



February 6, 2025

To whom it may concern

Company Name: MITSUI-SOKO HOLDINGS Co., Ltd.  
Name of Representative: Hirobumi Koga, Representative Director, President  
& CEO  
Code Number: 9302 Tokyo Stock Exchange Prime Market  
Contact: Takeshi Matsuki, General Manager, Finance and  
Accounting Division  
Phone: +81-3-6400-8006

## **Notice of the Formulation of a Green Finance Framework and Issuance of a Green Bond (Unsecured Straight Bond #19)**

This is to inform you that MITSUI-SOKO HOLDINGS Co., Ltd. has formulated a Green Finance Framework (hereafter, the “Framework”) and plans to issue a green bond (Unsecured Straight Bond #19; also referred to as MITSUI-SOKO HOLDINGS Green Bond, hereafter the “Green Bond”) through a public offering in the Japanese market in March 2025. At the same time, we are considering procuring finance through green loans. The Framework was formulated with support from SMBC Nikko Securities Inc. and Sumitomo Mitsui Banking Corporation as the structuring agents.

### **1. Purpose and Background of the Green Bond Issuance**

Under the Medium-term Management Plan 2022, the Group’s five-year management plan ending in the fiscal year ending March 31, 2027, and as the first-call company that can be trusted by our customers, we have focused on the three pillars of our growth strategy: “Top-line Growth by Mobilizing the Group’s Collective Strength,” “Reinforcement of Operational Competitiveness,” and “Building Management Foundation to Support the Deepening,” and have been practicing business management that aims to enhance our corporate value in the long term, build a sustainable society, and meet the expectations of all our stakeholders and society.

As one of the basic strategies for strengthening the revenue base of our Real Estate Business as set forth in the above management plan, we are carrying out construction aimed at increasing the value of the MSH Nihonbashi Hakozaeki Building by transforming it into an environment-friendly office building.

This project will transform the building into an environment-friendly office building through energy-saving measures, including upgrading the climate control equipment, switching the lighting to LED, and installing secondary window glazing, enhance the productivity of tenants by providing comfortable spaces, and contribute to the realization of sustainability, while also addressing our materiality of “promoting climate change actions and resource circulation.”

This project is also an initiative to realize our materiality of “advancing human capital management.” In May 2025, we will consolidate the offices of all our Group companies based in the Kanto region in our head office building in Nihonbashi Hakozaeki, where the Group was founded, in order to accelerate co-creation efforts within the Group by encouraging interaction among Group employees across organizational and business boundaries, with the aim of achieving top-line growth by further expanding new business development and integrated solution services.

## 2. Green Bond Overview

|                              |  |
|------------------------------|--|
| Issue Term                   | 5 years  |
| Value at Issue               | ¥5.0 billion   |
| Date of Issue                | March 2025 (planned)   |
| Purpose of Funds Raised      | Expenses for the MSH Nihonbashi Hakozaki Building related to construction for increasing the value and converting it to multi-tenant use in order to realize an environment-friendly office building (acquisition of CASBEE* certification for buildings (renovation): A Rank) |
| Main Underwriters            | SMBC Nikko Securities Inc., Nomura Securities Co., Ltd.  |
| Green Bond Structuring Agent | SMBC Nikko Securities Inc.   |



MSH Nihonbashi Hakozaki Building

- \* The CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for evaluating and rating (from C Rank to S Rank) the environmental performance of buildings. The system comprehensively evaluates the environmental performance of buildings from the aspect of reducing the environment load, which includes saving energy and resources and the capabilities for recycling, as well as based on other factors such as consideration for the surrounding landscape.

## 3. Eligibility as a Green Bond

The Company aims to promote the Group's sustainability management in terms of financing. Accordingly, the Company has newly formulated a Green Finance Framework, which is part of its continued efforts since the issuance of a Green Bond in March 2020, and received an external evaluation (second-party opinion) on the conformity from the Japan Credit Rating Agency (JCR) based on the following principles, etc.

- Green Bond Principles 2021 (International Capital Market Association (ICMA))
- Green Loan Principles 2023 (Loan Market Association (LMA), Asia Pacific Loan Market Association (APLMA), Loan Syndications and Trading Association (LSTA))
- Green Bond Guidelines, 2024 edition (Ministry of the Environment of Japan)
- Green Loan Guidelines, 2024 edition (Ministry of the Environment of Japan)

(References)

- MITSUI-SOKO HOLDINGS Green Finance Framework (in Japanese):  
<https://www.mitsui-soko.com/-/media/pdf/msh/ir/stock/bond/green-finance-framework/202502.pdf>
- External evaluation (second opinion): <https://www.jcr.co.jp/en/greenfinance/green/fw/>
- VALUE REPORT 2024: [https://www.mitsui-soko.com/en/ir/library/integrated\\_report/](https://www.mitsui-soko.com/en/ir/library/integrated_report/)
- Sustainability Data Book 2024: [https://www.mitsui-soko.com/en/ir/library/sustainability\\_report](https://www.mitsui-soko.com/en/ir/library/sustainability_report)
- Medium-term Management Plan 2022 “Going on the Aggressive by Deepening”:  
<https://www.mitsui-soko.com/en/ir/management/plan/>

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