

Tokyo Metropolitan Government (TMG) Bureau of Finance, December 2024





2 Financial Highlights

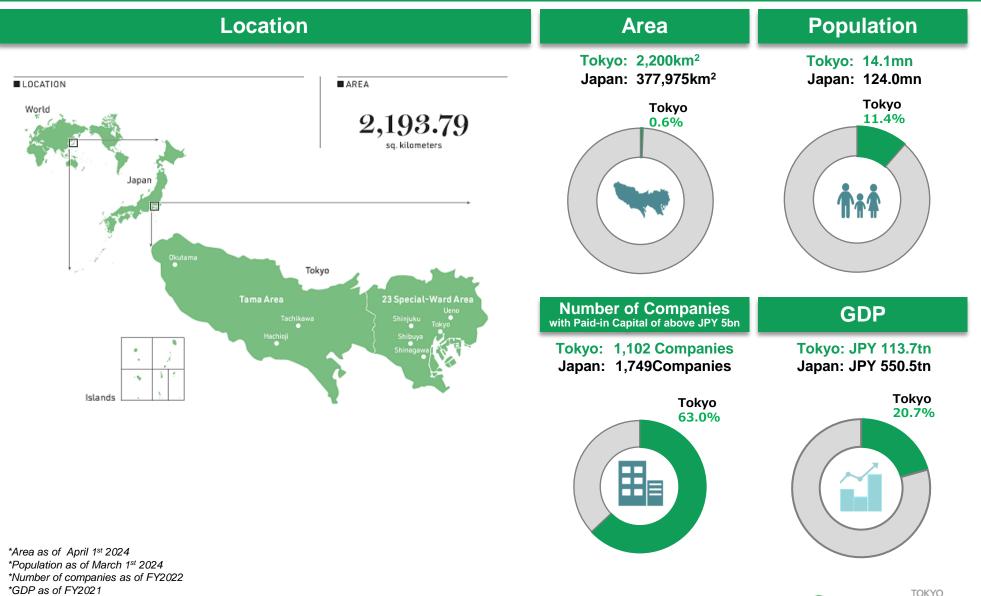
③ TMG Bonds





Tokyo at a Glance

Tokyo is the center and primary engine of Japanese economy



Source: Tokyo Metropolitan Government, Geospatial Information Authority of Japan, Ministry of Internal Affairs and Communications, National Tax Agency Japan, Cabinet Office 2

METROPOLITAN GOVERNMENT

Key Highlights

Sound Fiscal Management

- High independent revenue ratio and low mandatory spending facilitates flexible fiscal management.
- High financial flexibility developed through organized reserve fund management and continuous effort on reducing outstanding debt for future financial needs.
- Municipal Bonds in Japan have systematic safeguards.
- SACP (Stand-alone Credit Profile)¹ is **aa+**, our A+ credit rating² is capped by Japan's sovereign rating.

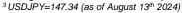
Capital Markets Activities

- FY2024's issuance plan: About JPY 470bn (~USD 3.2bn³) (April 2024-March 2025)
- Regular issuance of benchmark international bonds in global capital market.
- Issued inaugural sustainability bond in October 2024, and promoted the expansion of domestic ESG market through constant issuances of JPY-denominated ESG bonds

Tokyo's Strategies

- In order to maximize Tokyo's potential by nurturing its recovery from COVID-19 into a swell of growth and carry its momentum towards sustainable development, TMG formulated the "Future Tokyo: Tokyo's Long-Term Strategy Version Up 2024".
- To realize "Zero Emission Tokyo" that will contribute to achieving net zero CO2 emissions worldwide by 2050, TMG has announced "Carbon Half" that will halve GHG emissions by 2030 compared to 2000.

² On 9th June 2020, S&P revised down the outlook on Japan's long-term sovereign credit rating from A+ (Positive Outlook) to A+ (Stable Outlook), and again the following day (10th June 2020) downgraded the outlook on the Metropolis' long-term issuer credit and debt ratings from A+ (Positive Outlook) to A+ (Stable Outlook).





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¹ SACPs (Stand-alone credit profile) refer to Standard & Poor's opinion of an issue's or issuer's creditworthiness, in the absence of extraordinary intervention from its parent or affiliate or related government, and is only one component of a rating.



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TMG Bonds (3)





(1) TMG's Revenue and Expenditure

FY2024's general account revised budget marks JPY 8,491bn

TMG's Revenue, Expenditure and Balance (General Account)

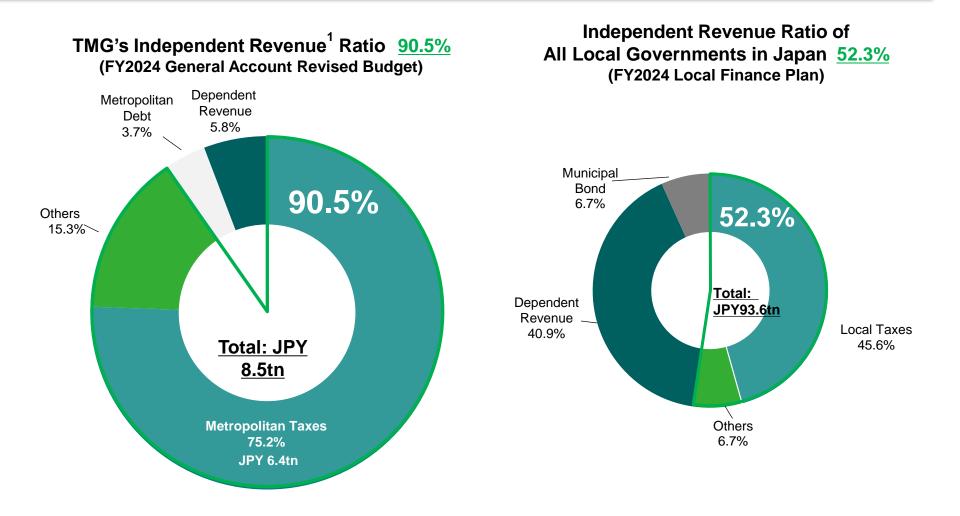
						(JPY, bn)
		FY2020	FY2021	FY2022	FY2023	FY2024
	Classification	Actual	Actual	Actual	Actual	Estimated in Revised Budget
Re	evenue	8,689	9,747	9,333	8,483	8,498
	Metropolitan Taxes	5,350	5,848	6,164	6,344	6,386
Ex	penditure	8,487	9,462	9,048	8,213	8,498
Ba	lance	202	286	285	270	0



(2) Revenue Sources

TMG's high independent revenue ratio provides flexibility in its fiscal management

Breakdown of Revenue Sources



¹ Independent Revenue : Revenue which a local government can raise independently of the central government (e.g., local taxes, usage charges, charges for services, commissions, property revenues and other miscellaneous revenues). Dependent Revenue consists of local transfer tax, national treasury disbursement and etc.

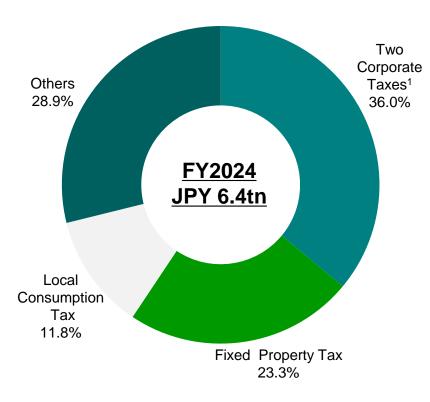
TOKYO 東京都 METROPOLITAN GOVERNMENT

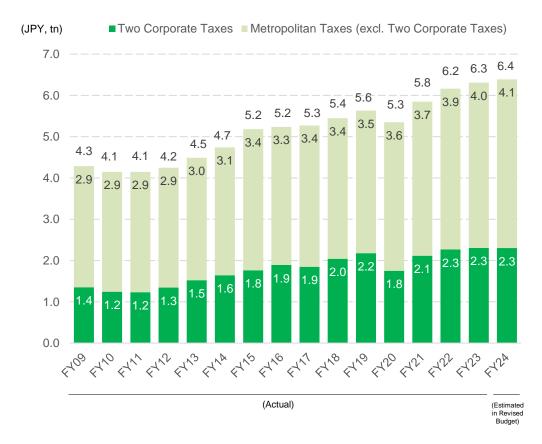
(3) Diverse Tax Revenue Sources

TMG's tax revenue has diverse sources and has been steadily increasing

Breakdown of Metropolitan Taxes

Trends in Metropolitan Tax Revenue





Metropolitan Taxes (FY2024 General Account Revised Budget)

¹ Corporate Enterprise Tax, together with Corporate Inhabitant Tax, constitutes Two Corporate Taxes.

Corporate Enterprise Tax is a tax levied on corporations that are established in Tokyo and being engaged in profit-earning business in Tokyo. Corporate Inhabitant Tax is a tax levied on offices or business establishments in Tokyo which is included as part of Residents Tax.

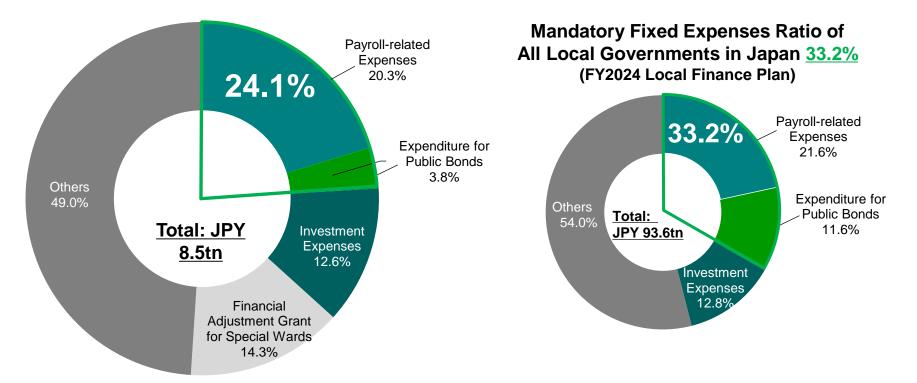




TMG's low mandatory spending facilitates its flexible fiscal management

Breakdown of Expenditure

TMG Mandatory Fixed Expenses Ratio¹ <u>24.1%</u> (FY2024 General Account Revised Budget)

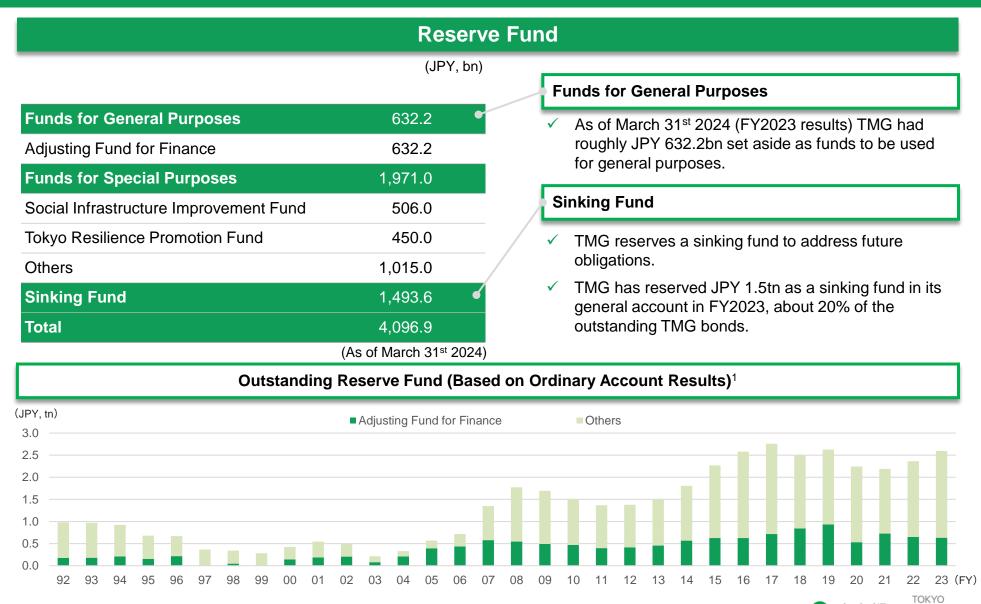


¹ Mandatory Fixed Expenses Ratio is the ratio of Mandatory Fixed Expenses (Payroll-related expenses + Expenditure for Public Bonds) to total expenses in the TMG's General Account Budget.



(5) Reserve Funds for Future Obligations

TMG has a total JPY 4.1tn of Reserve Funds set aside for future obligations



¹ Based on Ordinary Account and does not include Sinking Fund, etc.

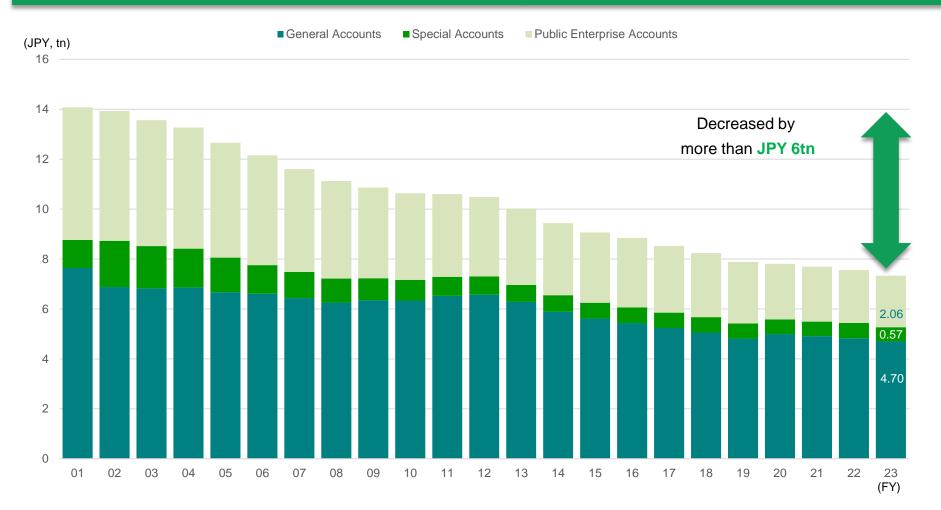
Applied new scheme for Reserve Funds implemented since FY2017 for the calculation of past years' amounts as well.

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(6) TMG's Outstanding Debt

TMG has been successful in reducing its outstanding debt

Trends in TMG's Outstanding Debt (All Accounts)¹

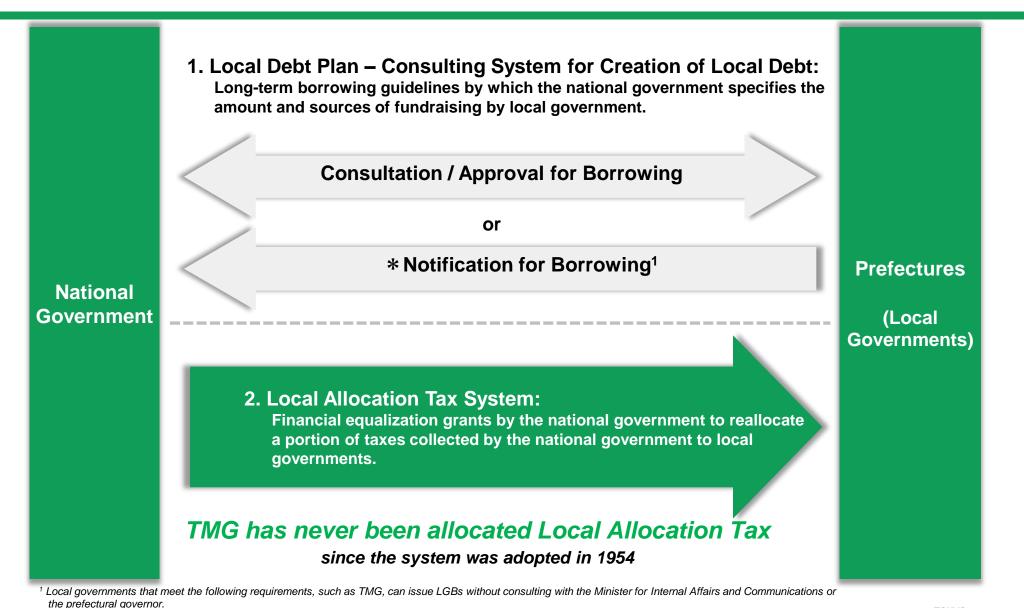


¹ Excluding interest-free loans made by the government of Japan to TMG pursuant to the Act on Special Measures Concerning the Promotion of Social Infrastructure Development through the Utilization of Proceeds from the Sale of Nippon Telegraph and Telephone Corporation Shares

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(7) Systematic Safeguards for Local Government Bonds in Japan

Local Government Bonds in Japan have systematic safeguards



1) Real debt payment ratio is less than 18%, 2) real deficit is 0, 3) consolidated real deficit ratio is 0, 4) future burden ratio is less than 400% (prefectures and government-ordinance-designated cities) or 350% (municipalities)



(8) TMG Credit Profile

Solid credit ratings on TMG's fiscal management and wealthy economy from S&P Global Ratings (S&P)

Extract from TMG Rating Report by S&P as of October 31st 2024

- "We view TMG's economy as the key strength for the rating. TMG is at the heart of Japan's economy and attracts widespread economic, political, and other value-added activities that support diverse job opportunities in a variety of industries, along with high residential income."
- "Under the leadership of Governor Yuriko Koike, who is serving her third term following the gubernatorial election in July 2024, TMG will continue making active use of reserves and striving to secure financial resources through project reviews. In addition, the TMG treasury team's record leads us to think it will maintain sufficient control to preserve disciplined financial management."
- We forecast TMG's balance after capital accounts will remain positive over the next two years, with growth in revenue exceeding that in spending. We expect TMG's tax revenue to continue to increase. Factors supporting this are strong corporate-related tax revenue, robust employment and property prices, and higher local consumption tax revenue."
- We expect TMG's debt burden to remain very low compared with its Japanese peers and similar to that of international peers.

Issuer Crea	lit Rating ¹	Stand-Alone Credit Profile ²
TMG	Japan	TMG
A+/Stable	A+/Stable	aa+

Rating(S&P)

¹ TMG's A+ credit rating is capped by Japan's sovereign rating.

On 9th June 2020, S&P revised down the outlook on Japan's long-term sovereign credit rating from A+ (Positive Outlook) to A+ (Stable Outlook), and again the following day (10th June 2020) downgraded the outlook on the Metropolis' long-term issuer credit and debt ratings from A+ (Positive Outlook) to A+ (Stable Outlook).² SACPs (Stand-alone credit profile) refer to S&P's opinion of an issue's or issuer's creditworthiness, in the absence of extraordinary

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2 Financial Highlights

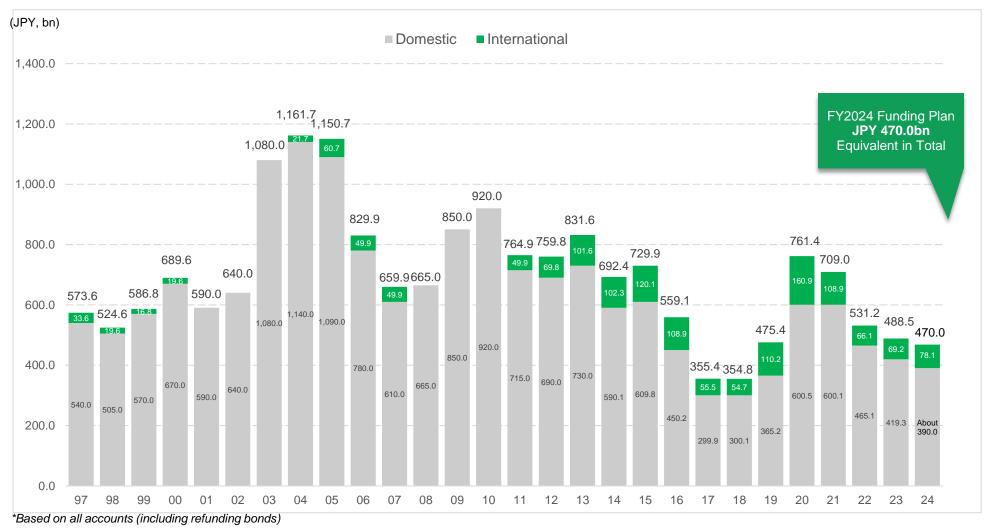






(1) TMG's Issuance Amount of Public Bonds

Continuous issuances of benchmark-sized international bonds



*FY2024 is based on issuance plan.

*Non-JPY denominated bonds' issuance amounts are calculated upon FX rate on their issuance date, rounding down the amount under JPY 100mn.

*TMG's FY2024 domestic issuance plan of JPY 450.0bn includes a total of JPY 130.0bn across green blue, social, and sustainability bonds. Although sustainability bonds will be international bonds, they are included in the domestic plan as the issuance amount has not yet been determined.

(FY)

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(2) TMG's Commitment to the International Capital Markets

TMG has successfully managed to provide a wide range of products, and committed to international capital markets

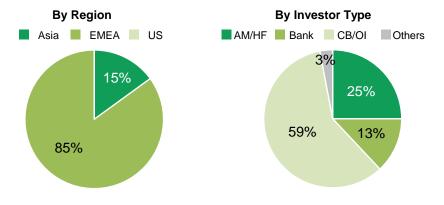
Case Study: TMG's Latest Issuances in FY2024

October 2024: EUR Sustainability Bonds 5yr 300mn

Issue Date	October 24 th 2024
Format	Reg.S
Issue Amount	EUR 300mn
Tenor	5yr
Coupon (%)	2.625%
Launch Spread (vs MS)	MS+41bp
Launch Spread (vs Treasury)	OBL+64.10bp
Listing	London & Tokyo PRO-BOND

Key Highlights:

- Successful execution of a EUR 300mn 5yr transaction
- This is TMG's inaugural sustainability bonds
- The orderbook was 1.8x oversubscribed, swelling to €536mn
- Distribution centered on high quality investors with 59% allocations to CB&OI and 13% allocations to Bank

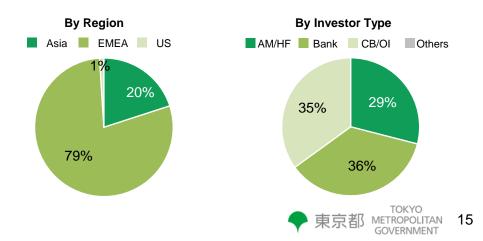


June 2024: USD Reg.S 5yr 500mn

Issue Date	June 4 th 2024
Format	Reg.S
Issue Amount	USD 500mn
Tenor	5yr
Coupon (%)	4.750%
Launch Spread (vs MS)	SOFR MS+60bp
Launch Spread (vs Treasury)	T+36.30bp
Listing	London & Tokyo PRO-BOND

Key Highlights:

- Successful execution of a USD 500mn 5yr transaction
- The orderbook was 9.8x oversubscribed, swelling to \$4.9bn
- Distribution centered on high quality investors with 35% allocations to CB&OI and 36% allocations to Bank



*Investors' breakdowns are consolidated at the time of allocation

(3) TMG's Domestic Issuance Summary

TMG has continuously issued JPY-denominated domestic bond

TMG's Issuance Record Since FY2023 (JPY-denominated Public Bonds for Institutional Investors Only)¹

TMG has continuously issued JPY-denominated domestic bond as the primary municipal bond issuer in Japan, providing by far the \checkmark highest liquidity to the JPY municipal bond market.

		2023								2024									
	Apr	Мау	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Мау	Jun	Jul	Aug	Sep	Oct
5yr	JPY 60bn																		
	0.300%																		
10yr	JPY 20bn	JPY 29bn	JPY 20bn	JPY 20bn	JPY 20bn	JPY 10bn	JPY 20bn	JPY 10bn	JPY 10bn										
	0.750%	0.657%	0.676%	0.678%	0.739%	0.800%	0.894%	0.880%	0.807%	0.694%	0.805%	0.854%	0.942%	1.018%	1.046%	1.083%	0.923%	0.963%	1.038%
20yr																			
30yr																			
									ESC	6 bond									1
			JPY 30bn				JPY 20bn				JPY 30bn				JPY 25bn				JPY 10bn
5yr			0.190%				0.398%				0.433%				0.604%				0.644%
			Social				Green				Social				Social				Green and Blue
20							JPY 20bn												
30yr							1.815%												
	nce record						Green												

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(4) TMG's Funding Program for FY2024

TMG is planning to raise approximately JPY 470bn in total for FY2024

Plan for F	Plan for FY2024 Public Offerings ^{1, 2} : Total JPY 470bn equivalent (≈USD 3.2bn)												
					2024						2025		FY2024
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total
Conventional Bonds (International Bonds)			78bn ³ (USD 500mn)										78bn ³ (USD 500mn)
ESG Bonds: Sustainability Bonds (<i>International Bonds</i>), Green and Blue Bonds (<i>Domestic Bonds</i>) and Social Bonds(Domestic Bonds)		About 130bn (≈USD 882mn) in total								About 130bn (≈USD 882mn)			
10-year Bonds(Domestic Bonds)	About 20bp (~USU) 136mp) once a month X /I times + About 10bp (USU) 68mp) once a month X X times								About 160bn (≈USD 1.1bn)				
Flex Term(Domestic Bonds)					Mat	urity not y	et detern	nined					About 100bn (≈USD 679mn)

¹As of August 13th 2024. This plan is subject to change at any time.

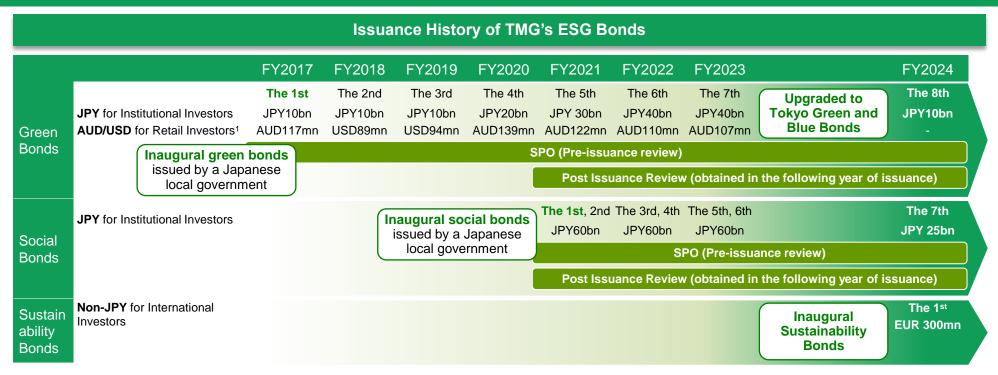
²The issue amount of FY2024 will depend on funding needs and market conditions.

³Actual amount issued



(5)TMG's ESG Bonds

TMG has promoted the expansion of domestic ESG bond market through the constant issuances of ESG bonds, and issued inaugural Sustainability Bonds in the international market in October 2024



ESG Bonds Issuance Summary in FY2023 – FY2024									
Green Bonds Series 7			Green and Blue Bonds Series 8	Social Bonds Series 5	Social Bonds Series 6	Social Bonds Series 7	Sustainability Bonds Series 1		
Tenor	5yr	30yr	5yr	5yr	5yr	5yr	5yr		
Currency	JPY		JPY	JPY	JPY	JPY	EUR		
Coupon	0.398%	1.815%	0.644%	0.190%	0.433%	0.604%	2.625%		
Amount	JPY 20bn JPY 20bn		JPY 10bn	JPY 30bn	JPY 30bn	JPY 25bn	EUR 300mn		
Pricing Date	e October 13 th 2023		October 10 th 2024 June 23 rd 2023		February 22 nd 2024	June 26 th 2024	October 16 th 2024		
SPO	ISS Corporate	Solutions (ICS)		Moody's					

¹For domestic investors only

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(6) TMG's Sustainability Bond Framework

TMG has obtained a Second Party Opinion from Moody's Japan K.K., on the Sustainability Bond Framework's conformity with the ICMA Green Bond Principles, the ICMA Social Bond Principles and the ICMA Sustainability Bond Guidelines

Overview

I TMG has defined a formal concept for its sustainability bonds ("Sustainability Bonds") regarding use of proceeds, processes for project evaluation and selection, management of proceeds and reporting in its sustainability bond framework (the "Sustainability Bond Framework"). TMG obtained a Second Party Opinion from Moody's Japan K.K. on 28th August 2024, on the Sustainability Bond Framework's conformity with the International Capital Markets Association ("ICMA") Green Bond Principles 2021, the ICMA Social Bond Principles 2023 and the ICMA Sustainability Bond Guidelines 2021.

Use of Proceeds

The net proceeds of the issue of the Bonds will be used to fund existing and future Eligible Projects in accordance with the TMG's Sustainability Bond Framework. "Eligible Projects" mean either green or social projects as set out below.

Green Projects

Crecht rejecte					
Countermeasures for the "heated island" effect (including improving heat reflection and the water retention of roads)					
Installation of photovoltaic (PV) systems in metropolitan					
housing					
Development of small and medium sized rivers					
Development of metropolitan parks					
Greening of waterfronts					
Social Projects					
Removal of utility poles					
Improving earthquake and water resistance of river facilities					
Life extension of bridges					
Improvement of the internet environment the islands of Tokyo					
Construction and renovation of schools for special needs education					

Process for Project Evaluation and Selection

The projects that are eligible for the proceeds of the issue of the Sustainability Bonds in a fiscal year will be selected based on an evaluation using the Environmental (E), Social (S) and Governance (G) eligibility criteria in the table below. For Green Projects, the environmental aspects in section E-1 and E-2 are given priority. For Social Projects, the social aspects in S-1 and S-2 are given priority.

No	Evaluation Aspects	Evaluation Items	Perspective				
E-1		Clarity of	Positive environmental outcomes of the projects				
	Environmental	positive impact	can be measured quantitatively, or are clear.				
E-2		Reduction of	Initiatives are in place to reduce negative				
		negative impact	impacts of the project.				
S-1	S-1 S-2 S-2	Clarity of	Positive social outcomes of the projects can be				
3-1		positive impact	measured quantitatively, or are clear.				
0.0		Reduction of	Initiatives are in place to reduce negative				
5-2		negative impact	impacts of the project.				
		Policy &	Project plans comply with laws and guidelines				
G-1		regulatory	such as the Future Tokyo strategy, and Japan's				
		compliance	Local Government Finance Act.				
G-2	Governance	Feasibility /	Special consideration regarding significant				
G-2		urgency	feasibility or urgency of projects.				
G-3		Effect	The positive environmental / social outcomes of				
6-5		sustainability	the project will be sustainable.				



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(6) TMG's Sustainability Bond Framework (Cont'd)

TMG has obtained a Second Party Opinion from Moody's Japan K.K., on the Sustainability Bond Framework's conformity with the ICMA Green Bond Principles, the ICMA Social Bond Principles and the ICMA Sustainability Bond Guidelines

disclosed.

Management of Proceeds

- Under the Local Autonomy Act of Japan (Act No. 67 of 1947, as amended), local governments must be able to correlate their expenditure in each fiscal year to their annual revenue. Therefore, in principle, all proceeds from the Metropolis' Sustainability Bonds are allocated within the same fiscal year.
- The Bureau of Finance manages allocation of proceeds to appropriate projects and monitors the progress of such projects. In the following fiscal year, the Bureau of Finance confirms that the full amount of the proceeds has been allocated to eligible projects and discloses this information. After the Sustainability Bonds are issued, the proceeds will be managed by classifying the funds into accounting categories based on the budget rules of the Metropolis. Until the proceeds are allocated, they will be managed in accordance with the Tokyo Metropolitan Public Money Management Policy.
- At the end of each fiscal year, for all revenue and expenditures , including those related to projects funded by the proceeds of the issue of the Sustainability Bonds, the result of execution and settlement-related documents will be created and submitted to the Audit and Inspection Commissioners of the Metropolis for inspection. The documents will be submitted together with the comments of the commissioners to the Tokyo Metropolitan Assembly for certification.

Reporting

- The allocation of the proceeds of the issue of the Sustainability Bonds will be disclosed at the first fiscal-year-end following the fiscal year of the issuance. The process below will be used to compile and prepare the information for disclosure on TMG's website (http://www.zaimu.metro.tokyo.jp/bond/en/en.html).
- The Bureau of Finance confirms the project expenditures status with (a) the bureaus responsible for each project. The Bureau of Finance determines the breakdown of the appropriated (b) proceeds of the issue of the Sustainability Bonds. The results of the appropriation are compiled and the impact report is (c) prepared. (c) is disclosed on the TMG's website. (d) If the proceeds of the issue of the Sustainability Bonds are to be (e) appropriated to a single project over multiple years, it must be





(2) Financial Highlights

③ TMG Bonds





(1)Tokyo's Long-term Strategy

Overcome the crisis and clear a path for Tokyo's bright future

- ✓ In March 2021, TMG proudly announced "Future Tokyo: Tokyo's Long-Term Strategy".
- ✓ For the policy development, TMG has set the concepts of "Structural Reform" and "Sustainable Recovery" as the center of their "Future Tokyo" strategy.
- The strategy provides Tokyo's 20 visions to be achieved in 2040s, aiming to realize Tokyo to become a safe, beautiful, and enjoyable city leading the world with the whole nation of Japan and, enable people to shine. It is constituted of 20+1 strategies towards 2030 and 122 projects.

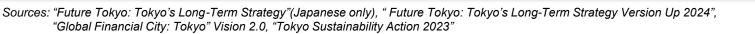


Future Tokyo : Tokyo's Long-Term Strategy

- In order to maximize Tokyo's potential by nurturing its recovery from COVID-19 into a swell of growth and carry its momentum towards sustainable development, TMG formulated the "Future Tokyo: Tokyo's Long-Term Strategy Version Up 2024".
- In order to realize a bright future Tokyo where each and every individual shines, the TMG will aggressively take on challenges and implement bold policies, with priority placed on interdisciplinary engagement from the following 4 perspectives: People Shine, Strengthen Global Competitiveness, Safety and Security, and Structural Reforms for Japan's Future

<Examples of the strategies and projects>

- ✓ Strategy12: Strategy for a Tokyo That Has Earning Potential and Generates Innovation
- Our Vision: a Tokyo that achieves high productivity and leads the global economy, where people, goods, money, and information gather from all over the world.
- ✓ Project Example: Project to realize "Global Financial City: Tokyo"
- Formulate "Global Financial City: Tokyo" Vision 2.0 to advance Tokyo's status as a world-class global financial city
- By strongly promoting "Tokyo Green Finance Initiative", which is a strategic initiative to develop Tokyo's green finance ecosystem, TMG will create a virtuous cycle involving the environment and the economy from Tokyo and simultaneously promote the greenifying of Tokyo's "urban system" and "financial system", aiming to improve the lives of Tokyo residents and achieve sustainable economic development
- On July 13th 2023, TMG announced "Tokyo Sustainability Action 2023", which outlines the TMG's initiatives and approaches for realization of the SDGs.
- This publication is positioned as a revised version of "Tokyo Sustainability Action", which was released in 2021 and based on "Future Tokyo: Tokyo's Long-Term Strategy" and has been prepared as a Voluntary Local Review (VLR), an international initiative in which local governments voluntarily review their measures and progress to achieve the SDGs, and submit a public report on the results of the review to the United Nations.







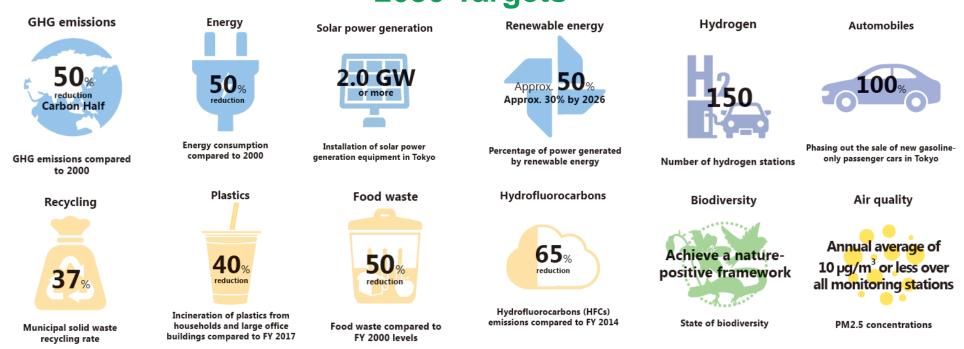


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(2)TMG's Environmental Goals

TMG determines policy targets and goals to develop cutting-edge environmental and energy initiatives.

- To realize "Zero Emission Tokyo" that will contribute to net zero CO2 emissions worldwide by 2050, TMG has announced "Carbon Half" that will halve GHG emissions by 2030 from a 2000 baseline.
- In September 2022, TMG formulated the new "Tokyo Environmental Master Plan", and created a new system* regarding mandatory solar power generation installation on new small- and mediumsized buildings such as detached houses in December 2022. *The system will be enforced from April 2025



2030 Targets

Sources: 'Zero Emission Tokyo Strategy 2020 Update & Report', March 2021, "Tokyo Environmental Master Plan" "Basic Policy for Revision of Ordinance Programs to Achieve Carbon Half"



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(3) TMG's Accounts

Local Governments' Ordinary Accounts

General Accounts

- Fundamental accounts for TMG, which comprehensively manage cashflows for administration
- Main revenue source is tax income
- Include all types of expenditures imperative for basic operation of local governments

Special Accounts

- The Special Accounts are established for the execution of specific projects or in cases where there is a necessity for treating specific revenues and expenditures separately from the general ones
- 18 Special Accounts in total

Account Classification defined at Local Autonomy Law etc.

Unified Account Classification at Public Finance in Japan

Public Enterprise Accounts

- Accounts managing cashflows of financially independent public enterprises(i.e. waterworks, underground railways, hospitals, etc.)
- 9 Public Enterprise Accounts in total

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Contact / IR Document Link

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