

Green Bond Fact Sheet

Invesco Office J-REIT			Date: 14-Dec-2018
Issue date: 13-Dec-2018 Maturity date: 13-Dec-2023 Tenor: 5			
Issuer Name	Invesco Office J-REIT	Amount Issued	JPY5.5bn (USD48m)
Country of risk	Japan	CBI Database	Included
Issuer Type ¹	Financial Corporate	Bond Type	Senior unsecured
Green Bond Framework	N/A	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 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"/> Land remediation <input type="checkbox"/> Sustainable agriculture <input type="checkbox"/> FSC Forestry <input type="checkbox"/> Energy/water efficiency <input type="checkbox"/> Adaptation & resilience <input type="checkbox"/> FSC Cellulose & paper
<input type="checkbox"/> Other	<input type="checkbox"/> Adaptation & resilience <input type="checkbox"/> ICT <input type="checkbox"/> Industry: process
Issue details	
Reporting	<p>The issuer will disclose the use of proceeds on its website on issuance date. This disclosure includes the amount allocated and the portion directed to financing and refinancing and completion dates of projects (dates of certification/recertification achieved, and dates of refurbishments completed). Additionally, Invesco Office J-REIT intends to disclose the use of proceeds annually on its website, along with quantitative environmental performance indicators. (source)</p>
Company information	<p>Invesco Office J-REIT was established on February 27, 2014 by Invesco Global Real Estate Asia Pacific, Inc. as the organizer under the Act on Investment Trusts and Investment Corporations of Japan and was listed on the Real Estate Investment Trust Securities Market of the Tokyo Stock Exchange (Securities code: 3298) on June 5, 2014. The Japan REIT owns office buildings in Japan with a strong focus on large-scale office buildings located in Japan’s major metropolitan areas. (source)</p>
Firsts, records and certifications	
Proceeds description	<p>According to the issuer’s first allocation report, proceeds will be fully allocated to refinancing a portion of the loan used to acquire the Ebisu Prime Square by 28 December 2018. The property obtained a 3 star DBJ Green Building Certification and achieved a 15% CO2 emissions reduction in the last fiscal year.</p> <p>Future eligible projects must meet one or more of the following requirements: i) CASBEE certification of B+ or above and/or DBJ Green Building Certification Program; ii) higher Cos reduction rate compared to the standard emissions volume set out by the government in the most recent fiscal year; iii) for refurbishments: 10% CO2 emissions or energy consumption reduction, 10% water consumption reduction and/or more than one level of improvement in the eligible green building certifications.</p>
Climate Bonds view	<p>Disclosing an allocation report at issuance, which specifies the projects to be financed, greatly enhances the deal’s transparency. We note that the general eligibility requirements are not very stringent, especially for property refurbishments where issuers should aim at a minimum of 20% energy efficiency improvements. Achieving top-level rankings within green building certifications should also be targeted to ensure the property’s high energy performance.</p>
Underwriters	<p>Nomura, MUFG, SMBC, Mizuho</p>
Deal comments	
Credit Rating	<p>A+ (JCR)</p>

Pricing summary	
Investors summary	

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