

Japan Real Estate Investment Corporation			Date: 19-Nov-2018
Issue date: 01-Nov-2018 Maturity date: 01-Nov-2023 Tenor: 5			
Issuer Name	Japan Real Estate Investment Corporation	Amount Issued	JPY10bn (USD 89m)
Country of risk	Japan	CBI Database	Included
Issuer Type ¹	Non-financial corporate	Bond Type	Unsecured
Green Bond Framework	Link to Framework	Second party opinion	Sustainalytics
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"/> 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 checked="" type="checkbox"/> Energy performance	<input checked="" 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"/> Waste to energy <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
Issue details			
Reporting	The issuer commits to report on an annual basis on its website on the allocation of proceeds (portion of financed and refinanced projects) and impact of the use of proceeds (water usage and energy performance estimated % reduction or ante vs post project CO2 emissions).		
Company information	Japan Real Estate Asset Management Co. (JRE) is an asset management firm with asset size above one trillion yen. Its major shareholder is Mitsubishi Estate Co. Ltd (90% shares) and they have been an investment management entity since 2001		
Firsts, records and certifications			
Proceeds description	Proceeds will be used to finance and refinance buildings that have or will obtain the top three levels of green building certification schemes including DBJ Green Building Certification, BELS and CASBEE. Refurbishments of buildings are also eligible if they meet the framework requirements, such as achieving a one level improvement of the green building certification, or a minimum 10% reduction in CO2 emissions, energy consumption or water consumption.		
Climate Bonds view	We hope that this deal, together with issuance from Mitsubishi Real Estate and a few REITs, will encourage more real estate players to come to market. We would, however, prefer to see issuers implement stricter eligibility criteria for green buildings, namely targeting the highest levels of green building certifications and a minimum of 20%, but preferably over 25%, in energy efficiency improvements for refurbishments and upgrades.		
Underwriters	Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., SMBC Nikko Securities Inc, Daiwa Securities Co. Ltd.		
Deal comments			
Credit Rating	A1 (Moody's Japan), A+ (S&P), AA (R&I)		
Pricing summary	The order is of 10000 JPY, bears an interest of 23 basis points and has final redemption on November 1 st 2023		
Investors summary			

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