

## Green Bond Fact Sheet

Comforia Residential REIT		Date: 31/07/2020	
Issue date: 30-07-2020 Maturity date: 30-07-2030 Tenor: 10			
Issuer name	Comforia Residential REIT	Amount issued	JPY1.5bn/USD14m
Country of risk	Japan	CBI Database	Included
Issuer type <sup>1</sup>	Financial Corporate	Bond type	Sr Unsecured
Green bond framework	<a href="#">Link to Framework</a>	Second party opinion	<a href="#">Sustainalytics</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 checked="" 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>	CRR will disclose the allocation status annually on its website until the proceeds are fully allocated. Additionally, CRR has committed to disclosing an impact report annually on its website, as long as the green bonds are outstanding.
<b>Company information</b>	Founded in 2010, Comforia Residential Reit Inc is a Japan-based residential real estate investment trust (REIT). The REIT is a closed-end fund listed on the Tokyo stock exchange. It is engaged in the investment in residential properties mainly in the Tokyo Metropolitan area, and real estate backed assets. Its portfolio currently consists of 135 properties with total acquisition price of 245.9 billion yen.
<b>Firsts, records and certifications</b>	
<b>Proceeds description</b>	To finance or refinance the acquisitions or refurbishments of green buildings.
<b>Climate Bonds view</b>	CBI welcomes this Japanese green bond that has an external review and is committed to reporting. This green bond will contribute to the improvement in energy efficiency and reduction in carbon emissions in residential buildings. This issuance offers fresh evidence that buildings dominate the proceeds allocation of Japanese green bonds. Among other Japanese bonds with ultra-low coupon rates caused by the Bank of Japan's negative interest rate, this green bond with the added environmental benefits will hopefully distinguish itself.
<b>Underwriters</b>	Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., SMBC Nikko Securities Inc.
<b>Deal comments</b>	
<b>Credit rating</b>	AA- (Japan Credit Rating Agency, Ltd.)
<b>Pricing summary</b>	<ul style="list-style-type: none"> <li>Coupon: 0.55 %</li> <li>Price: 100%</li> </ul>
<b>Investors summary</b>	

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