



**Make The World
More Sustainable**



[Provisional Translation Only]

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Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

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Positive Impact Finance Loan

Ichigo is a Japanese sustainable infrastructure company dedicated to making the world more sustainable. In keeping with its Ichigo 2030 vision, Ichigo is expanding the scope of its real estate and clean energy businesses to further contribute to a sustainable society and grow long-term value for its shareholders.

Ichigo has established a new commitment line with a maximum loan amount of JPY 5.76 billion via Aozora Bank's ("Aozora") ESG Framework Loan Syndicate Positive Impact Finance program.

This new commitment line will support Ichigo's initiatives towards building a sustainable society and further strengthen its financial base. In line with its belief that companies exist to serve society, Ichigo will continue to grow as a sustainable infrastructure company and work towards contributing to a better world that can be handed to future generations.

1. Positive Impact Finance Overview

Based on the UN Principles for Positive Impact Finance, Aozora's Positive Impact Finance program aims to provide ongoing support for corporate initiatives that are deemed to have positive societal impact based on a comprehensive and quantitative assessment of the borrowers' business activities.¹

In light of the program's objectives, Ichigo was selected as a borrower in recognition of its businesses and efforts towards contributing to a sustainable society and attaining the UN's Sustainable Development Goals ("SDGs"). As outlined below, Ichigo has set key performance indicators (KPIs) and related targets to deliver on these initiatives and will periodically disclose its progress in conjunction with Aozora monitoring its activities and providing ongoing support.





Aozora has received an assessment from the Rating and Investment Information, Inc. ("R&I") that Ichigo's loan meets the Aozora ESG Framework Loan criteria.

¹ The Principles for Positive Impact Finance is a financial framework, established by United Nations Environment Programme Finance Initiative ("UNEP FI"), that aims to provide financing in support of attaining SDGs by helping companies realistically and reliably deliver positive impacts while helping them to identify and mitigate any potential negative impacts.

2. Commitment Line Overview

Maximum Loan Amount	JPY 5.76 billion
Drawdown Period	August 7, 2023 to August 7, 2024
Final Loan Repayment Date	August 7, 2030 (7 years)
Lender	Syndicated group with Aozora as arranger and agent

3. Ichigo's Intended Impact, Key Performance Indicators (KPIs), and Targets

Intended Impact	KPIs	Targets	Corresponding SDGs
Resource efficiency/safety, Convergence of cultures, traditions, and economies (PI)	<ul style="list-style-type: none"> - Implement initiatives to drive economic, social, and cultural value and lengthen asset life <p>Annual monitoring to confirm the below:</p> <ul style="list-style-type: none"> - Number of Sustainable Real Estate assets - Sustainable Real Estate initiatives 	Initiatives to increase asset value and lengthen asset life	 
Climate, Resource efficiency/safety, Energy (NI, PI)	<p>Reduction in GHG emissions vs. 2019 levels</p> <ul style="list-style-type: none"> - Annual renewable energy generation - Annual renewable energy ratio 	<ul style="list-style-type: none"> - 2030 GHG emission reduction targets vs. 2019 levels Scope 1, 2: 50% reduction Scope 3: 30% reduction - Promote the group's renewable energy business - Source 100% renewable energy across all of Ichigo's operations by December 2025 	 

(Note) NI = Minimize negative impact; PI = Maximize positive impact