



October 31, 2025

Company: Tokyu Fudosan Holdings Corporation  
Representative: Hironori Nishikawa, President & CEO  
(Code No. 3289, TSE Prime)  
Inquiries: Eiji Yamane, Operating Officer  
TEL: +81-3-6455-2051

**Notice regarding Issuance of Publicly Offered Hybrid Bonds**  
**(Publicly Offered Subordinated Bonds) (Climate/Nature-Linked Bonds)**

Tokyu Fudosan Holdings Corporation (hereinafter referred to as “the Company”) is considering subordinated bonds by public offering (hereinafter referred to as the “Bonds”), and submitted an amended shelf registration statement for the Bonds to the Director-General of Kanto Finance Bureau today.

Furthermore, the Bonds will be issued as Climate/Nature-Linked Bonds(Note 1) based on the Sustainability-Linked Finance Framework.

(Note 1) Climate/Nature-Linked Bonds

Bonds using a system whose characteristics vary depending on whether or not targets regarding climate change and conservation or restoration of the natural environment are met.

**1. Purpose and Background of the Bonds**

In May 2025, the Group disclosed its Medium-Term Management Plan 2030 as the resilience phase of the second half of its long-term management policy, and aims to build a strong and unique business portfolio to realize our ideal vision through the creation of premium value in each business.

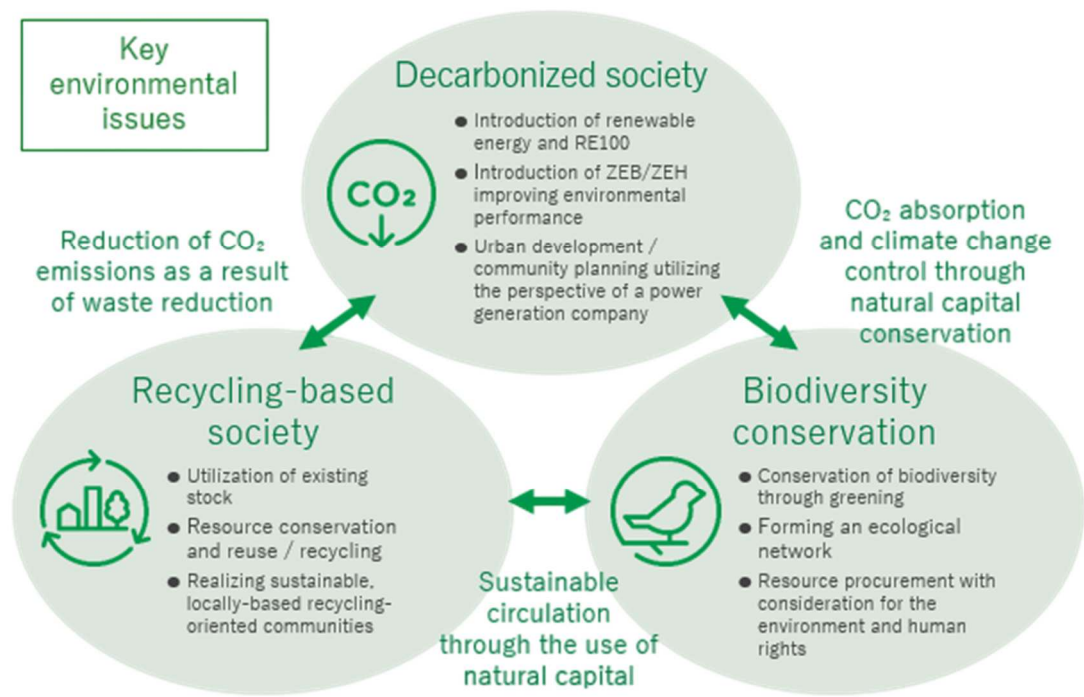
As a financial and capital strategy to realize our ideal vision, our management policy is to maintain financial discipline and we are seeking to achieve profit growth with an awareness of efficiency based on an optimal financial and capital structure. In particular, we believe that hybrid financing will contribute to the Company’s ratings because it will not dilute our stock and will lead to an increase in capital for rating purposes.

Based on this strategy, the first publicly offered hybrid bond issued by the Company in FY2020 will be redeemed prior to maturity on December 17, 2025, and the Company will maintain its financial base by newly issuing the Bonds.

The Company has made environmental management the group policy in Long-Term Management Policy and Medium-Term Management Plan 2030, and is aiming to expand business opportunities with the environment as a starting point through proactive initiatives to address the three key environmental issues of “Decarbonized society,” “Recycling-based society,” and “Biodiversity conservation.” The Bonds will be

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issued as “Climate/Nature-Linked Bonds” with KPIs and SPTs set in the areas of both “Decarbonized society” and “Biodiversity conservation” conservation to clearly demonstrate the Company’s commitment to solving environmental issues.

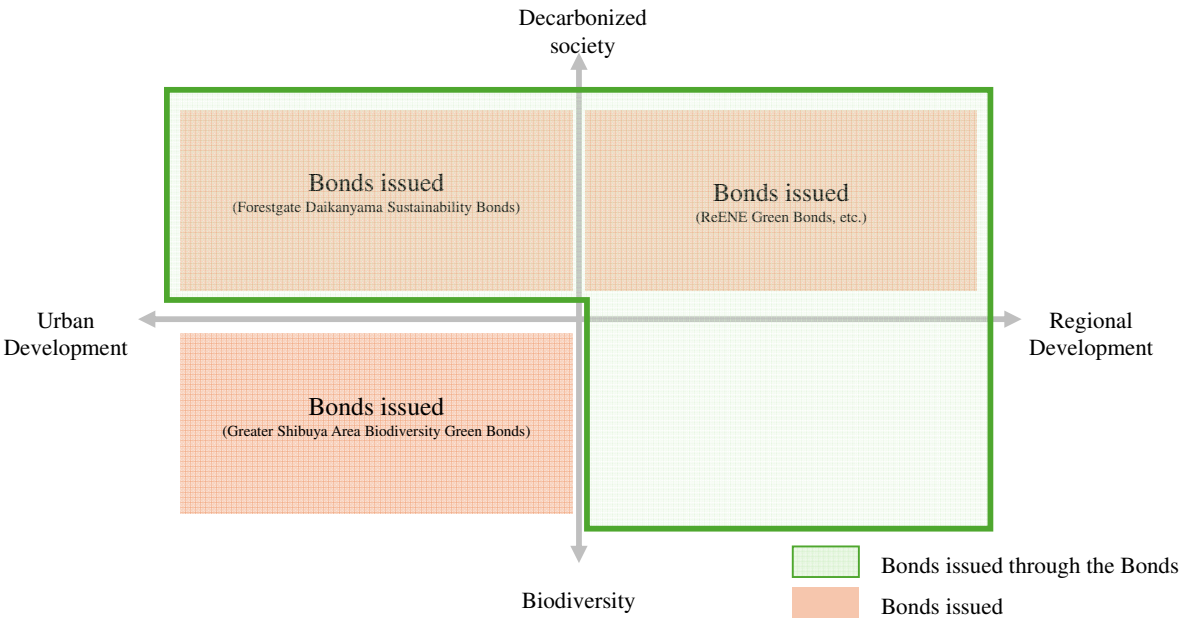


In order to realize a “Decarbonized society,” the Company has set the “rate of reduction of CO<sub>2</sub> emissions in Scope 3 (Categories 1, 2, and 11)” as a KPI. The Company has already achieved significant results in the reduction of Scope 1 and 2, and at the time of the formulation of the previous medium-term management plan, the reduction target for Scope 1 and 2 was set at a reduction of 46.2% or more compared to FY2019 by FY 2030, and the target was revised upward in Medium-Term Management Plan 2030 announced in May of this year to a reduction of 80% or more compared to FY2019, exceeding the SBT (1.5°C level). As of the end of FY2024, the Company has achieved 77.4% progress toward this target, and are close to reaching the target of 80% ahead of schedule. Under these circumstances, the Company has decided to focus on the Scope 3 reduction target, which requires further resolution of issues, and to reiterate addressing further social impact in the Bonds.

	Old target (in previous Medium-Term Management Plan)	New target (in current Medium-Term Management Plan)	Result (FY2024)
Scope1 and 2	FY2030 -46.2%	➡ -80%	-77.40%
Scope 3 (Categories 1, 2 and 11)	-	-46.20%	-30.00%

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In the area of biodiversity conservation, “cumulative total area of forests conserved in the Green Connection Project” has been set as a KPI. As detailed in the TCFD/TNFD Report released in February of this year, we are promoting activities in both urban areas (especially in the Greater Shibuya Area) and regional areas (particularly in 13 areas such as the Company’s resort facilities). The Company has already raised funds for initiatives in urban areas, and especially in the Greater Shibuya Area through the Greater Shibuya Area Biodiversity Green Bonds issued in July 2025, and hopes to provide an opportunity for stakeholders to understand initiatives both in urban and regional areas by listing the Company’s forest conservation activities in regional areas as a KPI/SPT in the Bonds.



## 2. Characteristics of the Bonds

Raising funds through the Bonds is a form of hybrid financing that is intermediate between equity and debt, and while being debt does not cause dilution of stock, it has characteristics and features similar to equity, such as voluntary deferral of interest, very long maturity, and subordination in liquidation and bankruptcy proceedings. For this reason, the Company expects to receive equity recognition for 50% of the amount of the financing from Japan Credit Rating Agency, Ltd. (hereinafter referred to as “JCR”). For a summary of the Bonds, please refer to the amended shelf registration statement filed today with the Director-General of the Kanto Local Finance Bureau.

In addition, based on the Sustainability-Linked Finance Framework, the Bonds will use the “rate of reduction of CO<sub>2</sub> emissions in Scope 3 (Categories 1, 2, and 11)” and “cumulative total area of forests conserved in the Green Connection Project” as KPIs.

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Name	4th Series Deferrable Interest and Callable Unsecured Subordinated Bonds (Climate/Nature-Linked Bonds)
Alternate name	Climate Change/Forest Conservation Target Achievement Bonds
Maturity	37 years after the payment date
Early redemption	Possible on each interest payment date 7 years after the payment date or if a tax event or equity event occurs on or after the payment date
Issue amount	40 billion yen
Issue schedule	December 2025 (planned)
KPIs	KPI1: Rate of reduction of CO <sub>2</sub> emissions in Scope 3 (Categories 1, 2, and 11) compared to FY2019 KPI2: Cumulative total area of forests conserved in the Green Connection Project
SPTs	SPT1: Reduction of CO <sub>2</sub> emissions in Scope 3 (Categories 1, 2, and 11) by 46.2% in FY2030 with FY2019 as the baseline year (reference period: April 1, 2030 to March 31, 2031) SPT2: Achievement of cumulative forest conservation area of 3,000ha in FY2030 (reference point: March 31, 2031)
Bond characteristics after assessment	If SPT1 is not achieved, an amount equivalent to 0.05% of the issue amount, and if SPT2 is not achieved, an amount equivalent to 0.05% of the issue amount will be donated by the redemption date of the Bonds to donation recipients related to the “Green Connection Project” or organizations, etc. that aim to conduct similar environmental conservation activities, etc.
Climate/Nature-Linked Bond Structuring Agent (Note 2)	Nomura Securities Co., Ltd.
Hybrid Bond Structuring Agent (Note 3)	Daiwa Securities Co. Ltd.

(Note 2) Climate/Nature-Linked Bond Structuring Agent

A party supporting the implementation of climate/nature-linked bonds through the development of a sustainability-linked finance framework and advice on obtaining second-party opinions, etc.

(Note 3) Hybrid Bond Structuring Agent

A party supporting the formulation of appropriate product design through advice on the equity recognition requirements for hybrid bonds.

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### 3. Schedule

For the Bonds, the Company will employ Daiwa Securities Co., Ltd. as the administrative lead manager, and Nomura Securities Co., Ltd., Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., and SMBC Nikko Securities Inc. as joint lead managers. The issuance amount and other terms will be determined after comprehensively considering demand conditions, interest rate trends, and other factors, and the details will be promptly announced once they are finalized. The final amount of funds to be raised will be determined after comprehensively taking into account various circumstances such as demand conditions and interest rate trends.

### 4. Formulation of Sustainability-Linked Finance Framework and Acquisition of External Evaluation

#### ■ Sustainability-Linked Finance Framework

For this issuance, the Group has developed a Sustainability Linked Finance Framework that is compatible with the ICMA's Sustainability-Linked Bond Principles 2024, the LMA/APLMA/LSTA Sustainability Linked Loan Principles 2025, the Ministry of the Environment's Green Bond and Sustainability Linked Bond Guidelines 2024, and the Green Loan and Sustainability Linked Loan Guidelines 2024. Furthermore, Sustainable Bonds for Nature: A Practitioner's Guide published by ICMA was used as a reference for the formulation of the framework.

#### ■ External Evaluation by JCR

A third-party opinion on the Sustainability-Linked Finance Framework regarding its conformity with the Sustainability Linked Bond Principles, etc. was obtained from JCR.

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

#### (Note 4) Sustainability-Linked Finance Framework Evaluation

Confirmation and evaluation of the significance and ambition of KPIs and SPTs in the Sustainability Linked Finance Framework in light of the company's sustainability strategy, and ensuring the transparency and objectivity of the reporting and verification.

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Reference Information  
Initiatives Aimed at Achieving SPTs

**Reduction of CO<sub>2</sub> Emissions**

Engaging in environmentally friendly real estate development and improvement of the accuracy of calculation of CO<sub>2</sub> emissions during construction

Overview

- In the area of decarbonization, the Company is focusing on the following three initiatives, including the renewable energy business. Environmentally friendly real estate development and refining the calculation of CO<sub>2</sub> emissions in order to reduce Scope 3 CO<sub>2</sub> emissions

Priority Initiatives Related to Decarbonization

- Developing renewable energy business, with 2.5 GW of power generation capacity, one of the highest in Japan
- Community planning utilizing the perspective of a renewable energy provider aimed at improving regional value, such as initiatives to improve occupancy rates and rents by making environmental contributions as added value to facilities
- In addition to improving the environmental performance properties developed by the Company, building up examples of environmental contributions in development, including proposals for environmental contributions to buildings other than the Company's own and efforts to raise the sustainability awareness of facility users

Environmentally Friendly Real Estate Development

- Promoting early conversion to 100% ZEB/ZEH for properties newly developed by the Company, aiming to improve the environmental performance of buildings



Tokyu Community  
Technology Training  
Center NOTIA



LOGI'Q Minami Ibaraki



COCONO SUSUKINO

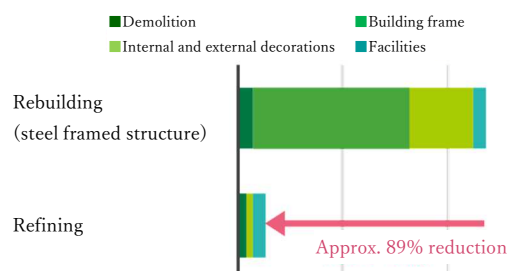


BRANZ Jiyugaoka

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## Improving the Accuracy and Application of CO<sub>2</sub> Emissions Calculations During Construction

- Utilizing the Real Estate Companies Association of Japan's "Manual for Calculating GHG Emissions during Construction" and other resources to promote accurate calculation of emissions during construction and identification of processes with particularly high emissions together with partner companies
  - Based on the results, promoting development methods that make use of existing buildings, such as renovation, preservation, and refinement, to reduce the use of building frames, which account for a large portion of construction-derived CO<sub>2</sub> emissions



Comparison of CO<sub>2</sub> emissions during construction\*      COERU Shibuya Dogenzaka utilizing refinement

\* Comparison by the Company. Figures calculated by accumulating One Click LCA

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## Promotion of Forest Conservation Activities

### Promotion of Forest Conservation through the Green Connection Project

#### Overview

- Promoting the Green Connection Project, a forest conservation activity, with the aim of achieving harmony between urban development and nature through business. Engaging in forest conservation in unity with stakeholders including customers

#### Details of the Initiative

- Promoting the Green Connection Project, a forest conservation activity starting with the provision of products and services to customers
- Engaging in forest conservation activities such as tree planting, tree thinning, pruning and undergrowth clearing, realizing the conservation of a total of 2,300ha of forest since 2011
- Also contributing to a recycling-oriented society by providing products and services utilizing thinned wood produced from preserved forests to customers



#### Overview of the Green Connection Project

#### Main Preserved Forests



Preserved forests in Nishiawakura Village,  
Okayama Prefecture



Preserved forests in Tokyu Resort Town Tateshina

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## Utilization of Thinned Wood from Preserved Forests



Wood construction using thinned wood from  
Awakura Village in Okayama Prefecture  
(Forestgate Daikanyama TENOHA Building)

## Implementation of Environmental Education



Environmental workshop for high school and  
university students conducted through facilities  
(Shibuya Sakura Stage)

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