

## Green Bond Fact Sheet

Foncière Inéa		Date: 21-Feb-2018	
Issue date: 21-Feb-2018 Maturity date: N/A Tenor: N/A			
Issuer Name	Foncière Inéa	Amount Issued	EUR100m (USD123m)
Country of risk	France	CBI Database	Included
Issuer Type <sup>1</sup>	Non-Financial Corporate	Bond Type	Private Placement
Green Bond Framework	N/A	Second party opinion	Vigeo Eiris
Certification Standard	Not certified	Assurance report	N/A
Certification Verifier	N/A	Green bond rating	N/A
Use of Proceeds			
<input type="checkbox"/> Energy	<input type="checkbox"/> Solar <input type="checkbox"/> Onshore wind <input type="checkbox"/> Offshore wind <input type="checkbox"/> Geothermal <input type="checkbox"/> Hydro <input type="checkbox"/> Tidal	<input type="checkbox"/> Biofuels <input type="checkbox"/> Bioenergy <input type="checkbox"/> Waste to energy <input type="checkbox"/> District heating <input type="checkbox"/> Electricity grid	<input type="checkbox"/> Energy storage <input type="checkbox"/> Energy performance <input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input checked="" type="checkbox"/> Buildings	<input checked="" type="checkbox"/> Certified Buildings <input type="checkbox"/> HVAC systems <input type="checkbox"/> Energy performance	<input type="checkbox"/> Water performance <input type="checkbox"/> Energy storage/meters <input type="checkbox"/> Other energy related	<input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Transport	<input type="checkbox"/> Electric vehicles <input type="checkbox"/> Low emission vehicles <input type="checkbox"/> Bus rapid transit <input type="checkbox"/> Passenger trains <input type="checkbox"/> Urban rail	<input type="checkbox"/> Freight rolling stock <input type="checkbox"/> Coach / public bus <input type="checkbox"/> Bicycle infrastructure <input type="checkbox"/> Energy performance	<input type="checkbox"/> Transport logistics <input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Water & wastewater	<input type="checkbox"/> Water distribution <input type="checkbox"/> Water treatment <input type="checkbox"/> Wastewater treatment <input type="checkbox"/> Water storage	<input type="checkbox"/> Storm water mgmt <input type="checkbox"/> Desalination plants <input type="checkbox"/> Erosion control <input type="checkbox"/> Energy performance	<input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Waste management	<input type="checkbox"/> Recycling <input type="checkbox"/> Waste prevention <input type="checkbox"/> Pollution control	<input type="checkbox"/> Landfill, energy capture <input type="checkbox"/> Energy performance <input type="checkbox"/> Infrastructure	<input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Land use & agriculture	<input type="checkbox"/> Afforestation/parks <input type="checkbox"/> FSC Forestry <input type="checkbox"/> FSC Cellulose & paper	<input type="checkbox"/> Land remediation <input type="checkbox"/> Energy/water efficiency	<input type="checkbox"/> Sustainable agriculture <input type="checkbox"/> Adaptation & resilience

<input type="checkbox"/> Other	<input type="checkbox"/> Adaptation & resilience	<input type="checkbox"/> ICT	<input type="checkbox"/> Industry: process
<b>Issue details</b>			
<b>Reporting</b>			
<b>Company information</b>	Foncière Inéa is a French company that specializes in owning and managing business real estate properties. At the end of 2016, the portfolio had a total useful surface area of 294,230 m <sup>2</sup> with a market value of EUR474m, distributed between office buildings (78%), business premises (19%), warehouses (3%) and e-mail platforms (1%). Foncière Inéa SA comprised properties located throughout over 20 regional cities in France.		
<b>Firsts, records and certifications</b>	First Green PP from a French middle-sized company.		
<b>Proceeds description</b>	<ul style="list-style-type: none"> <li>Buildings: new commercial buildings</li> </ul> <p>Proceeds will be allocated to the acquisition of certified commercial buildings close to public transport. The deal benefits from an SPO from Vigeo Eiris (not publicly available).</p>		
<b>Climate Bonds view</b>	Having reviewed the eligibility criteria outlined under the green bond framework (not publicly available), we are satisfied that the placement is in line with the Climate Bonds Taxonomy and the building certification level is aligned with the higher end of industry practice.		
<b>Underwriters</b>	LCL		
<b>Deal comments</b>			
<b>Credit Rating</b>			
<b>Pricing summary</b>	Secured PP: 3% for 6-year tranche and 3.25% for 7-year tranche		
<b>Investors summary</b>			

<sup>1</sup> Issuer categories: ABS, development bank, financial corporate, government-backed entity, loan, local government, non-financial corporate, sovereign