

Green Bond Fact Sheet

White Peak Real Estate Investment			Date: 07/04/2020
Issue date: 05-07-2019 Maturity date: 05-07-2022 Tenor: 3			
Issuer name	RE IV Ltd (White Peak Real Estate)	Amount issued	SEK600m/USD64m
Country of risk	China	CBI Database	Included
Issuer type ¹	Non-Financial Corporate	Bond type	Secured
Green bond framework	Link to Framework	Second party opinion	CICERO
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"/> 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>There will be allocation reporting in form of an annual investor letter. This includes a list of financed assets, a selection of investment examples as well as a summary of White Peak's green finance development which will be made public on White Peak's website.</p> <p>The issuer will also provide annual impact reporting on the eligible asset portfolio on project-by-project basis which will be reported as estimates in accordance with legislation and established and credible standards and processes. The reported impacts include:</p> <ul style="list-style-type: none"> - achieved certifications - energy performance per square meter - estimated annual amount of energy savings in relation to applicable national codes and regulations (i.e. Residential Building Energy Conservation Design Standards JGJ26-2010) - the methodology of measuring these impacts will be disclosed <p>No follow-up reporting after completion of the project will be provided.</p>
Company information	<p>White Peak is a Swedish real estate company headquartered in Beijing and maintaining offices across China. It focuses on property investment and development in China and aims to transfer Swedish management perspectives to property development in China. Particularly White Peak wants to establish sustainable development and green performance best practices in China. It plans and develops the building projects, but does not operate, manage or maintain the buildings after project completion. White Peak has 360 employees.</p>
Firsts, records and certifications	
Proceeds description	<p>Eligible projects under the established framework include financing and refinancing commercial and residential building projects. They need to achieve at least 20% energy savings compared to the applicable Chinese national standard JGJ26-2010 and need to be certified or are to be certified according to two out of five certification schemes. At least one of the certifications will come from the Chinese Green Building Star Label, BREEAM or LEED system. In addition to that, the buildings must be located in areas of well-established public transport plans. If there are no centralised heating sources provided, only renewable energy is utilized.</p>
Climate Bonds view	<p>It is great to see how this business is trying to apply their sustainable property management practices to other markets abroad and financing this with green bonds. Sharing knowledge and practices across borders can be very valuable to push the sustainable agenda forward. We hope to see more issuance from White Peak Real Estate Investment to fund such projects.</p>
Underwriters	SEB

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