

November 30, 2023

To Whom It May Concern

DAIBIRU CORPORATION

## Daibiru Finalizes Terms for Issuing Green Bonds

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) would like to announce that it has finalized terms for issuing its first green bonds, as outlined below.

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](#) and issued green bonds.

### ■ Overview of Green Bonds

Name	DAIBIRU CORPORATION, 21st Issue of Unsecured Bonds (with Inter-Bond <i>Pari Passu</i> Clause) (Green Bonds)
Issue Amount	¥12.0 billion
Term	5 years
Interest Rate	0.729% per annum
Payment Date	December 6, 2023
Redemption Date	December 6, 2028
Ratings	A+ (Japan Credit Ratings Agency, Ltd.)
Lead Managing Underwriter	Daiwa Securities Co. Ltd., Nomura Securities Co., Ltd., SMBC Nikko Securities Inc.
Structuring Agent* <sup>1</sup>	Daiwa Securities Co. Ltd.
Verification of Conformance with the Framework	DAIBIRU CORPORATION has obtained external verification from Japan Credit Ratings Agency, Ltd. (JCR) that its Green Finance Framework conforms with the Green Bond Principles established by the International Capital Finance Market Association (ICMA).

\*<sup>1</sup>An entity-supporting green finance by providing advice on developing a green finance framework and obtaining external verification (a second opinion).

## News Release

### ■Use of Proceeds

We plan to use the proceeds raised through the issue of green bonds on the following projects.

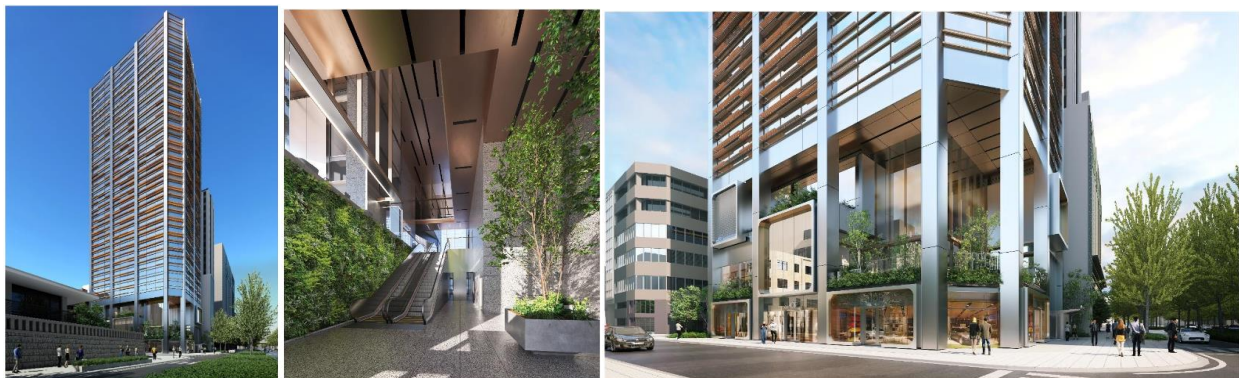
#### Midosuji Daibiru Building Reconstruction Plan

This plan entails the construction of an office building for a new age, a building located in a prime location, facing Osaka’s main street of Midosuji, and overlooking the greenery of Namba Shrine. Work on construction of the new building has been progressing since demolition of the former Midosuji Daibiru Building was completed in February 2022.

The new building will provide tenants with a workplace that accommodates a variety of work styles, and an environment that supports physical and mental health under the concept of “Your Premium, Your Workplace.” With a special emphasis on our belief in the coexistence between office buildings and nature, which has been passed on since our establishment, we have worked to reduce the environmental impact of the building and put in place a business continuity plan (BCP) for use in the event of a disaster. The building is also scheduled to receive CASBEE-Wellness Office\*<sup>2</sup> (CASBEE-WO) and CASBEE Osaka Mirai\*<sup>3</sup> building certification systems from the Institute for Build Environment and Carbon Neutral for SDGs (IBECs), with the highest-possible “S” rank. In addition, the office portion of the building is projected to acquire a 5-star rating—the highest rank possible—and ZEB Oriented certification under the Building-Housing Energy-efficiency Labeling System (BELS).

Plan Name	Midosuji Daibiru Building Reconstruction Plan
Location	4, Minami-kyuhojimachi, Chuo-ku, Osaka
Site Area	1,577 m <sup>2</sup>
Gross Floor Area	Approx. 20,300 m <sup>2</sup>
Number of Stories	20 floors above ground, 1 floor below ground
Structure	Steel frame construction (partially steel frame reinforced concrete construction)
Usage	Office and retail
Construction Period	December 2021–January 2024

Images of the building at completion



## News Release

### Yaesu Daibiru Building Reconstruction Plan

This plan will see the construction of our flagship office building in a prime location in the Tokyo area, close to Tokyo Station and with a direct link to the Yaesu Underground Shopping Mall.

Work on construction of the new building has been progressing since the demolition of the former Yaesu Daibiru Building was completed in March 2023.

Passing on the value of the former building, the new building will create a new landscape for Yaesu through its graceful design and greenery that is accessible to the community and to visitors to serve as a constant presence going forward in the Yaesu area, where redevelopment is continuing. We are working to reduce the environmental impact of the building and put in place a BCP for use in the event of a disaster as measures to address climate change. The building is also expected to receive the “S” rank under the CASBEE-WO, a building certification system by IBECS, and receive a Gold rating under LEED, a U.S. green building rating system. In addition, the office portion of the building is projected to acquire a 5-star rating and ZEB Oriented certification under BELS.

Plan Name	Yaesu Daibiru Building Reconstruction Plan
Location	1, Kyobashi, Chuo-ku, Tokyo
Site Area	1,966 m <sup>2</sup>
Gross Floor Area	Approx. 22,700 m <sup>2</sup>
Number of Stories	11 floors above ground, 3 floors below ground
Structure	Steel frame construction (partially steel frame reinforced concrete construction, reinforced concrete construction)
Usage	Office and retail (planned)
Construction Period	March 2023–mid-2025 (scheduled)

### Images of the building at completion



<sup>\*2</sup> A building certification system that assesses the specifications, performance, and initiatives of buildings that support the maintenance and promotion of the health and comfort of building users.

<sup>\*3</sup> A building certification system (the Osaka Comprehensive Assessment System for Build Environment Efficiency) that assesses the comprehensive environmental performance of buildings, which includes consideration for the environment, such as energy conservation, resource conservation, and recycling performance, and consideration for the landscape, such as the comfort of the indoor environment and the life span of buildings.