



Company Name: Shinsei Bank, Limited  
 Name of Representative: Hideyuki Kudo  
 President and CEO  
 (Code: 8303, TSE First Section).

**“Sustainable Impact” Implementation of a Green Loan to DREAM Private REIT Inc.**  
 - A Refinance of an existing loan to Large-Scale Commercial Facility (PUZZLE GINZA) –  
 - Certified as the Highest “S” Rank in CASBEE for Real Estate -

Tokyo (Friday, September 24, 2021) --- Shinsei Bank, Limited (hereinafter, “Shinsei Bank”) promotes "Sustainable Impact Initiatives" by integrating the perspectives of ESG, SDGs as well as Sustainability into its business considering the concept of social impact which aims to have a positive impact on society, adding the environmental, social and the economic value. We provide financing to companies and their businesses addressing social issues with positive impacts through continuous dialogue with those corporate customers.

On September 24, 2021, Shinsei Bank executed a second Shinsei Green Loan to DREAM Private REIT Inc. (Headquartered in Chiyoda-ku, Tokyo; Ryuta Takeuchi, Executive Officer; hereinafter "DPR") for refinancing an existing loan to acquire commercial facilities. In March 2021, Shinsei Bank had executed a first Shinsei Green Loan to DPR which is a refinance of an existing loan to acquire logistics facilities with green building certifications.

"Shinsei Green Loan" is a loan which designates use of funds for businesses or projects that can provide clear environmental benefits. Shinsei Green Loan must align with the "Shinsei Green Finance Framework"\*1 formulated in May 2020.

Borrower	DREAM Private REIT Inc.
Use of funds	Principal repayment fund for the existing loan to the cost of acquiring PUZZLE GINZA (Chuo-ku, Tokyo)
Significance of business	Ownership and value enhancement of a commercial facility certified as a green building ➤ PUZZLE GINZA: CASBEE® S Rank (2021)
Contribution to social issues of the project through its environmental benefit	This project can contribute mainly to the "Goal 7: AFFORDABLE AND CLEAN ENERGY", "Goal 9: INDUSTRY, INNOVATION AND INFRASTRUCTURE" and "Goal 11: SUSTAINABLE CITIES AND COMMUNITIES". The Government of Japan declared "Decarbonized Society" as the final goal and it aims at realization of the ZEB (net zero energy building). Energy conservation in building is promoted in Tokyo and Chuo City as well. This project is consistent with the recognized issues and policies in the country and the region.
Other assessment points of the Loan	✓ DPR is promoting ESG-friendly initiatives. In GRESB Real Estate Assessment conducted in 2020, DPR received “Four Stars” for the second consecutive year, and was selected as the Asia Sector Leader in 2020 (Diversified, Non-listed). In addition, Diamond Realty Management Inc., the asset management

	<p>company of DPR, sets its corporate purpose as "contributing to the maximization of social Well-being through real estate management" and has a policy of tackling priority areas in sustainability (Materiality) such as "conservation of the global environment" and "sustainable development of the real estate management market." This project is aligned with the organization objectives of both companies.</p> <p>✓ As part of effort to achieve one of the DPR's ESG objectives, "energy conservation and reduction of CO2 emissions", DPR encourages tenants of owned properties and property management companies to practice energy conservation. DPR also monitors ESG efforts of contractors including property management companies by including ESG related items such as their current ESG initiatives being proactive or inactive and their approaches towards ESG issues in evaluation points of the periodic assessment. DPR actively promotes intangible approaches to achieve the ESG objective.</p>
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\*1 Please refer to the attached reference; an overview of the "Shinsei Green / Social / Sustainability Finance Framework" including the Shinsei Social Finance Framework.

## Shinsei Green/Social/Sustainability Finance Framework

In recent years, more companies have chosen financial instruments which restrict use of loan proceeds to specific businesses with environmental / social benefits, such as green loans, social loans or sustainability loans as a means of raising funds. In order to support our customers to solve their environmental / social issues through the implementation of these finances, we formulated the "Shinsei Green Finance Framework", "Shinsei Social Finance Framework" and "Shinsei Sustainability Finance Framework" (hereinafter collectively referred to as "the Framework") in May 2020.

Sustainable Impact Assessment Department, our in-house independent assessment function, confirms whether a loan is aligned with the Framework after assessing the uses of loan proceeds, the management of proceeds, potential negative environmental / social impacts and other elements.

We have also obtained a third-party opinion from Japan Credit Rating Agency, Ltd. (JCR) stating that the Framework is consistent with the relevant principles\*2 and that the internal implementation system of the Framework is robust.

We use the following logos to verify compliance with the Framework.

[Environmental]



SHINSEI  
SUSTAINABLE  
IMPACT  
ASSESSMENT

[Social]



SHINSEI  
SUSTAINABLE  
IMPACT  
ASSESSMENT

\*2 This framework operates in accordance with the following related principles, which are domestic and international guidelines.

- "Green Bond Principles", "Social Bond Principles" and "Sustainability Bond Guidelines" published by the International Capital Market Association (ICMA)
- "Green Loan Principles" formulated by the Loan Market Association (LMA) and the Asia Pacific Loan Market Association

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*Shinsei Bank is a leading diversified Japanese financial institution providing a various range of financial products and services to both institutional and individual customers. The Bank has a network of outlets throughout Japan and is committed in its pursuit of uncompromising levels of integrity and transparency in all of its activities in order to earn the trust of its customers, staff and shareholders. The Bank is committed to delivering long-term profit growth and increasing value for all its stakeholders. News and other information about Shinsei Bank is available at <https://www.shinseibank.com/corporate/en/index.html>*

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