

May 26, 2023

Company: Tokyu Fudosan Holdings Corporation  
 Representative: Hironori Nishikawa, President & CEO  
 (Code No. 3289, TSE Prime)  
 Inquiries: Operating Officer Shinichiro Usugi

Announcement regarding the issuance of the 29th unsecured bonds (with inter-bond pari passu clause) (green bonds) and the 30th unsecured bonds (with inter-bond pari passu clause) (sustainability bonds)

The Company today determined the terms and conditions for the issuance of its 29th unsecured bonds (with inter-bond pari passu clause) (green bonds) (aka: COCONO SUSUKINO green bonds) and 30th unsecured bonds (with inter-bond pari passu clause) (sustainability bonds) (aka: Kudan-Kaikan Terrace sustainability bonds), as below. We will issue green bonds and sustainability bonds with the aim of contributing to the realization of a sustainable society through the project for which the funds are used.

1. Overview of the bonds

1. Name of the bonds	Tokyu Fudosan Holdings 29th unsecured bonds (with inter-bond pari passu clause) (green bonds)	Tokyu Fudosan Holdings 30th unsecured bonds (with inter-bond pari passu clause) (sustainability bonds)
2. Issuance amount	10 billion yen	10 billion yen
3. Application of the Act on Book-Entry Transfer of Corporate Bonds and Shares	(1) The bonds are subject to the provisions of the Act on Book-Entry Transfer of Corporate Bonds and Shares (hereinafter referred to as the "Act on Book-Entry Transfer of Corporate Bonds, etc.") and handled in accordance with the business regulations and other rules of the transfer institution mentioned in 18. (2) No bond certificates will be issued for the bonds unless the bondholders may request the issuance of bond certificates in accordance with the Act on Book-Entry Transfer of Corporate Bonds, etc.	
4. Amount for each bond	100 million yen	
5. Interest rates	0.450% per annum	0.880% per annum
6. Payment	100 yen per face value of 100 yen	
7. Redemption	100 yen per face value of 100 yen	
8. Maturity	5 years	10 years
9. Method and date of redemption	(1) The principal of the bonds will be redeemed in full on June 1, 2028. (2) The bonds may be repurchased and cancelled at any time on or after the day following the payment date, except as otherwise provided by law or the business regulations and other rules of the transfer institution mentioned in 18.	(1) The principal of the bonds will be redeemed in full on June 1, 2033. (2) The bonds may be repurchased and cancelled at any time on or after the day following the payment date, except as otherwise provided by law or the business regulations and other rules of the transfer institution mentioned in 18.
10. Interest payment date	June 1 and December 1 of each year	
11. Application period	May 26, 2023	
12. Payment date	June 1, 2023	
13. Offering method	Public offering	
14. Collateral	The bonds are not secured or guaranteed, and no assets are specifically reserved for the bonds.	
15. Financial covenants	A negative pledge clause is attached.	
16. Underwriters	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Mizuho Securities Co., Ltd., Daiwa Securities Co. Ltd., and Nomura Securities Co., Ltd.	
17. Application locations	Headquarters and domestic branches of the underwriters	
18. Transfer institution	Japan Securities Depository Center, Inc.	
19. Fiscal agent	Sumitomo Mitsui Trust Bank, Limited	
20. Issuing Agent and Paying Agent	Sumitomo Mitsui Trust Bank, Limited	
21. Rating obtained	A (Japan Credit Rating Agency, Ltd.)	

2. Investors that have expressed their intention to invest in the 29th unsecured bonds (with inter-bond pari passu clause) (green bonds) and the 30th unsecured bonds (with inter-bond pari passu clause) (sustainability bonds)

The following is a list of investors that have expressed their intention to invest in the 29th unsecured bonds (with inter-bond pari passu clause) (green bonds) and the 30th unsecured bonds (with inter-bond pari passu clause) (sustainability bonds). (The information is current as of May 26, 2023. They are listed in order of the Japanese syllabary.)

< Investors that have expressed their intention to invest >

- Aichi Shinkin Bank
- Asahi Shinkin Bank
- Amagasaki Shinkin Bank
- Enshu Shinkin Bank
- Kanagawakenshinren
- Karasuyama Shinkin Bank
- Kitaosaka Shinkin Bank
- Kyoto Chuo Shinkin Bank
- JA Kumagaya
- Saikyo Bank, Ltd.
- JA Shizuokashi
- Shizuoka Labour Bank
- Shimada Kakegawa Shinkin Bank
- Shinkin Central Bank
- Suwa Shinkin Bank
- Taiyo Life Insurance Company
- Tono Shinkin Bank
- Niigata Shinkin Bank
- Hagi Yamaguchi Shinkin Bank
- Banshu Shinkin Bank
- Fukuoka Chuo Bank, Ltd.
- Prudential Gibraltar Financial Life Insurance Co., Ltd.
- Hekikai Shinkin Bank
- JA-Bank Hokkaido
- Mishima Shinkin Bank
- Sumitomo Mitsui DS Asset Management Company, Limited
- Mitsubishi UFJ Trust and Banking Corporation
- JA Miyazaki Shinren
- Meiji Yasuda Life Insurance Company
- Yuki Shinkin Bank
- Asahikawa Shinkin Bank
- Asset Management One Co., Ltd.
- Ichii Shinkin Bank
- OTEC CORPORATION
- Gamagori Shinkin Bank
- Kanonji Shinyokinko
- Kibi Shinkin Bank
- Kyoto Hokuto Shinkin Bank
- Kuwanamie Shinkin Bank
- Shiga Bank, Ltd.
- Shizuoka Chuo Bank, Ltd.
- Shinonome Shinkin Bank
- Showa Shinkin Bank
- Sumitomo Life Insurance Company
- Seto Shinkin Bank
- Daiwa Asset Management Co. Ltd.
- Nakamura Sangyo Gakuen
- Nissay Asset Management Corporation
- Hamamatsu Iwata Shinkin Bank
- Hyogo Shinkin Bank
- Fujinomiya Shinkin Bank
- Prudential Life Insurance Company, Ltd.
- North Pacific Bank, Ltd.
- Matsumoto Shinkin Bank
- Mitsui Sumitomo Insurance Company, Limited
- Sumitomo Mitsui Trust Asset Management Co., Ltd.
- Midori Life Insurance Company
- Meiji Yasuda Asset Management Company Ltd.
- JA Yamaguchi Sinren
- JA Yokohama

\* "JA" refers to an agricultural cooperative or a federation of agricultural cooperatives.

This announcement was prepared for the purpose of public disclosure regarding the issuance of the Company's 29th unsecured bonds (with inter-bond pari passu clause) (green bonds) and 30th unsecured bonds (with inter-bond pari passu clause) (sustainability bonds). It is not intended to solicit investors or engage in any other similar activities.