

## Green Bond Fact Sheet

Wereldhave N.V.		Date: 29/05/2020	
Issue date: 23-04-2020 Maturity date: 23-04-2022 Tenor: 2			
Issuer name	Wereldhave N.V.	Amount issued	EUR100m/USD110m
Country of risk	Netherlands	CBI Database	Included
Issuer type <sup>1</sup>	Loan	Bond type	Term Loan
Green bond framework	<a href="#">Link to Framework</a>	Second party opinion	<a href="#">ISS-oekom</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>Up until full allocation there will be allocation reporting to investors on an annual basis until full allocation. The following information will be disclosed:</p> <ul style="list-style-type: none"> <li>- an overview of instruments issued under the framework and the total amount outstanding (in EUR)</li> <li>- the allocation of the net proceeds, including information on the composition of the portfolio of assets; a breakdown by geographical area (country level); a breakdown of new financing vs. refinancing (i.e. share of allocation to projects under construction/refurbishment and share of allocation to existing projects)</li> <li>- the amount of unallocated proceeds (if any)</li> </ul> <p>There will also be an environmental impact report. Amongst others this will include:</p> <ul style="list-style-type: none"> <li>- an overview of eligible assets and their environmental classification including classification level (i.e. BREEAM certification Very good, EPC labe A1, refurbishment)</li> <li>- energy intensity in kWh/m2 (scope 1 and 2)</li> <li>- carbon intensity (in kg CO<sub>2</sub>e/m2) (scope 1 and 2)</li> <li>- Onsite renewable energy generation powering the eligible assets and/or distributed to the grid (in kWh)</li> </ul>
<b>Company information</b>	<p>Wereldhave was established in 1930 and is a retail property investor in the Netherlands, Belgium and France. The company is publicly traded and listed on the Euronext Amsterdam Stock Exchange. It owns and operates shopping centres and Belgium’s investment properties include retail shopping and food and beverage options.</p>
<b>Firsts, records and certifications</b>	
<b>Proceeds description</b>	<p>The proceeds will go towards green commercial buildings which are newly constructed, existing and renovated. They need to meet one or more of the following criteria: BREEAM New Construction, Refurbishment and Fit Out, or In-Use ≥ “Very Good” certified; EPBD Energy Performance Certificate (EPC) with a minimum Energy Performance label of “A”; Renovation that will achieve, or has achieved, energy savings of at least 30% in comparison to the baseline energy performance of the building</p>
<b>Climate Bonds view</b>	<p>This is the second green loan from the Netherlands. Despite the fact that loans are usually more private instruments with less transparency, Wereldhave provides very detailed information on allocations and impact of the investments. This level of disclosure is highly encouraged.</p>
<b>Underwriters</b>	
<b>Deal comments</b>	
<b>Credit rating</b>	
<b>Pricing summary</b>	

Investors summary

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