

## Green Bond Fact Sheet

Fukuoka REIT Corporation Date: 01/08/2019		Issue date: 31-07-2019 Maturity date: 31-07-2029 Tenor: 10	
Issuer Name	Fukuoka REIT Corporation	Amount Issued	JPY2.2bn/EUR20m
Country of risk	Japan	CBI Database	Included
Issuer Type <sup>1</sup>	Financial corporate	Bond Type	Loan
Green Bond Framework	N/A	Second party opinion	N/A
Certification Standard	Not certified	Assurance report	N/A
Certification Verifier	N/A	Green bond rating	<a href="#">G1</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 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"/> Flood protection <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
<b>Issue details</b>			
<b>Reporting</b>	<p>Since the full amount of the green loan is immediately allocated to the refinancing of the loans to acquire Canal City Hakata, reporting on unallocated funds is not currently planned. However, if the asset is sold by the repayment date, the Investment Corporation will disclose to the lender that the eligible green liabilities exceed the sum of green bonds and green loans.</p> <p>On the environmental performance side, the issuer will disclose annually the number and type of environmental certifications for green eligible assets through its website.</p>		
<b>Company information</b>	<p>Fukuoka REIT Corporation was established in July 2004. The company invests in office buildings, hotels, residences, logistics and other retail facilities.</p>		
<b>Firsts, records and certifications</b>			
<b>Proceeds description</b>	<p>Eligible projects include properties that have acquired or will acquire certification as follows:</p> <ol style="list-style-type: none"> <li>3, 4 or 5 star-rating for the DBJ Green Building Certification</li> <li>B+, A or S rank in CASBEE for real estate</li> <li>3, 4 or 5 stars in BELS certification</li> </ol> <p>The issuer has one named property that the loan will finance, namely Canal City Hakata, a 15-storey commercial retail building in Hakata-ku, Fukuoka with 5-star DBJ Certification.</p>		
<b>Climate Bonds view</b>	<p>Japanese REIT issuance is booming this year. We are pleased to see additional investment trusts enter the market.</p>		
<b>Underwriters</b>	<p>Mizuho Bank, The Bank of Saga, The Higo Bank</p>		
<b>Deal comments</b>			
<b>Credit Rating</b>			
<b>Pricing summary</b>			
<b>Investors summary</b>			

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