

## Green Bond Fact Sheet

Nexity		Date: 14/01/2020	
Issue date: 20-12-2019 Maturity date: 20-12-2027 Tenor: 8.0			
Issuer Name	Nexity	Amount Issued	EUR240m/USD267m
Country of risk	France	CBI Database	Included
Issuer Type <sup>1</sup>	Non-Financial Corporate	Bond Type	Sr Unsecured
Green Bond Framework	<a href="#">Link to Framework</a>	Second party opinion	<a href="#">Vigeo Eiris</a>
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"/> Land remediation <input type="checkbox"/> Sustainable agriculture <input type="checkbox"/> FSC Forestry <input type="checkbox"/> Energy/water efficiency <input type="checkbox"/> Adaptation & resilience <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>There will be annual allocation and impact reporting until the proceeds have been fully allocated. It will be made available on Nexity's website. The first report will be based on data from 31 December 2020.</p> <p>The allocation report comprises:</p> <ul style="list-style-type: none"> <li>• eligible projects financed and allocated amounts</li> <li>• amount allocated vs total amount of the bond</li> <li>• unallocated proceeds and the type of temporary placements</li> <li>• share of financing and refinancing</li> </ul> <p>The impact report will include:</p> <ul style="list-style-type: none"> <li>• percentage of new homes that surpass at least by 10% the construction standards RT 2012 in France</li> <li>• percentage of new homes that surpass at least by 20% the construction standards RT 2012 in France</li> <li>• percentage of new homes with on-site renewable energy generation</li> <li>• percentage of new homes that integrate an environmentally responsible building-site approach (Nexity Charter or other recognized standard)</li> <li>• estimated carbon intensity (kgCO<sub>2</sub>/m<sup>2</sup>) of residential real estate production</li> <li>• estimated annual GHG emissions reduced/ avoided (t.CO<sub>2</sub>.e/home delivered) vs Nexity 2015 baseline</li> </ul>
<b>Company information</b>	<p>Nexity is a real estate services group based in Paris, France and offers residential and commercial real estate development services. Operations include different business lines such as purchases, rentals and property management for individuals as well as companies. It was founded in 2002 and employs around 10,000 people.</p>
<b>Firsts, records and certifications</b>	
<b>Proceeds description</b>	<p>Eligible Green Projects refer to the development and construction of residential properties located in metropolitan France. This includes financing and refinancing of projects that meet several criteria:</p> <ul style="list-style-type: none"> <li>• exclusively developed by Nexity, including services residences, excluding co-developed projects</li> <li>• approved by Nexity's "Purchasing Committee" during the previous and current years of issuance of the bond (representing a maximum of 24 months)</li> <li>• aligned with European Nearly-Zero-Energy Buildings (NZEB) low consumption building standards;</li> <li>• level of energy performance equivalent to the EPC rating of B (or above)</li> <li>• level of energy performance belonging to the top 15% residential stock in France, in line with CBI requirements.</li> </ul>
<b>Climate Bonds view</b>	<p>France is at the forefront of green bond issuance in the real estate space after Sweden, so we welcome another French issuer to the market. Nexity has a CSR strategy in place</p>

	that is based on five commitments, one of which is to design sustainable cities. They also aim to reduce CO2e emissions per home by 2030 compared to 2015; the assets that this bond finances directly contribute to this target. The post-issuance reporting looks to be very detailed and we are pleased to see the CBI Taxonomy being used as a guideline in selecting eligible green assets.
Underwriters	CACIB, Natixis
<b>Deal comments</b>	
Credit Rating	
Pricing summary	<ul style="list-style-type: none"> <li>Coupon: 2.464%</li> </ul>
Investors summary	

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