



# Georgia: Affordable Mortgage Finance

Project Name	Affordable Mortgage Finance		
Project Number	52187-001		
Borrower/Company	TBC Bank JSC		
Country	Georgia		
Location	Nation-wide		
Approval Number	7580/3760		
Type of ADB Assistance / Amount	3760	Ordinary capital resources	USD 100.00 million Approved
Strategic Agendas	Inclusive economic growth		
Drivers of Change	Gender Equity and Mainstreaming Private sector development		
Sector / Subsector	Finance - Banking systems and nonbank financial institutions		
Gender Equity and Mainstreaming	Effective gender mainstreaming		
Responsible ADB Department	Private Sector Operations Department		
Responsible ADB Division	Private Sector Financial Institutions Division		
Responsible ADB Officer	Hartel, Rainer		
Project Sponsor(s)			
Description	The transaction will support affordable mortgage and home renovation financing for urban and rural dwellers households with lower and medium incomes. The proposed ADB assistance comprises a senior loan of up to the lari equivalent of \$100 million to TBC with a tenor of up to 6 years.		
Objectives and Scope	TBC will provide mortgage financing in urban areas benefiting mainly low- to medium-income families.		
Linkage to Country/Regional Strategy	The proposed transaction supports improving progress in gender equality in line with ADB's strategy 2030. The transaction is consistent with government efforts to promote the well-being of its citizens and ADBs country partnership strategy, 2014-2018 with Georgia. ADB plays a tangible role in deepening the finance sector in Georgia. Since 2007, it has provided nonsovereign loans amounting to \$255 million and TA to banks and its Trade Finance Program. ADBs nonsovereign efforts align with a sovereign program approved in 2016 and a new program anticipated for 2019 to develop the capital markets, including the issuance of lari bonds and covered bond legislation, among other banking policy reforms.		

Safeguard Categories	
Environment	FI-C
Involuntary Resettlement	FI-C
Indigenous Peoples	FI-C

Summary of Environmental and Social Aspects	
Environmental Aspects	TBC's mortgages to be funded by the ADB loan have minimal or no adverse environmental impacts.
Involuntary Resettlement	TBC's mortgages to be funded by the ADB loan are unlikely to entail impacts on involuntary resettlement.
Indigenous Peoples	TBC's mortgages to be funded by the ADB loan are unlikely to entail impacts on indigenous peoples.
Stakeholder Communication, Participation, and Consultation	Potential housing and mortgage finance borrowers participate through market research activity undertaken by TBC in determining the most appropriate lending product design to its target customers. TBC has extensive national networks of branches and fintech service channels through which to engage and empower beneficiaries.

Timetable for assistance design, processing and implementation	
Concept Clearance	31 Jul 2018
Due Diligence	
Credit Committee Meeting	29 Oct 2018 to 29 Oct 2018
Approval	05 Dec 2018
Last PDS Update	11 Jan 2019

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