



April 24, 2024
IINO Kaiun Kaisha, Ltd.

Hibiya Fort Tower / Conclusion of a Green Loan Agreement with Nippon Life Insurance Company

IINO Kaiun Kaisha, Ltd. (IINO Lines) hereby announces that it has concluded a Green Loan Agreement (*1) with Nippon Life Insurance Company (headquarters in Osaka; President Hiroshi Shimizu) (*2).

<Summary of Green Loan Agreement>

Date of contract	March 18, 2024
Creditor	Nippon Life Insurance Company
Loan payable	1 billion yen
Project summary (Use of proceeds)	Allocation to refinance construction project costs at the time of acquisition of Hibiya Fort Tower 
Expected environmental improvement effects	The building has already obtained a 3-star BELS certification (*3), which means an achievement of high level of environmental improvement is expected.

IINO Lines has formulated the mid-term management plan, “The Adventure to Our Sustainable Future,” in May 2023, and is stepping up its efforts to address climate change and other sustainability issues with the reduction targets of greenhouse gas emissions. In Shipping business, we are targeting a 20% reduction per ton-mile compared to FY2020, and in Real Estate business, 75% reduction in total amount compared to FY2013 by FY2030, and to achieve the goal of carbon neutrality company-wide by 2050. We are aggressively investing in innovative technologies and promoting group-wide initiatives.

<Overview of Hibiya Fort Tower>

Location:	1-1-1 Nishi Shimbashi, Minato-ku, Tokyo
Site Area:	7,688.50m ²
Floor Area:	105,609.21m ²
Leasable Floor Area:	47,825.84m ²
Floors:	Two basement floors and 27 floors above ground
Parking:	244 cars, 11 two-wheel vehicles
Completion:	June 2021



(*1) Green Loan

Loan that restricts the use of procurement funds raised to projects with environmental improvement effects.

(*2) Nippon Life Insurance Company (Nissay)

In line with mission as a life insurance company and our public responsibilities, Nissay is enhancing its responsible investment and financing to coexist with the environment, communities, and society, and to share stable growth with the economy and companies. This financing is part of that initiative. Moving forward, Nissay will continue to promote responsible investment and financing aimed at contributing to the realization of a sustainable society and further expanding benefits for the policyholders.

(*3) BELS Certification

The acronym for the English name of the Building-housing Energy-efficiency Labeling System represents a system by which the energy efficiency of new and existing buildings is assessed and certified by a third party organization. The system assesses the performance of the building envelope and primary energy consumption. To achieve a high rating, excellent energy efficiency is required. The rating results are expressed as a number of stars, and the Building Energy Index (BEI) ranks them from one to five stars. The BEI is a measure that compares the designed primary energy consumption as the numerator with the standard primary energy consumption as the denominator, indicating energy efficiency relative to the standard. One star represents compliance with existing energy efficiency standards, two stars represent compliance with energy efficiency standards and three stars represent compliance with incentive standards.

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