

The Metropolis of Tokyo Series 848
Terms and Conditions

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| 1. | Issuer | The Metropolis of Tokyo |
| 2. | Issue Amount | JPY20bln |
| 3. | Denominations | JPY100,000

Pursuant to the Law concerning Book-Entry Transfer of Corporate Bonds, Stocks, etc. (Law No.75 of 2001) |
| 4. | Coupon | 0.805% |
| 5. | Issue Price | 100.00 % |
| 6. | Redemption | 100.00 % |
| 7. | Method and Date of Maturity Payment | <ul style="list-style-type: none">① The bond will be redeemed at their principal amount on 20 December, 2033.② 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 | <ul style="list-style-type: none">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 25th day of February and August each year (the first payment is due on 25 August, 2024).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 the first interest payment date 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 | 15 February, 2024 |
| 10. | Allocation Method | If there is oversubscription, allocation will be done by the Lead Managers at their direction. |
| 11. | Closing | 27 February, 2024 |

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. (Manager)
 Daiwa Securities Co. Ltd. (Manager)
 SMBC Nikko Securities Inc. (Manager)
 Mizuho Securities Co., Ltd.
 Goldman Sachs Japan Co., Ltd.
 Tokai Tokyo Securities Co., Ltd.
 Sumitomo Mitsui Banking Corporation
 MUFG Bank, Ltd.
 Barclays Securities Japan Limited
 Okasan Securities Co., Ltd.
 Shinkin Securities Co., Ltd.
 Kiraboshi Bank, Ltd.
 BNP Paribas Securities (Japan) Limited
15. Book-Entry Transfer Institution Japan Securities Depository Center, Inc.