

November 08, 2023

To Whom It May Concern

DAIBIRU CORPORATION

Development of a Green Finance Framework

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) would like to announce the development of a Green Finance Framework.

The Group has highlighted the provision of eco-friendly buildings to the next generation as a material issue related to sustainability (Group materiality), and is promoting urban development both rich in greenery and low in environmental impact, in keeping with the Environmental Policy of the Group. Our goal is sustainable development alongside society, made possible with the cooperation of a wide range of stakeholders, including customers, local communities, and business partners. To keep our full spectrum of stakeholders informed about our sustainability initiatives, and to promote these initiatives from a financing perspective, we have developed a Green Finance Framework.

In October 2023, the Group will celebrate its 100th anniversary. In May 2023, the Group announced the Daibiru Group Medium- to Long-Term Management Plan 2035 “BUILD NEXT.” (hereinafter the “medium- to long-term management plan”) which targets the year 2035 and aims to establish the vision and direction of Daibiru’s management for the next 100 years to come. The office business, the Group’s main business, has reached a major turning point due to the COVID-19 pandemic. In addition, we are in a time that calls for companies to increase their corporate value by resolving social issues. Amid this reality, we will draw upon the strengths the Daibiru Group has built up over the past 100 years and utilize this new medium- to long-term management plan as a means to manifest our corporate principles of “Constructing building, creating towns, pioneering the new era.”

■ External Evaluation of Alignment with Green Bond Principles and Other Guidelines

This framework is based on the Green Bond Principles established by the International Capital Markets Association (ICMA), and describes policies such as 1) use of proceeds, 2) process for project evaluation and selection process, 3) management of proceeds, and 4) reporting. We have received an external evaluation from Japan Credit Rating Agency, Ltd. (JCR) confirming alignment with the Green Bond Principles and other guidelines.

In addition, Daiwa Securities Co. Ltd. was selected as the structuring agent to provide advice and support with development of this framework and obtaining external evaluation.

- [Green Finance Framework\(Japanese only\)](#)
- [External evaluation regarding alignment with the Green Bond Principles and other guidelines\(Japanese only\)](#)

News Release

■ Use of Proceeds Under this Framework

Proceeds from green financing are scheduled to be used for new investments or existing investments (via refinancing) and will be put toward projects that meet the following criteria for eligibility.

Criteria for Green Project Eligibility

ICMA-Recognized Business Categories	Eligible Projects
Green buildings	Investments related to the construction or acquisition of buildings that have acquired or renewed any of the following building certifications, the construction or acquisition of buildings scheduled to acquire or renew these certifications in the future, and investments related to the acquisition of land. <ul style="list-style-type: none">✓ CASBEE certification of B rank or higher✓ BELS certification of 3 stars or higher✓ DBJ Green Buildings certification of 3 stars or higher✓ LEED ND, LEED BD+C, or LEED-O+M certification of silver or higher✓ ZEB Oriented certification or higher✓ Green Star - Design & As Built v1.3 certification of 4 stars or higher
Energy efficiency	Investments related to renovation work that can reduce CO ₂ emissions, energy consumption, or water consumption by 30% or more

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