



Climate Bonds INITIATIVE

Property Certification

A GLOBAL SYMBOL OF BEST PRACTICE IN
GREEN FINANCE

OPPORTUNITIES IN TOKYO

MAY 2023

Opportunities in Green Buildings

Tokyo, Japan

One of the most pressing challenges facing Tokyo is its energy consumption. The city is heavily dependent on fossil fuels, which contribute to greenhouse gas emissions and exacerbate the impacts of climate change. To reduce its carbon footprint and minimise pollution, Tokyo needs to invest in sustainable infrastructure. This will not only reduce the city's carbon emissions, but also create new opportunities for local businesses and job growth.

Another major challenge for Tokyo is its aging population, which places a strain on healthcare systems and social services. Green buildings can help address this issue by providing healthy and comfortable living environments for seniors. Features such as improved air quality, natural lighting, and energy-efficient heating and cooling systems can make a significant difference in the quality of life for seniors, while also reducing energy costs and greenhouse gas emissions.



Attract investors with the Highest Standard of Green Credibility.

The [Climate Bonds Standard and Certification Scheme](#) is a voluntary labelling scheme for debt instruments, investments and entities that address the challenge of climate change, and are aligned with the goals of the Paris Climate Agreement, limiting global warming to 1.5 degrees celsius.

Launched in 2012, the Climate Bonds Standard and Certification Scheme has been applied to hundreds of debt instruments, amounting to USD 270 billion equivalent as of January 2023.

Globally recognised as best practice, we have expanded the Certification coverage to general purpose instruments, such as Sustainability-Linked Bonds, as well as Entities and Assets.

Benefits of Certification

1

Our Certified brand increases visibility to investors.

4

An endorsement of the green credentials of the assets/projects.

2

A globally recognised symbol of best practice in green finance.

5

A demonstration to the market that Certified instruments meet highest standards for climate.

3

Higher demand for Certified issuances compared to similar issuances.

6

Enhanced reputational benefits for issuers, companies, or asset owners.

Climate Bonds Building Criteria

The [Climate Bonds Initiative Building Criteria](#) provide definitions for what constitutes a green activity or investment. Assets, Use of Proceeds, Entities, and Sustainability-linked debt that comply with the Building Criteria can be Certified, demonstrating to the market that the Certified instrument meets the highest standards in climate finance. The Criteria have been designed with an ambition of a zero-carbon future by 2050 and offers a pathway to reach that outcome in a manner bespoke to each city's present circumstances.



The importance of trusted Building Criteria to achieve a Sustainable Future:

- Buildings account for around 40% of emissions globally.
- The International Energy Agency (IEA) highlights that the building sector is not on track in meeting the performance targets required in keeping global temperature rise to no more than 1.5 degree Celsius above pre-industrial levels.
- Early and rapid investment in the sector is critical to meet this performance target. Luckily, the technology already exists in the sector to rapidly decarbonise.



Climate Bonds offer Certification for a range of Building types



COMMERCIAL

A building or portfolio of buildings where more than half of the floor area is used for commercial purposes and is intended to generate a profit, either from capital gain or rental income. There are sub-categories of Commercial Buildings, including but not limited to:

- Offices
- Schools & campuses
- Shopping centres & retail
- Hotels



RESIDENTIAL

A building or portfolio of buildings where more than half of the floor area is used or suitable for use for dwelling purposes, including but not limited to the following subcategories of residential buildings:

- Single family
- Multi-family
- Rentals



BUILT ENVIRONMENT / UPGRADES

Projects or activities that are not specifically buildings related, but are part of the wider built environment, such as street lighting upgrade projects. Generally upgrades should achieve energy performance improvements through the application of energy efficiency measures and components that relate to the built environment.

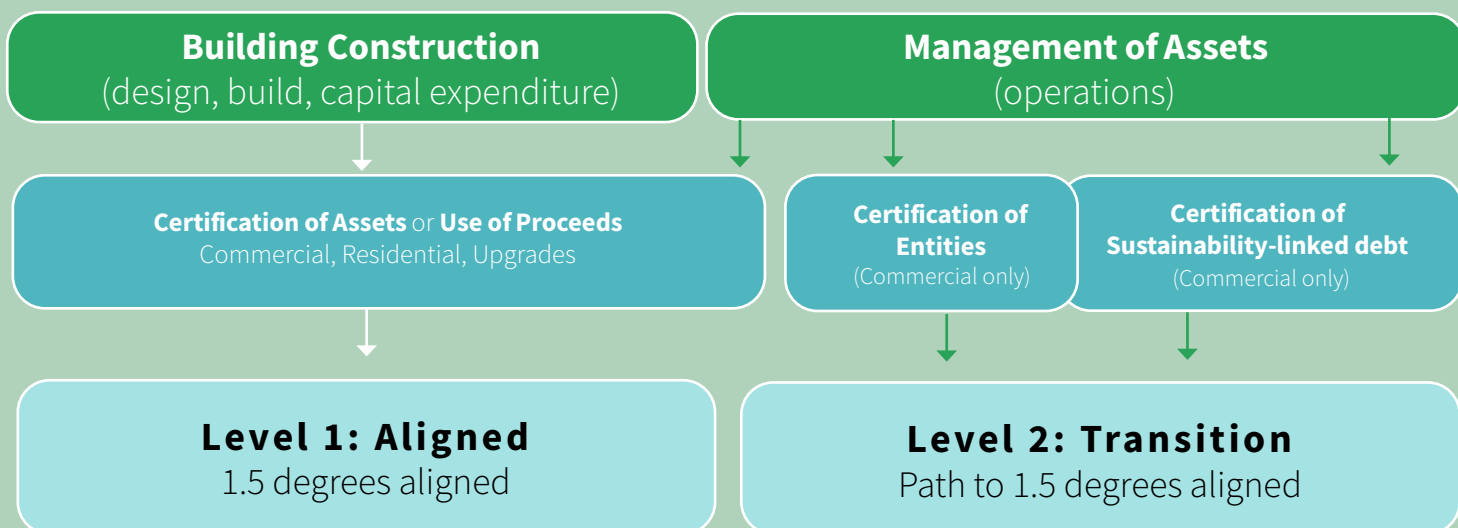
Fast-track Building Certification in Japan

Climate Bonds has established low carbon trajectories for Commercial Buildings in 17 Japanese cities under the Climate Bonds Building Criteria. This is done by taking the emissions intensity of the top 15% of buildings in that city and drawing a linear pathway down to zero carbon in 2050.

City	
Aomori	✓
Fukuoka	✓
Hamamatsu	✓
Hiroshima	✓
Kitakyushu	✓
Kobe	✓
Kochi	✓
Kumamoto	✓
Kyoto	✓
Morioka	✓
Nagoya	✓
Niigata	✓
Okayama	✓
Osaka	✓
Sapporo	✓
Sendai	✓
Tokyo (Greater Tokyo area)	✓



Options that suit your needs



Interested in the Climate Bonds Standard & Certification Scheme? Get in touch!



Begin the Certification process

Contact our Certification team:

Certification@climatebonds.net



Online resources

[Building Criteria](#)

[Certified Bond Database](#)

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