



June 27, 2025

FOR IMMEDIATE RELEASE

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Notice of the Decision on Issuance terms for Sustainability Bonds Aimed at Retail Investors and the Internet-Focused Offering and Sales

Tokyo Tatemono Co., Ltd. (the “Company”) hereby announces that it has determined the issuance terms for the “Tokyo Tatemono Brillia Sustainability Bonds” (below, the “Bonds”), public bonds targeted at retail investors announced on June 20, 2025, as follows. The Bonds are sustainability bonds (*1) aimed at addressing social issues and promoting environmental considerations, and the offering and sales will be conducted through the Internet for the first time in the Japanese public bond market (*2).

1. Purpose and Background of the Issuance of the Bonds

The Tokyo Tatemono group has been promoting the groupwide sustainability initiatives under its long-term vision named “Becoming a Next-generation Developer” looking ahead to the year 2030, which is the target year of the Sustainable Development Goals, in order to achieve both “contributions to solving social issues” and a “corporate growth” at a higher level.

Since July 2015, the Company has issued multiple bonds for retail investors, and as a new initiative this time, it is planning to focus on using the Internet for the offering and sales of the bonds.

In addition to SBI Securities Co., Ltd., the largest online general securities company (*3), acting as the administrative lead manager, there are also plans to utilize the online trading departments of Mizuho Securities Co., Ltd. (sales consignment: Rakuten Securities, Inc.), Daiwa Securities Co. Ltd. and SMBC Nikko Securities Inc. to inform retail investors who mainly trade online about our initiatives and opportunity to purchase the Bonds.

For more information on the Bonds, please refer to each securities firm’s website from the following URLs.

SBI Securities Co., Ltd.	https://www.sbisec.co.jp
Mizuho Securities Co., Ltd.	https://www.mizuho-sc.com
Daiwa Securities Co. Ltd.	https://www.daiwa.jp/
SMBC Nikko Securities Inc.	https://www.smbcnikko.co.jp/

2. Overview of the Bonds

Name	36th unsecured bonds of Tokyo Tatemono Co., Ltd. (subject to a limited interbond pari passu clause) (sustainability bonds) Nickname: Tokyo Tatemono Brillia Sustainability Bonds
Years to maturity	7years
Issue amount	10.0 billion yen
Interest rate	1.76% annually
Pricing date	June 27, 2025
Offering period	From June 30, 2025 to July 10, 2025
Payment date	July 11, 2025
Maturity date	July 9, 2032
Credit rating	A (Japan Credit Rating Agency, Ltd. (below, “JCR”))
Lead manager	SBI Securities Co., Ltd., Mizuho Securities Co., Ltd., Daiwa Securities Co. Ltd., SMBC Nikko Securities Inc.
Sustainable Finance Framework Evaluation	SU1(F) (JCR)

3. Matters Relating to the Planned Use of Proceeds from the Bonds and the Sustainable Finance Framework

1) Use of proceeds (planned)

All the proceeds from the Bonds are planned to be used to refinance the acquisition and construction funds for sustainability projects that satisfy the eligibility criteria defined in Tokyo Tatemono’s Sustainable Finance Framework PART II “City Developments Creating ‘Value of Place’ and ‘Value of Experience’ through the Realization of Diverse Needs of Customers and Society,” including the Green (*4) and Social (*5) Project “Brillia ist Tower Kachidoki” and the Green Project “Nakano Central Park South.”

2) External evaluation

The Company’s Sustainable Finance Framework has obtained the top rating of SU1(F) in the JCR Sustainable Finance Framework Evaluation (*6).

(*1) Sustainability bonds

Bonds for which the proceeds are used both (1) to improve the environment (green nature) and (2) to contribute to solving social issues (social nature).

(*2) The first Internet-focused offering and sales in the Japanese public bond market

The scope is Japanese public bonds with a total offering amount of at least 5 billion yen, of which over half (over 50%) are offered and sold via the Internet (As of June 27, 2025, according to research by SBI Securities Co., Ltd.).

(*3) SBI Securities Co., Ltd., the largest online general securities company

The first in Japan to achieve 14 million comprehensive securities accounts (The number of accounts includes the

number of accounts for SBI Neotrade Securities and FOLIO. Regarding “first in Japan,” the scope of comparison is the 264 member companies of the Japan Securities Dealers Association. (Based on publicly available information from each company as of March 11, 2025, according to research by SBI Securities Co., Ltd.)).

(*4) Green Projects

The eligible properties that have obtained or plan to obtain the highest or second-highest certification/re-certification from one of the four 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
- 4) ZEB certification in the BELS certification (including Nearly ZEB, ZEB Ready, ZEB Oriented)

(*5) Social Projects

Projects that contribute to achieving any of the following items:

- 1) Access to essential services
- 2) Socioeconomic advancement, empowerment

(*6) JCR Sustainable Finance Framework Evaluation

The evaluation that assesses the extent to which the funds raised through the sustainable finance framework are allocated to green projects or social projects as defined by JCR, as well as the level of management, operation, and transparency initiatives related to the use of proceeds from the relevant sustainable finance.

This announcement is a public disclosure document regarding the issuance of the Company’s 36th unsecured bonds (subject to a limited interbond pari passu clause) (sustainability bonds) and is not intended as a solicitation for investment.