

Green Bond Fact Sheet

CPI Property Group		Date: 31/10/2019	
Issue date: 28-10-2019 Maturity date: 23-04-2027 Tenor: 7.5			
Issuer Name	CPI Property Group	Amount Issued	EUR750m/USD831m
Country of risk	Luxembourg	CBI Database	Included
Issuer Type ¹	Non-Financial Corporate	Bond Type	Sr unsecured
Green Bond Framework	Link to Framework	Second party opinion	
Certification Standard	Not certified	Assurance report	N/A
Certification Verifier	N/A	Green bond rating	N/A
Use of Proceeds			
<input checked="" type="checkbox"/> Energy	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Land use & agriculture	<input type="checkbox"/> Afforestation/parks <input type="checkbox"/> Land remediation <input type="checkbox"/> FSC Forestry <input type="checkbox"/> Energy/water efficiency <input type="checkbox"/> FSC Cellulose & paper	<input checked="" 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>CPI Property Group will publish an allocation report annually on their website until proceeds are fully allocated. This will include the allocation of the net proceeds as well as information such as eligible projects financed, unallocated proceeds, remaining balance and buildings' status. There will also be an impact report where feasible with different metrics for each category such as level of certification by property or annual GHG emissions reduced/avoided. Additional metrics may be available in the annual report that covers indicators per EPRA guidelines.</p>	
Issuer information	<p>CPI Property is a leading long-term investor in income-generating real estate primarily in the Czech Republic, Berlin and the CEE region. It is headquartered in Luxembourg. CPI Property owns and operates a real estate portfolio mainly in the office and retail space but also has hotels, residential, industrial, agricultural and logistics properties amongst others.</p>	
Firsts, records and certifications		
Proceeds description	<p>The proceeds will go towards financing or refinancing one of the following categories:</p> <ul style="list-style-type: none"> • <u>Green Buildings</u>: acquisition, construction or refurbishment of buildings with standards such as BREEAM Very Good or higher and LEED Gold or higher • <u>Energy Efficiency (Buildings)</u>: new or existing commercial buildings that belong to the top 15% of energy efficient buildings in the local market as well as renovation and refurbishment of existing buildings to reduce carbon emissions intensity by a minimum of 30% or two letter grade improvements • <u>Renewable Energy</u>: installation of PV solar and support infrastructure for it • <u>Environmentally sustainable management of living natural resources and land use</u>: promotion of ecological value, biodiversity and organic agriculture amongst others the installation of green roof gardens 	
Climate Bonds view	<p>As the fourth issuer from Luxembourg coming to the market, this is the largest bond issued so far by a Luxembourg company and the first to indicate intentions to finance projects in the Land Use space. We do encourage issuers to obtain an external review.</p>	
Underwriters	Barclays, Deutsche Bank, HSBC, Raiffeisen, Societe Generale	
Deal comments		
Credit Rating	<p>Baa2(Moody's) BBB (S&P)</p>	
Pricing summary	<ul style="list-style-type: none"> • Coupon: 1.625% • Reoffer: 98.122% (+205bps vs mid swaps) • Reoffer Yield: 1.897% 	
Investors summary		

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