

The Metropolis of Tokyo Series 823

Terms and Conditions

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| 1. | Issuer | The Metropolis of Tokyo |
| 2. | Issue Amount | JPY30bln |
| 3. | Denominations | JPY100,000 |
| | | Pursuant to the Law concerning Book-Entry Transfer of Corporate Bonds, Stocks, etc. (Law No.75 of 2001) |
| 4. | Coupon | 0.199% |
| 5. | Issue Price | 100.00 % |
| 6. | Redemption | 100.00 % |
| 7. | Method and Date of Maturity Payment | |
| | | ① The bond will be redeemed at their principal amount on 19 December, 2031. |
| | | ② If the maturity date falls on a bank's non business day, the payment will be advanced to the preceding business day. |
| | | ③ The metropolis may at any time purchase or otherwise acquire the Bonds. |
| 8. | Method and Date of Interest Payment | |
| | | ① Interest shall accrue on this bond semi-annually from and including the next following date after the issue date to and including the maturity date and shall be payable by semi-annual installments in arrear on 25 th day of February and August each year (the first payment is due on 25 August, 2022). |
| | | ② When it is necessary to compute an amount of interest in respect of a Bond for a period of less than a half year for the period from the following day of the issue date to 25 February, 2022 or for the period leading to the redemption, such interest shall be calculated on the basis of the actual number of days. |
| | | ③ If any interest payment date falls on a bank's non business day, the payment will be advanced to the preceding business day. |
| | | ④ No interest is to be accrued after the maturity date. |
| 9. | Offering | 14 January, 2022 |
| 10. | Allocation Method | If there is oversubscription, allocation will be done by the Lead Managers at their direction. |
| 11. | Closing | 25 January, 2022 |

12. Ratings A+ (S&P Global Ratings Japan Inc.)
13. Commissioned bank Mizuho Bank, Ltd.
14. Underwriters Mizuho Bank, Ltd. (Lead Manager, Handling Manager)
Nomura Securities Co., Ltd. (Lead Manager)
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. (Lead Manager)
SMBC Nikko Securities Inc.
Daiwa Securities Co. Ltd. (Lead Manager)
Mizuho Securities Co., Ltd. (Lead Manager)
Goldman Sachs Japan Co., Ltd.
Sumitomo Mitsui Banking Corporation
MUFG Bank, Ltd.
Tokai Tokyo Securities Co., Ltd.
Okasan Securities Co., Ltd.
Shinkin Securities Co., Ltd.
Barclays Securities Japan Limited
BofA Securities Japan Co., Ltd.
Kiraboshi Bank, Ltd.
BNP Paribas Securities (Japan) Limited
SBI SECURITIES Co., Ltd.
15. Book-Entry Transfer Institution Japan Securities Depository Center, Inc.