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FOR IMMEDIATE RELEASE

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### Announcement on Determination of Issuance Conditions of Sustainability Bonds Aimed at Retail Investors

Tokyo Tatemono Co., Ltd. (the “Company”), hereby announces that it has determined the issuance conditions of its sustainability bonds targeted at retail investors, the “Tokyo Tatemono Brillia Bond for individual investors” (hereinafter, the “Bonds”).

#### Details

##### 1. Purpose and Background of the Issuance of the Bonds

Based on the long-term vision “Becoming a Next-Generation Developer,” looking ahead to the year 2030, which is the target year for the Sustainable Development Goals, the Tokyo Tatemono Group is committed to promoting the groupwide sustainability initiatives aimed at a higher standard ESG management, in order to realize both contributions to solving social issues and achieving higher levels of growth as a company.

The Bonds will be the second issuance of sustainability bonds targeted at retail investors following July 2021, and we will continue the cycle of allocating procured funds to sustainable projects in order to further promote sustainable urban development in the future.

##### 2. Overview of the Bonds

	35th unsecured bonds (subject to a limited interbond pari passu clause) (sustainability bonds targeted at retail investors)
Years to maturity	7 years
Issue amount	10.0 billion yen
Interest rate	1.190%
Pricing date	April 19, 2024
Issue date	May 2, 2024
Maturity date	May 2, 2031
Credit rating	A (Japan Credit Rating Agency, Ltd. (hereinafter, “JCR”))
Lead manager	Daiwa Securities Co., Ltd.

Sustainability Finance Framework Evaluation	SU1(F) (JCR)
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### 3. Information on the Sustainability Bonds

#### 1) Use of proceeds

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 Sustainability 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 (\*1) and social (\*2) project "Brilliant Tower Kachidoki" and the green project "Nakano Central Park South."

#### 2) External Evaluation

The Company's Sustainability Finance Framework has obtained the top rating of "SU1(F)" in the "JCR Sustainability Finance Framework Evaluation" (\*3).

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

#### (\*1) 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)

#### (\*2) Social Projects

Projects that contribute to achieving any of the following items 1 and 2

1. Access to essential services
2. Socioeconomic advancement, empowerment

#### (\*3) JCR Sustainability Finance Framework Evaluation

The evaluation that assesses the extent to which the funds raised through the sustainability finance are allocated to social projects or green 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 sustainability finance.

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