

## Green Bond Fact Sheet

| AEON REIT Investment Corp                                 |  | Date: 31/10/2019  |  |
|---|--|---|--|
| Issue date: 21-10-2019 Maturity date: 20-10-2022 Tenor: 3 |  |   |  |
| Issuer Name   | AEON REIT Investment Corp  | Amount Issued   | JPY3.3bn/USD30.4m  |
| Country of risk   | Japan  | CBI Database  | Included   |
| Issuer Type <sup>1</sup>                                  | Financial Corporate  | Bond Type   | Term loan  |
| Green Bond Framework                                      | <a href="#">See green bond rating</a>  | Second party opinion  |  |
| Certification Standard                                    | Not certified  | Assurance report  | N/A  |
| Certification Verifier                                    | N/A  | Green bond rating   | <a href="#">Green 1</a> (JCRA)   |
| Use of Proceeds   |  |   |  |
| <input type="checkbox"/> Energy                           | <input type="checkbox"/> Solar<br><input type="checkbox"/> Onshore wind<br><input type="checkbox"/> Offshore wind<br><input type="checkbox"/> Geothermal<br><input type="checkbox"/> Hydro                                     | <input type="checkbox"/> Tidal<br><input type="checkbox"/> Biofuels<br><input type="checkbox"/> Bioenergy<br><input type="checkbox"/> District heating<br><input type="checkbox"/> Electricity grid                               | <input type="checkbox"/> Energy storage<br><input type="checkbox"/> Energy performance<br><input type="checkbox"/> Infrastructure<br><input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience |
| <input checked="" type="checkbox"/> Buildings             | <input checked="" type="checkbox"/> Certified Buildings<br><input type="checkbox"/> HVAC systems<br><input checked="" type="checkbox"/> Energy performance   | <input checked="" type="checkbox"/> Water performance<br><input type="checkbox"/> Energy storage/meters<br><input type="checkbox"/> Other energy related  | <input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience  |
| <input type="checkbox"/> Transport                        | <input type="checkbox"/> Electric vehicles<br><input type="checkbox"/> Low emission vehicles<br><input type="checkbox"/> Bus rapid transit<br><input type="checkbox"/> Passenger trains<br><input type="checkbox"/> Urban rail | <input type="checkbox"/> Freight rolling stock<br><input type="checkbox"/> Coach / public bus<br><input type="checkbox"/> Bicycle infrastructure<br><input type="checkbox"/> Energy performance                                   | <input type="checkbox"/> Transport logistics<br><input type="checkbox"/> Infrastructure<br><input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience   |
| <input type="checkbox"/> Water & wastewater               | <input type="checkbox"/> Water distribution<br><input type="checkbox"/> Water treatment<br><input type="checkbox"/> Wastewater treatment<br><input type="checkbox"/> Water storage   | <input type="checkbox"/> Storm water mgmt<br><input type="checkbox"/> Flood protection<br><input type="checkbox"/> Desalination plants<br><input type="checkbox"/> Erosion control<br><input type="checkbox"/> Energy performance | <input type="checkbox"/> Infrastructure<br><input type="checkbox"/> Industry: components<br><input type="checkbox"/> Adaptation & resilience   |
| <input type="checkbox"/> Waste management                 | <input type="checkbox"/> Recycling<br><input type="checkbox"/> Waste prevention<br><input type="checkbox"/> Pollution control  | <input type="checkbox"/> Landfill, energy capture<br><input type="checkbox"/> Energy performance<br><input type="checkbox"/> Infrastructure   | <input type="checkbox"/> Waste to energy<br><input type="checkbox"/> Industry: components<br><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<br><input type="checkbox"/> FSC Forestry <input type="checkbox"/> Energy/water efficiency <input type="checkbox"/> Adaptation & resilience<br><input type="checkbox"/> FSC Cellulose & paper  |
| <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>The following information will be disclosed on an annual basis on the company’s website: status of funds for Green Finance, the balance of Green Finance, total eligible criteria, and the upper limit of Green Finance procurement. If there are any changes in the projects, this will be disclosed as well. Also, the appropriation of funds when necessary if the period of which the funds are unallocated is extended, will be disclosed.</p> <p>In addition to that, once a year certification levels will be disclosed as well as total energy consumption and greenhouse gas emissions of its properties.</p> |
| <b>Issuer information</b>                       | <p>AEON REIT Investment Corp is a Japanese-based Real Estate Investment Trust that has a portfolio of around 40 properties, mainly in Japan. They were founded in 2012 and are a listed venue on the Tokyo Stock Exchange.</p>  |
| <b>Firsts, records and certifications</b>       |   |
| <b>Proceeds description</b>                     | <p>The proceeds will go towards investments in buildings that have acquired or will acquire environmental certifications within the top three categories of regional, national or international certification levels. Funds are also eligible to go towards renovations aimed at improving environmental aspects such as energy efficiency and water consumption performance.</p>   |
| <b>Climate Bonds view</b>                       | <p>Another Japanese REIT joining the market benefiting from an SPO. It is good to see ambitious certification targets for the buildings that are being financed.</p>  |
| <b>Underwriters</b>                             |   |
| <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