



May 10, 2023

To Whom It May Concern,

Company Name: MITSUI-SOKO HOLDINGS Co., Ltd.
Name of Representative: Hirobumi Koga, President & CEO
(Code Number: 9302 Tokyo Stock Exchange Prime Market)
Contact: Takeshi Nishimura, Senior Executive Officer,
Strategic Planning Division Manager
Phone: +81-3-6400-8015

Continued Use of Our Office Building by a Major Tenant and the Direction of Multi-Tenancing

We, MITSUI-SOKO HOLDINGS Co., Ltd., are currently in discussions and negotiations with IBM Japan Ltd., a major tenant of the MITSUI-SOKO Hakozaki Building (hereinafter, the "Building"), which is one of our real estate business properties about the terms and conditions on the premise of a multi-year fixed-term lease agreement prior to the expiration of the current agreement at the end of April 2024. As part of various measures to realize diverse work styles, IBM Japan will position the Building as a "collaboration zone" as its main base in the Tokyo area and optimize the office layout, including renovations to promote collaboration.

Accordingly, we will carry out construction to increase the value of some of the excess space created in the Building to renovate it into a multi-tenant office building. Since the renewed agreement period will begin in May 2024, this matter will have no impact on our business performance for the fiscal year ending March 31, 2024. In addition, the temporary decrease in income and expenses to be incurred due to the replacement of some tenants as a result of the multi-tenancing have already been factored into the Medium-Term Management Plan 2022. Therefore, this will not affect the Plan either. By diversifying real estate tenants through the multi-tenancing of the Building, we will strengthen the revenue base of our real estate business.

The value of the Building will be enhanced through this construction project and its aim to transform it into an eco-friendly office space. These renovations will involve integrating energy-saving measures such as upgrading the air conditioning system and implementing greening initiatives. The end result will provide tenants with a comfortable space that promotes productivity while also contributing to achieving sustainability.

■ Property Overview

Location: 19-21 Nihonbashi-hakozaki-cho, Chuo-Ku, Tokyo 103-0015, Japan

Floors: 25 above ground / 3 basement levels

Total floor area: 135,608 m² (41,021 tsubo)

Standard floor area for rent: 3,400 m² (1,029 tsubo)

Structure: SRC (steel reinforced concrete) structure

Built: March 1989

End