

Green Bond Fact Sheet

Japan Prime Realty Investment Corporation			Date: 28/08/2019
Issue date: 31-07-2019 Maturity date: 31-07-2029 Tenor: 10			
Issuer Name	Japan Prime Realty Investment Corporation	Amount Issued	JPY5bn/USD46m
Country of risk	Japan	CBI Database	Included
Issuer Type ¹	Financial corporate	Bond Type	Senior unsecured
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	Green1 (JCRA)
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
Issue details			
Reporting	<p>The issuer is committed to reporting on the following at the end of each calendar year for as long as any bond funds are outstanding:</p> <ul style="list-style-type: none"> a) Status of proceeds allocation b) Number of eligible assets c) Third-party certification level obtained by each eligible asset, and d) Total floor area of the asset pool <p>The following impact indicators will also be disclosed in the same report:</p> <ul style="list-style-type: none"> a) Energy consumption b) CO₂ emissions, and c) Water consumption 		
Issuer information	<p>Japan Prime Realty Corporation is a diversified Real Estate Investment Trust (REIT) investing in offices and urban retail properties, property complexes and asset-backed securities based on high-value property assets. Japan Prime Realty has been listed on the Tokyo Stock Exchange since 2002.</p>		
Firsts, records and certifications			
Proceeds description	<p>Japan Prime Realty will invest the proceeds of the bond in properties that have been awarded 3 stars or more in the DBJ Green Building certification or a B+ rating or higher in the CASBEE-Building system. The company has not named any specific assets.</p>		
Climate Bonds view	<p>As we forecasted in our Japan Green Finance State of the Market report published in February 2019, the Japanese REIT sector has become more active with 9 bonds issued year-to-date to a total of USD407m equivalent. This illustrates the potential of leveraging green finance in the real estate sector.</p>		
Underwriters	Mizuho Securities Co Ltd, SMBC Nikko Securities Inc		
Deal comments			
Credit Rating			
Pricing summary			
Investors summary			

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