

Details of Sustainable Finance

(100 million yen)

		End of FY2021	End of FY2022	End of FY2023	End of FY2024	End of FY2025
Green Finance	Green loan	0.00	101.50	307.38	343.38	353.38
	Green bond	120.00	120.00	120.00	120.00	120.00
Positive Impact Finance		25.60	82.60	150.60	150.60	150.60
Sustainability-Linked Loan		0.00	0.00	53.90	416.20	486.20
Total amount of sustainable finance		145.60	304.10	631.88	1,030.18	1,110.18
Debt with interest		2,976.37	2,920.87	3,000.87	3,251.97	3,536.97
Funding ratio		4.9%	10.4%	21.1%	31.7%	31.4%

Green Finance (Green Loans·Green Bond)

◆Management of Proceeds

AUM of OJR (Acquisition price)	Eligible Green Assets	Eligible Green Debt	Balance of green financing
797.1 billion yen (121 properties)	459.2 billion yen (58 properties)	214.9 billion yen	47.3 billion yen

- Based on acquisition price
 - Calculation Method of Debt of Eligible Green Project
- Eligible Green Assets × LTV at the end of February, 2026 (46.8%) (The amount is rounded to the nearest 10 million yen.)

* Assets meeting the eligible criteria (Eligible Green Assets) are assets that have acquired or are scheduled to acquire/recertify particular green building certifications.

◆Details of Green Loans

Lender	Amount Borrowed (yen)	Drawdown date	Maturity date
Development Bank of Japan Inc.	2.0 billion	July 31, 2023	June 20, 2026
MUFG Bank, Ltd.	0.7 billion	December 20, 2023	December 20, 2026
Sumitomo Mitsui Banking Corporation	2.538 billion	September 20, 2023	September 20, 2027
MUFG Bank, Ltd.	2.5 billion	March 20, 2023	December 20, 2027
Sumitomo Mitsui Banking Corporation	1.5 billion	December 20, 2022	March 21, 2028
Sumitomo Mitsui Banking Corporation	1.0 billion	June 20, 2023	September 20, 2028
Sumitomo Mitsui Banking Corporation	1.5 billion	December 20, 2023	March 20, 2029
Aozora Bank, Ltd.	1.0 billion	September 20, 2023	September 20, 2029
Resona Bank, Limited	1.1 billion	December 20, 2023	December 20, 2029
The Bank of Fukuoka, Ltd.	1.8 billion	March 20, 2023	March 20, 2030
THE NISHI-NIPPON CITY BANK, LTD.	1.15 billion	March 20, 2023	March 20, 2030
Resona Bank, Limited	1.2 billion	December 20, 2022	June 20, 2030
MUFG Bank, Ltd.	4.0 billion	June 20, 2023	June 20, 2030
MUFG Bank, Ltd.	1.75 billion	March 21, 2024	December 20, 2030
Daishi Hokuetsu Bank, Ltd.	1.0 billion	March 20, 2023	March 20, 2031
Resona Bank, Limited	1.0 billion	March 20, 2023	March 20, 2031
Aozora Bank, Ltd.	1.0 billion	June 20, 2023	June 20, 2031
Daishi Hokuetsu Bank, Ltd.	1.0 billion	June 20, 2023	June 20, 2031
SBI Shinsei Bank, Limited	1.9 billion	December 20, 2023	June 20, 2031
Resona Bank, Limited	1.0 billion	June 20, 2024	June 20, 2031
Development Bank of Japan Inc.	2.6 billion	September 20, 2024	September 20, 2031
The Bank of Fukuoka, Ltd.	1.1 billion	September 20, 2023	September 22, 2031
Aichi Bank, Ltd.	1.0 billion	February 19, 2026	December 20, 2032
Total	35.338 billion	-	-

◆Details of Green Bonds(*Rated by Japan Credit Rating Agency, Ltd.)

	Interest rate	Date of offering	Date of payment	Ratings*	Total issue amount	Maturity date
3rd	0.450% per annum	June 25, 2021	July 1, 2021	AA	3.0 billion yen	June 30, 2031
4th	1.662% per annum	June 28, 2024	July 8, 2024	AA	7.0 billion yen	July 7, 2034
2nd	0.890% per annum	July 1, 2020	July 7, 2020	AA	2.0 billion yen	July 6, 2035
Total					12.0 billion yen	

◆Status of Eligible Green Assets (As of March 31, 2026 on an Acquisition price basis)

	Unit	End of FY2021	End of FY2022	End of FY2023	End of FY2024	End of FY2025
Number of Eligible Green Assets	Number of properties	58	58	58	58	58
Eligible Green Assets	Billion Yen	428.6	428.6	425.7	443.0	459.2

◆Actual Energy Use of Eligible

		Unit	FY2021	FY2022	FY2023	FY2024	FY2025
Actual Energy Use	Electric Power Consumption	MWh	★73,371	★83,347	★86,418	★84,640	82,967
	District Heating & Cooling (DHC)	GJ	133,011	158,922	147,814	137,315	128,250
	Fuel Consumption	MWh	★7,084	★9,575	★10,341	★10,002	9,741
Actual Water Use	Water Use	1,000m3	★187	★221	★243	★247	243
CO ₂ Emissions (t-CO ₂)	Direct Emission (SCOPE1)	tCO ₂	★674	★634	★643	★528	550
	Indirect Emission (SCOPE2)		★17,638	★18,503	★16,718	★15,540	15,043
	Emission by tenants (SCOPE3)		★38,489	★41,204	★37,225	★32,063	32,209

*1The figures in the above table indicate the total energy usage of the green-qualified properties for which OJR is the energy management authority.
The number of properties included in the total may change from year to year.

*2★data are verified by JQA.

Sustainability Linked Loan

◆SPT Progress

	FY2021 (The base year)	FY2022 (Actual value)	FY2023 (Actual value)	FY2024 (Actual value)	FY2025 (Actual value)	2030 (Target)
CO ₂ emission	49,960	48,898	43,676	36,982	37,600	—
Reduction rate compared to FY2021	—	2.1%	12.6%	26.0%	24.7%	42.0%

Allocation Report

Name	Green finance amount (billion yen)	Issue date/ Drawdown date	Maturity date	Allocated amount for green finance (billion yen)	Unallocated amount for green finance (billion yen)
Green Loan (Development Bank of Japan Inc.)	2.0	July 31, 2023	June 20, 2026	2.0	0
Green Loan (MUFG Bank, Ltd.)	0.7	December 20, 2023	December 20, 2026	0.7	0
Green Loan (Sumitomo Mitsui Banking Corporation)	2.538	September 20, 2023	September 20, 2027	2.538	0
Green Loan (MUFG Bank, Ltd.)	2.5	March 20, 2023	December 20, 2027	2.5	0
Green Loan (Sumitomo Mitsui Banking Corporation)	1.5	December 20, 2022	March 21, 2028	1.5	0
Green Loan (Sumitomo Mitsui Banking Corporation)	1.0	June 20, 2023	September 20, 2028	1.0	0
Green Loan (Sumitomo Mitsui Banking Corporation)	1.5	December 20, 2023	March 20, 2029	1.5	0
Green Loan (Aozora Bank, Ltd.)	1.0	September 20, 2023	September 20, 2029	1.0	0
Green Loan (Resona Bank, Limited)	1.1	December 20, 2023	December 20, 2029	1.1	0
Green Loan (The Bank of Fukuoka, Ltd.)	1.8	March 20, 2023	March 20, 2030	1.8	0
Green Loan (THE NISHINIPPON CITY BANK, LTD.)	1.15	March 20, 2023	March 20, 2030	1.15	0
Green Loan (Resona Bank, Limited)	1.2	December 20, 2022	June 20, 2030	1.2	0
Green Loan (MUFG Bank, Ltd.)	4.0	June 20, 2023	June 20, 2030	4.0	0
Green Loan (MUFG Bank, Ltd.)	1.75	March 21, 2024	December 20, 2030	1.75	0
Green Loan (Daishi Hokuetsu Bank, Ltd.)	1.0	March 20, 2023	March 20, 2031	1.0	0
Green Loan (Resona Bank, Limited)	1.0	March 20, 2023	March 20, 2031	1.0	0
Green Loan (Aozora Bank, Ltd.)	1.0	June 20, 2023	June 20, 2031	1.0	0
Green Loan (Daishi Hokuetsu Bank, Ltd.)	1.0	June 20, 2023	June 20, 2031	1.0	0
Green Loan (SBI Shinsei Bank, Limited)	1.9	December 20, 2023	June 20, 2031	1.9	0
Green Loan (Resona Bank, Limited)	1.0	June 20, 2024	June 20, 2031	1.0	0
3rd OJR Green Bonds	3.0	July 1, 2021	June 30, 2031	3.0	0
Green Loan (Development Bank of Japan Inc.)	2.6	September 20, 2024	September 20, 2031	2.6	0
Green Loan (The Bank of Fukuoka, Ltd.)	1.1	September 20, 2023	September 22, 2031	1.1	0
Aichi Bank, Ltd.	1.0	February 19, 2026	December 20, 2032	1.0	0
4th OJR Green Bonds	7.0	July 8, 2024	July 7, 2034	7.0	0
2nd OJR Green Bonds	2.0	July 7, 2020	July 6, 2035	2.0	0
Total	47.338	-	-	47.338	0