

[For Translation Purposes]

September 30, 2024

Company Name: Open House Group Co., Ltd.  
Representative: Masaaki Arai, President and CEO  
Securities code: 3288, TSE  
Contact: Kotaro Wakatabi, Senior Managing Director and CFO

## Notice Regarding the Execution of “Positive Impact Finance” through Syndication

Open House Group Co., Ltd. (the “Company”) would like to inform that it has executed Positive Impact Finance (hereinafter referred to as “PIF”) through syndication with The Gunma Bank, Ltd. (hereinafter “Gunma Bank”) and the “TSUBASA Alliance”; including, Daishi Hokuetsu Bank, Ltd., THE TOHO BANK LTD., and The Musashino Bank, Ltd. (hereinafter “Daishi Hokuetsu Bank,” “Toho Bank,” and “Musashino Bank,” respectively). Details as follows.

### 1. About Positive Impact Finance (PIF)

PIF is a financing method that comprehensively analyzes and evaluates the impact of corporate activities on three aspects: economic, environmental, and social. It supports the enhancement of positive impacts and the reduction of negative impacts. Financial institutions analyze customers’ business activities, assist in setting Key Performance Indicators (KPIs) to be achieved, and develop strategies. They also continuously monitor the progress of these achievements.

### 2. Overview of PIF

Execution Date	September 30, 2024
Loan amount, term and interest rate	5 billion yen, 7 years, procurement at an effective fixed interest rate
Arranger	Gunma Bank
Participating Financial Institutions	Gunma Bank, Daishi Hokuetsu Bank, Toho Bank, Musashino Bank
Third-Party Evaluation Agency	Rating and Investment Information, Inc. (R&I)

### 3. About Sustainability at Open House Group

The Group is committed to the mission of “providing affordable housing in metropolitan areas”. By offering highly convenient housing at affordable prices, we aim to contribute to the realization of a sustainable society and practice the creation of share value that balances social value and business value.

Additionally, we are strongly aware of our social responsibilities and contributions towards achieving the SDGs through our business activities. We have identified key issues related to Environment, Social, and Governance (ESG) and are promoting initiatives through our business activities. In concluding this loan, we received qualitative and quantitative evaluation, particularly focusing on our efforts towards key issues and activities that impact the achievement of the SDGs.

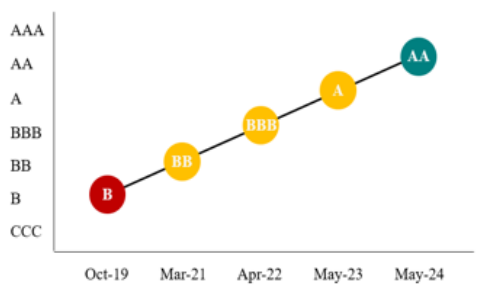
### 4. Third-Party Evaluations

Regarding this PIF and Gunma Bank’s PIF implementation system, we have obtained a third-party evaluation from Rating and Investment Information, Inc. (R&I) confirming that it complies with the Positive Impact Finance Principles of the United Nations Environment Programme Finance Initiative.

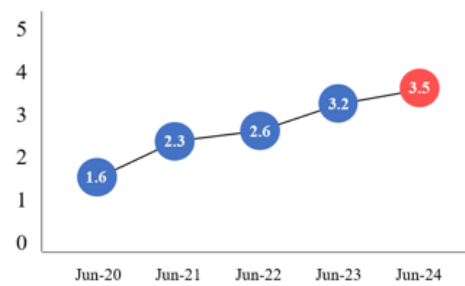
(Reference) Trends in ESG Evaluations and Adoption in ESG Indices

The Group has been promoting initiatives related to sustainability. As a result, our evaluations for ESG by rating agencies have been improving year by year. Additionally, with these improvements in evaluations, our adoption in ESG indices has also been increasing.

MSCI ESG Rating history



FTSE ESG Rating history



**2024** CONSTITUENT MSCI NIHONKABU  
ESG SELECT LEADERS INDEX

**2024** CONSTITUENT MSCI JAPAN  
EMPOWERING WOMEN INDEX (WIN)



FTSE4Good



FTSE Blossom  
Japan Index

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