ES CON

Ideal to Real

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ES-CON Group Conducts Its First Financing Under a Green Finance Framework

—ES-CON Enters into a Green Loan Agreement for the (Tentative Name) Kitahiroshima City New Station Tower Project (the "Project") with North Pacific Bank, Ltd.—

ES-CON JAPAN Ltd. (Head Office: Minato-ku, Tokyo; President and Representative Director: Takatoshi Ito, hereafter the "Company") announced today that the Company has entered into a green loan agreement (hereafter the "Green Loan") with the North Pacific Bank, Ltd. (Headquarters: Sapporo City, Hokkaido; President, CEO and CHRO: Hironobu Tsuyama, hereafter the "North Pacific Bank").
The Green Loan will be used to finance real estate development projects that create new environmental value and give the utmost consideration to the environment, in accordance with the green finance framework formulated by the Company on the same date. In addition, this agreement complies with the eligibility criteria for the Hokuyo Sustainable Finance, a financing program provided by the North Pacific Bank for projects that engage in sustainable economic activities.

The proceeds raised through this financing will be allocated to the development of the Project, located in the vicinity of ES CON FIELD HOKKAIDO, the home stadium of the Hokkaido Nippon-Ham Fighters, in Kitahiroshima City, Hokkaido.

The Project is located adjacent to the Hokkaido Ballpark F Village, which is centered around ES CON FIELD HOKKAIDO, and in an area where a new station on JR Hokkaido's Chitose Line is scheduled to open around the summer of 2028. In the surrounding area, a mixed-use development is planned, including a hotel development* by the Company and a university relocation, which is expected to improve transportation convenience and attract population inflow in the future. Through the Project, the Company will promote sustainable urban development that contributes to the sustainable growth of the local community and the reduction of environmental impact.

*DHAWA was selected as the hotel brand: https://www.es-conjapan.co.jp/news/6533/ (available in Japanese only)

1. Overview of Green Loan

Agreement signing date	January 30, 2026
Loan amount	2.073 billion yen
Loan period	3 years 4 months
Lender	North Pacific Bank, Ltd.
Use of proceeds	For the development of the (Tentative Name) Kitahiroshima City New Station Tower Project

2. Eligibility Criteria

The Project, which is financed by the Green Loan, is scheduled to obtain ZEH* certification that meets the eligibility criteria set forth in the green finance framework.

* ZEH (Net Zero Energy House): Housing that achieves net annual residential energy consumption of approximately zero or less through high levels of thermal insulation and highly efficient equipment

3. Overview of the Project Property

Property name	(Tentative Name) Kitahiroshima City New Station Tower Project
Addresses	176-1,176-3,177-1,177-2,179-1,179-3,181-1, Kyoei, Kitahiroshima City, Hokkaido
Access	3-minute walk from the (Tentative Name) Hokkaido Ballpark Station on the JR Chitose Line (scheduled)
Structure/scale	A 36-story above ground building of reinforced concrete (RC) construction with partial steel-frame structure
Property type	Condominium, total of 508 units
Completion	September 2028 (scheduled)
Delivery	December 2028 (scheduled)

Bird's-eye view of the area (rendering)

Exterior rendering

4. Overview of Green Finance Framework

- Eligible Criteria

Proceeds are allocated to projects that satisfy the following eligibility criteria.

Project Category	Eligible Project
Green Buildings / Energy Efficiency	− Properties that have obtained or renewed any of the third-party certifications listed below − Properties that are expected to obtain or renew any of the third-party certifications listed below in the future − Properties whose indicators (such as the Building Energy Index (BEI*1)) meet levels equivalent to the ZEH or Net Zero Energy Building (ZEB*2) standards − Properties that were completed within the past 36 months prior to the execution date of the relevant Green Financing 【Third-party certification】 CASBEE, LEED, BREEAM In-Use, Green Mark, Green Star, BELS, DBJ Green Building, CASBEE for local governments, ZEH, ZEB For details, please refer to the Sustainable Finance page

*1 BEI (Building Energy Index): Indicators for evaluating building energy efficiency performance

*2 ZEB (net Zero Energy Building): Standards for non-residential buildings—such as offices, factories, and schools—similar to those used for ZEH

- Evaluation of Use of Proceeds and Selection Process

In selecting projects, in addition to the criteria and conditions set forth below, it is required that measures be in place to address negative impacts.

Criteria and conditions

Criteria	Real estate development that creates new environmental value and gives the utmost consideration to the environment
Environmental contribution	Measures that contribute to reducing CO_2 emissions are ensured to realize a carbon-neutral society

Responses to negative impacts

Risks anticipated
– Adverse impacts on human health and the environment resulting from the generation or residual presence of industrial waste and hazardous substances arising from real estate development – Conflicts with local residents arising from noise, vibration, and similar disturbances during facility construction – Other risks

- Acquisition of Second-Party Opinion from Third-Party Evaluation Organization

The Company has obtained a second-party opinion from the Japan Credit Rating Agency (JCR) confirming that this framework is aligned with the Green Bond Principles (2025 Edition), the Green Loan Principles (2025 Edition), and the Green Loan Guidelines (2024 Edition).

Japan Credit Rating Agency, Ltd. (JCR): https://www.jcr.co.jp/en/

5. Sustainability of the Company

Guided by its purpose of "Ideal to Real (bringing ideals into reality to create a new future)," the Company is aiming to realize a sustainable society and achieve sustained growth by addressing social issues through the promotion of sustainability management as a life developer that responds to changing needs and creates ideal lifestyles.
In its Long-Term Vision 2030, which covers up to fiscal year 2030, the Company has set two axes, "Deepening" and "Evolution," as key themes for sustainability management and identified the following five material issues.

Deepening	– Harnessing diverse human resources – Implementing rigorous compliance – Strengthening governance and risk management, including Group companies
Evolution	– Promoting a decarbonized society – Achieving a society characterized by well-being

Sustainable Finance: https://en.es-conjapan.co.jp/esg/finance/

Sustainability Management Philosophy and Materiality: https://en.es-conjapan.co.jp/esg/concept/#basic-concept

【Commemoration of the Agreement】
North Pacific Bank:
Mr. Kenichi Mizumoto, Senior Managing Executive Officer and Branch Manager

The Company:
Yoshiro Kato, Senior Executive Officer and Branch Manager in Hokkaido

Inquiry Form: https://en.es-conjapan.co.jp/inquiry/ir/