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FOR IMMEDIATE RELEASE

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Announcement of the Determination of Issuance Conditions for the Publicly-Offered Hybrid Bonds (Subordinated Bonds) (Sustainability Bonds)

Tokyo Tatemono Co., Ltd. (the “Company”) hereby announces that today it has determined the conditions for the issuance of publicly offered hybrid bonds (subordinated bonds) (sustainability bonds) announced on May 9, 2025 (the “Bonds”) as follows.

In addition, the Bonds will be issued as sustainability bonds based on the Company’s Sustainability Finance Framework.

1. Overview of the Bonds

	The 4th series unsecured subordinated bonds with the optional interest payment deferral and optional early redemption provisions (Sustainability Bonds)
(1) Total issue amount	50.0 billion yen
(2) Initial interest rate	2.663% per annum (Note 1)
(3) Payment date	June 5, 2025
(4) Maturity date	June 5, 2062
(5) Optional early redemption (Note 2)	June 5, 2032 (the first optional redemption date) The Company may redeem the Bonds early at its own discretion on any interest payment date on or after the first optional redemption date
(6) Interest payment date	June 5 and December 5 each year (If the interest payment date falls on a bank’s holiday, the payment shall be made on the bank business day immediately prior to the interest payment date)
(7) Optional deferral of interest payment	The Company may defer all or part of the interest payments at its own discretion on any interest payment date
(8) Subordination provision	The Bonds are ranked subordinate to the Company’s general debts and senior to the common stock
(9) Offering method	Public offering in Japan (mainly to institutional investors)
(10)Credit rating	BBB+ (Japan Credit Rating Agency, Ltd. (“JCR”))
(11)Equity credit	JCR: Equity credit “Middle level, 50%”
(12)Lead managers	Mizuho Securities Co., Ltd. (administrative lead manager), Daiwa Securities Co, Ltd., SMBC Nikko Securities Inc.

- (Note 1) A fixed interest rate will be applied during the period from the day immediately following June 5, 2025 through June 5, 2032 and a floating interest rate will be applied on or after the day immediately following June 5, 2032 (The coupon rate will step up on June 6, 2032)
- (Note 2) If the Company redeems the Bonds early, it intends to replace the Bonds with other financial instruments that may obtain an equal or higher equity credit from JCR.
However, the Company may decide not to replace the Bonds with other financial instruments having an equal or higher degree of equity contents if it satisfies all of the following financial requirements.
1. The Company's consolidated Debt Equity Ratio must be 3.00 times or less.
 2. The Company's consolidated shareholders' equity must increase by 25.0 billion yen compared with the consolidated shareholders' equity as of March 31, 2025.

2. Information on the Issuance of the Sustainability Bonds

1) Use of proceeds

All the proceeds from the Bonds are planned to be used to finance or refinance the funds related to the acquisition/construction of "TOFROM YAESU (Type 1 Urban Redevelopment Project for Yaesu 1-chome East Area in front of Tokyo Station (District A, District B))" and "TOKYO SQUARE GARDEN," which are social and green projects that satisfy the eligibility criteria set forth in the Company's Sustainability Finance Framework "Community Development Contributing to Solving Social Issues in the YNK Area."

For more details, please refer to the press release dated on May 9, 2025.

Press release on May 9, 2025

"Announcement of the Issuance of Publicly-Offered Hybrid Bonds (Subordinated Bonds) (Sustainability Bonds)"

<https://pdf.irpocket.com/C8804/iJ7x/Nvv7/y5lw.pdf>

(*) The area name representing the initials of the place-names, Yaesu, Nihonbashi and Kyobashi

2) External Evaluation by JCR

The Company's Sustainability Finance Framework has obtained the highest rating of "SU1(F)" in the "JCR Sustainability Finance Framework Evaluation" on June 19, 2020.

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