station on the Keikyu Airport Line and Tokyo Monorail 3-minute walk from Seibijo Station on the Tokyo Monorail
Completion date	June 2019
Examples of sustainability initiatives	·DBJ Green Building Certification: 5 Stars ·Installation of offices, laboratories, data centers, showrooms, and other functions ·Installation of lighting that enables the control room and office areas to remain usable for approx. 72 hours during a power outage

■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 ¥30.0 billion in FY2024 and ¥163.1 billion in FY2025, as well as green loans, sustainability-linked loans, and positive impact finance. As of the end of March 2026, the cumulative total procured by Mitsui Fudosan through sustainable finance activities was ¥1,547.0 billion

Furthermore, Mitsui Fudosan issued green bonds of ¥100.0 billion in May 2025, ¥18.8 billion in October 2025 and ¥44.3 billion in March 2026.

• Positive Impact Finance (PIF)

- Borrowings to be implemented after evaluation by financial institutions based on medium- to long-term goals and KPIs for corporate activities that have an impact on the environment, society, and the economy
- Evaluation themes:
Reduction of environmental burden and energy generation; realization of a “super-smart society” through urban development; realization of healthy, safe, and secure lifestyles; realization of a society in which diverse human resources can play an active role

Sustainability-Linked Loans (SLL)

- Borrowings with preferential interest rates based on achievement of sustainability goals
- In May 2024, Mitsui Fudosan formulated the Sustainability-Linked Finance Framework, integrating the Sustainability-Linked Bond Framework

• Green Bonds (GB) / Green Loans (GL)

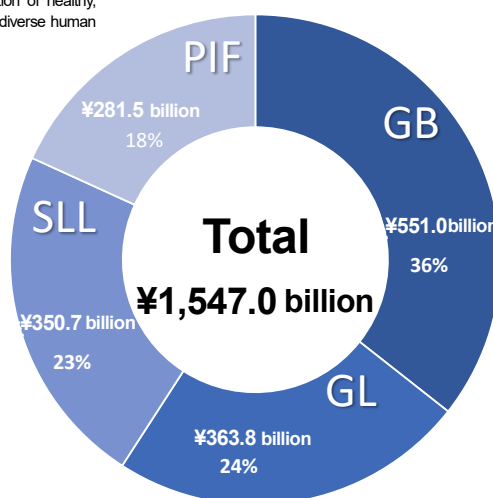
- Bonds and borrowings to be issued for investment in green projects

[Examples of properties funded by Green Bonds (GB) and Green Loans (GL)]

- Tokyo Midtown Yaesu, Yaesu Central Tower
- 50 Hudson Yards



• LaLa arena TOKYO-Bay



■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/