



10 February, 2021
IINO Kaiun Kaisha, Ltd.

Hibiya Fort Tower / DBJ Environmentally Rated Loan Notice

IINO Kaiun Kaisha, Ltd. (“IINO”) is to announce that IINO decided to arrange Development Bank of Japan Inc. (“DBJ”) Environmentally Rated Loan. The loan will begin in August 2021. IINO obtained the rating from DBJ of “advanced action to environmentally friendly initiatives” in terms of the loan-borrowing,

“Sustainability initiative” is one of the priority strengthening measures in IINO’s mid-term management plan “Be Unique and Innovative. : The Next Stage – Towards 2030”. The DBJ Environmentally Rated Loan will be used to construction fee for Hibiya Fort Tower. The building is under construction by “Shimbashi Tamuracho Project” in which IINO participates. IINO will continue to tackle “sustainability initiative” for contributing to the creation of a sustainable society.

【DBJ Environmentally Rated Loan Program】

DBJ Environmentally Rated Loan Program is a loan program utilizing a screening (rating) system developed by DBJ that evaluates enterprises on the level of their environmental management and then sets financial conditions based on these evaluations. This was the world's first incorporation of environmental ratings in financing menus.

【Reason for rating】

The following initiatives were highly evaluated in this rating:

- 1) By establishing an in-house cross-company environmental management system centered on the Safety and Environmental Committee, promoting the introduction of next-generation fuel ships aimed at reducing GHG emissions in the shipping business, and efforts such as eco-navigation in response to transportation demand, consideration for the surrounding ecosystem through the development of the IINO FOREST at the IINO Building in the real estate industry, and also energy conservation



In February 2021, IINO Kaiun Kaisha, Ltd. received a Development Bank of Japan loan under the DBJ Environmentally Rated Loan Program, having been evaluated as a “company with advanced environmental programs.”

measures by utilizing BEMS(※1) etc. IINO is promoting initiatives that contribute to environmental consideration through our business from both hardware and software.

- 2) In addition to positioning “Sustainability initiative” as one of the priority strengthening measures in mid-term management plan, IINO has started to identify materiality with an awareness of business growth and sustainability connectivity taking into account changes in the external environment and requests from customers and society, such as the establishment of the IINO environmental task force.

【Summary of DBJ Environmentally Loan】

Agreement date	February, 10, 2021
Creditor	Development Bank of Japan Inc.
Loan payable	2.0 billion Japanese yen
Period	17 years (August, 31, 2021～August, 31, 2038)
Use of Proceeds	Construction of Hibiya Fort Tower (※2)

(※1) BEMS is translated as “Building Energy Management System” and refers to building management system for optimizing the comfort and energy efficiency of the indoor environment.

(※2) IINO is participating in Shimbashi Tamuracho Project and The loan will be used to pay a portion of their interest.

【Hibiya Fort Tower outside view (image)】



【Hibiya Fort Tower environmental specification】

This building has environmental friendly facilities such as installation of “solar panels”, “green-roofing”, ”low heat-retention paving”, ”Low-E glass to reduce sunshine heatwave” and “eaves to prevent from direct sunlight”.

【Summary of Hibiya Fort Tower construction】

Project name	Shimbashi Tamuracho Project
Name of building	Hibiya Fort Tower

Address	500 (lot number), Nishi-Shimbashi,1-chome, Minato-ku, Tokyo
Principal Uses	Office/shops/carparking, etc
Site Area	7,688.50 m ²
Total Floor Space	105,633.16 m ² (planned)
Floors	Two basement floors / 27 floors above ground
Structure	Steel reinforced concrete with steel frame, steel reinforced concrete, and steel-frame
Completion date	June, 2021 (expected)
Operator	Shimbashi Tamuracho Project Partnership
Design, and Supervision	Shimizu Corporation/Nikken Sekkei, joint design venture
Construction	Shimizu Corporation

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