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FOR IMMEDIATE RELEASE

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Announcement Regarding Determination of the Issuance of Sustainability Bonds

Tokyo Tatemono Co., Ltd. (the “Company”) hereby announces that today it has determined the issuance condition of the Sustainability Bonds where the proceeds will be exclusively applied to eligible projects that provide social and environmental benefits (the “Sustainability Bonds,”) which was announced on June 19, 2020, as follows. In addition, the Sustainability Bonds are the first sustainability bonds offered by a real estate sector issuer in Japan and have the largest-ever issue amount as sustainability bonds issued by Non-financial Japanese company.

1 . Purpose and Background of the Issuance

The Company holds a number of properties in the Yaesu, Nihonbashi and Kyobashi area and has been promoting large-scale urban redevelopment projects in this district including the “Urban Redevelopment Project for Yaesu 1-chome East Area in front of Tokyo Station” and the “Urban Redevelopment Project for Yaesu 1-chome North Area.” The Company has decided to issue the Sustainability Bonds with an aim to widely communicate the Tokyo Tatemono group’s initiatives to achieve city developments that contribute to solving social issues in the Yaesu, Nihonbashi and Kyobashi area as well as the group’s policy on sustainability.

2 . Overview of the Bonds

	31th bonds (sustainability bond)	32th bonds (sustainability bond)
Maturity of issues	5years	10years
Issue amount	20.0billion yen	20.0billion yen
Interest rate	0.220%	0.500%
Determination date	July 10, 2020	
Issue date	July 16, 2020	
Maturity date	July 16, 2025	July 16, 2030
Credit rating	A – (Japan Credit Rating Agency, Ltd. (“JCR”))	
Lead managers	Mizuho Securities Co., Ltd. (administrative lead manager), Daiwa Securities Co, Ltd., SMBC Nikko Securities Inc.	
Sustainability Bond Structuring Agent(*)	Mizuho Securities Co., Ltd.	
Sustainability Finance Framework Evaluation	SU1(F)(JCR)	

- (*) An agent that supports implementations of a sustainable finance by providing the issuer with advice on formulating a sustainable finance framework and obtaining third-party assessments including second opinions.

3. Information concerning the issuance of the Sustainability Bonds

1) Use of proceeds

All the proceeds from the Sustainability Bonds will be allocated: to finance or refinance the acquisition and construction funds for the “Urban Redevelopment Project for Yaesu 1-chome East Area in front of Tokyo Station Project (the Yaesu Project),” which is a social project (*1) and a green project(*2) that satisfies the eligible criteria in the Company’s Sustainability Finance Framework formulated under the name of “Community-building in Contribution to Solving Social Issues in the Yaesu, Nihonbashi, and Kyobashi Area”; to refinance the acquisition and construction funds for “Tokyo Square Garden” and “Tokyo Tatemono Nihonbashi Building”, which are eligible as social project and green project in the framework; and to refinance the eligible social projects that contribute to achieving “Socioeconomic Advancement and Empowerment” and “Food Security” in the sustainability project portfolio.

For more details, please refer to the press release which was announced on June 19, 2020. Announced on June 19, 2020 “Announcement of the Issuance of Sustainability Bonds”

<https://pdf.irpocket.com/C8804/QW2b/Fv4M/i16W.pdf>

2) External Evaluation

The Company’s Sustainability Finance Framework has obtained the top rating of “SU1(F)” in JCR Sustainability Finance Framework Evaluation.

<https://www.jcr.co.jp/en/greenfinance/>

(*1) Social Projects

Projects that contribute to achieving any of the following items 1 to 3

1. Basic infrastructure development, access to essential services
2. Socioeconomic advancement, empowerment
3. Food security

(*2) Green Projects

The eligible properties that have obtained or plan to obtain the highest or second-highest certification/re-certification from one of the three third-party certification organizations listed below

1. Four or five stars in the DBJ Green Building certification
2. S Rank or A Rank in CASBEE for New Construction
3. Four or five stars in the BELS certification

(*3) JCR Sustainability Finance Framework Evaluation

The evaluation evaluates the extent to which the proceeds procured from the execution of the sustainability finance are appropriated for social projects or green projects as defined by JCR, as well as the level of management, operation, and transparency initiatives related to the use of proceeds for the relevant sustainability finance.

4 . List of investors that have committed to investing in the Sustainability Bonds

The following is the list of investors that have committed to investing in the Sustainability Bonds as of the date of this announcement.

<List of the investors> (Alphabetical order)

- Asset Management One Co., Ltd.
- BANSHU SHINKIN BANK
- DaitokyoShinkumi Credit Cooperative
- GUNMAMIRAI Shinkumi Bank
- HAMAMATSU IWATA SHINKIN BANK
- Ibaraki Prefectural Credit Federations of Agricultural Cooperatives
- Iizuka Shinkin Bank
- Kiryu Shinkin Bank
- Meiji Yasuda Asset Management Company Ltd.
- Mie Prefectural Credit Federations of Agricultural Cooperatives
- Nagano Shinkin Bank
- Niigata credit union
- Nippon Life Insurance Company
- NISHI CHUGOKU SHINKIN BANK
- Nishihyogo Shinkin Bank
- OTEC CORPORATION
- Saison Automobile and Fire Insurance Company, Limited
- SHINONOME SHINKIN BANK
- Sumitomo Mitsui DS Asset Management Company, Limited
- Sumitomo Mitsui Trust Bank, Limited
- Takamatsu Shinkin Bank
- THE TOYOTA SHINKIN BANK
- THE BANK OF NAGOYA,Ltd.
- The Choshi Shinkin Bank
- THE FUJI SHINKIN BANK
- The Kita Osaka Shinkin Bank
- The Kitakami Shinkin Bank
- THE NAGANO-KEN SHINKUMI BANK
- THE NISHIO SHINKIN BANK
- The Sugamo Shinkin Bank
- Tokio Marine & Nichido Fire Insurance Co., Ltd.
- Tokio Marine Asset Management Co., Ltd
- TOYOHASHI SHOKO CREDIT COOPERATIVE