Based on the information made available through monitoring reports, on an annual or semestral basis by the issuers, change in European Green bonds generated the following impacts. The projects already financed have helped to tackle climate change and fund new developments and acquisitions. This is helping to combat climate change in Europe and beyond, with green bonds already funding garages and lanes, walkways, and other similar projects.

Green bonds are now one of the most popular financial instruments following continued growth in several key sectors. EPRA members are using green bonds to both fund new developments and acquisitions and to help develop a more transparent and truly European economic agenda, which has been fuelled by the appetite from the investment community for green bonds.

The sample includes only outstanding bonds issued green bonds up until 30 June 2021. The cost of capital faced by listed real estate companies is represented in the graph above, showing a bridge within a derivative that has similar characteristics. We also derived 10-year coupon rates for each year. Hence, the market trend can be depicted as shown in the graph above.

### Environmental Benefits

- **tCO2 avoided/year**: 21.4m
- **sqm**: 11m
- **MWh**: 0.9m
- **€7bn**

### Projects Financed

- **3 projects: 2.5m**, **3.0m**, **4.0m**
- **2 projects: 2.0m**, **2.5m**

### Breakdown by Sector

- **Retail**: 60%
- **Office**: 25%
- **Industrial / Logistic**: 10%
- **Diversified**: 4%

### Economic Benefits

- **€17.3bn**
- **€6.0bn**

### Global Benefits

- **1.5m tCO2 avoided/year**
- **58%**

### Key Insights

1. Green bonds have continued to grow and evolve within the European listed real estate market. The growth has resulted in a more mature market that is now facilitating the development of a deeper and more transparent bond market.

2. Green bonds are leading to decreasing spreads between green bonds and government bonds, although slightly higher than those of traditional bonds.

3. EPRA members are using green bonds to both fund new developments and acquisitions and to help develop a more transparent and truly European economic agenda, which has been fuelled by the appetite from the investment community for green bonds.

4. There is still an important amount of work to do when it comes to green bonds, and this report highlights the importance of the Next Generation EU funds through green bonds. These developments are here to stay – it is now the same time, the investment community demand for green bonds.

5. Green bonds standard and second opinion impact and alignment with the recognised standards. The sample includes only outstanding bonds issued green bonds up until 30 June 2021. EPRA members, that property companies, are aligned with EU taxonomy.

6. Green bonds have been crucial in supporting sustainability and reducing carbon emissions for our operational portfolio.

7. Green bonds are driving sustainable change in European Listed Real Estate.