

[Translation for Reference Only]

ENGLISH TRANSLATION OF DOCUMENT IN JAPANESE

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In all cases, the original Japanese version takes precedence.

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*For Immediate Release*

Company Name	Seibu Holdings Inc.
Representative	President & Chief Executive Officer GOTO Takashi (Code No.: 9024 First Section of the Tokyo Stock Exchange)
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### Notice of Determination of Terms of Issuance for Fifth Series of Unsecured Straight Bonds (Green Bonds)

Seibu Holdings Inc. (the “Company”) hereby announces that today, it has determined the terms of issuance for the “Fifth Series of Seibu Holdings Inc. Unsecured Straight Bonds (Green Bonds)” (the “Bonds”). The details are described below.

This is the second issuance of the Company’s Green Bonds, following the issuance of the Fourth Series of Unsecured Straight Bonds in December 2019.

Through a wide range of businesses and services based on the “Group Vision” that constitutes its management philosophy, the Seibu Group aims to achieve sustainable and strong growth by addressing issues in the creation of a sustainable society.

With this issuance of the Bonds, the Company will contribute financially to building a sustainable society by providing a clean means of transportation while also further enhancing the Group’s financial foundation by diversifying its financing methods.

#### 1. Overview of the Bonds

Name of Bond	Fifth Series of Seibu Holdings Inc. Unsecured Straight Bonds (With Inter-Bond Pari Passu Clause) (Green Bonds)
Total Amount of Issuance	10 billion yen
Paid-In Amount	100 yen per 100-yen value of each bond
Rate of Interest	0.180% per annum
Payment Date	June 16, 2021
Maturity Date	June 16, 2026
Acquired Ratings	A- (Japan Credit Rating Agency) / A- (Rating and Investment Information)
Lead Underwriters	Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., SMBC Nikko Securities Inc., Daiwa Securities Co. Ltd. and Nomura Securities Co., Ltd.

## 2. Matters Related to the Bonds

### (1) Use of Funds

The Company plans to allocate all funds procured through the Bonds to repayment funds for borrowings required for introducing new energy-saving train cars (the new “Laview” limited express train car and the new “40000-Series” commuter train car).

### (2) Suitability as Green Bonds

As a third-party evaluation of its Green Bonds, the Company has acquired an evaluation of “Green 1” from the Japan Credit Rating Agency, Ltd. (JCR). This is the highest grade given in a JCR Green Bond Evaluation<sup>i</sup>.

### (3) Green Bond Structuring Agent<sup>ii</sup>

Mizuho Securities Co., Ltd.

## 3. Investors Who Have Declared Investment in the Bonds

<List of Investors Who Have Declared Investment in the Bonds> (in Japanese syllabary order)

- Asset Management One Co., Ltd.
- OGAKISEINO SHINKIN BANK
- THE KANAGAWA BANK, LTD.
- The Kita Osaka Shinkin Bank
- The Shiba Shinkin Bank
- The Seiwa Credit Cooperative
- SAISON AUTOMOBILE AND FIRE INSURANCE COMPANY, LIMITED
- The Dai-ichi Life Insurance Company, Limited
- Tokio Marine Asset Management Co., Ltd.
- Tokio Marine & Nichido Fire Insurance Co., Ltd.
- Nagano Prefectural Credit Federation of Agricultural Cooperatives
- Nagoya Broadcasting Network Co.,Ltd.
- Bizen Hinase Shinkin Bank
- Sumitomo Mitsui Trust Asset Management Co., Ltd.
- Midori Life Insurance Co., Ltd.
- The Yamanashi Chuo Bank, Ltd.
- Ryobi Shinkumi Bank

End

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i A third-party evaluation by JCR of the Green Bonds to be issued based on the Green Bond Principles formulated by ICMA and the 2020 Green Bond Guidelines formulated by the Ministry of the Environment. Under this evaluation, a “greenness evaluation” that assesses whether the funds raised by the Green Bonds will be used for green projects and a “management, operation and transparency evaluation” that assesses the management and operation framework and the transparency of the bond-issuing entity are performed, and a “JCR Green Bond Evaluation” is determined as an overall evaluation of those two assessments.

ii Parties who assist with the issuance of Green Bonds through means such as providing advice on formulating the framework for Green Bonds and obtaining second-party opinions.