

Green Bond Fact Sheet

Kenedix Office Investment Corporation			Date: 20-Feb-2019
Issue date: 15-Feb-2019 Maturity date: 15-Feb-2024 Tenor: 5			
Issuer Name	Kenedix Office Investment Corporation	Amount Issued	JPY2bn (USD18m)
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	Green 1 (JCR)
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"/> 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 has committed to reporting both proceeds allocation and impacts annually. Impact metrics are listed in the issuer's green bond framework .		
Company information	Kenedix Office Investment Corporation is a Japanese real estate investment trust (J-REIT) providing real estate asset investment and management services in Japan. KDO was founded in 2005 and has been listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange since then. KDO focuses primarily on investments in mid-sized office buildings in the Tokyo Metropolitan Area, and currently owns 96 real estate properties with a total acquisition price of around JPY 415 billion (around USD 3.6 billion) as of November 1, 2018. (source)		
Firsts, records and certifications	First Japanese-REIT green bond issuer of 2019.		
Proceeds description	<p>The debut deal will refinance the acquisition of two office buildings:</p> <ul style="list-style-type: none"> i) KDX Kobayashi-Doshomachi Building located in Osaka, which obtained a 3-star DBJ Green Building certification and a Rank S CASBEE certification; ii) KDX Toranomon 1 chome Building located in Tokyo, which achieved a 5-star DBJ Green Building certification and a Rank S CASBEE certification. <p>According to the Green Bond Framework, eligible properties must have obtained one of the following certification levels: 3 stars or above in DBJ Green Building certification, B+ or higher rank in CASBEE for Real Estate and 3-stars or above in BELS Certification. Buildings achieving at least 10% energy or water efficiency improvements or other environmentally beneficial refurbishments generating at least 10% improvements are also eligible.</p>		
Climate Bonds view	The refinanced properties achieve a good level of green building certifications, with both certified under the highest categories of DBJ Green Building and CASBEE. However, we encourage issuers to finance projects with at least 20% (preferably 25%) of energy / water efficiency improvements.		
Underwriters	MUFG, Daiwa, Nomura, SMBC		
Deal comments			
Credit Rating	AA- (JCR)		
Pricing summary			
Investors summary			

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