

 Early Warning System

EBRD-54485

SBA Urban JV



## Quick Facts

<b>Countries</b>	Estonia, Latvia, Lithuania
<b>Specific Location</b>	Baltic States
<b>Financial Institutions</b>	European Bank for Reconstruction and Development (EBRD)
<b>Status</b>	Approved
<b>Bank Risk Rating</b>	B
<b>Voting Date</b>	2023-11-28
<b>Borrower</b>	UAB Urban Hub Holding
<b>Sectors</b>	Industry and Trade
<b>Investment Type(s)</b>	Equity
<b>Investment Amount (USD)</b>	\$ 33.01 million
<b>Project Cost (USD)</b>	\$ 93.96 million



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## Project Description

According to the Bank's website, the project consists of an equity investment of up to EUR 30 million in UAB Urban Hub Holding, a limited liability company incorporated in Lithuania, which will act as a joint venture (the "JV") between the Bank and UAB SBA Urban (the "Sponsor" or "SBA Urban"). The JV will invest across the Baltic States and (potentially) CEE in a platform of small business unit / last mile logistics projects comprised of retail, logistics and office spaces.

The EBRD's investment will enable the development of a number of small business unit / last mile logistics projects in the Baltic States and CEE countries.



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## Early Warning System Project Analysis

**Categorised B (ESP 2019).** The environmental and social issues associated with equity investment in a joint venture linked to the construction of a number of building units that will be used as office, retail and logistics spaces are site specific and can be addressed through standard mitigation measures.



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## Investment Description

- European Bank for Reconstruction and Development (EBRD)

An equity investment of up to EUR 30 million in UAB Urban Hub Holding.



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## Private Actors Description

SBA Urban, incorporated in Lithuania, is a regional real estate investor/developer with over fifteen years of experience, mainly focusing on commercial, industrial and residential projects. SBA Urban has successfully developed projects comprising over 220,000 square meters of gross building area including landmark Class A business centers Green Hall in Vilnius and Business Leaders Centre in Kaunas, as well as Inno Line, an industrial park in Klaipida, Lithuania. SBA Urban has implemented market-leading design, sustainability and community engagement solutions acclaimed by international awards and has certified its assets with BREEAM as well as Fitwel certifications. SBA Urban is the real estate arm of UAB SBA Grupe ("SBA Group"), one of Lithuania's largest business groups that operates in furniture, apparel production and real estate sectors. In 2022, SBA Group generated revenue of more than EUR 440 million. SBA Group employs more than 3,500 personnel and exports to over 50 countries.



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Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	SBA Urban	Client	-

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## Contact Information

### COMPANY CONTACT INFORMATION

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### ACCESS TO INFORMATION

You can request information by emailing: [accessinfo@ebrd.com](mailto:accessinfo@ebrd.com) or by using this electronic form:

<https://www.ebrd.com/eform/information-request>

### ACCOUNTABILITY MECHANISM OF EBRD

The Project Complaint Mechanism (PCM) is the independent complaint mechanism and fact-finding body for people who have been or are likely to be adversely affected by an European Bank for Reconstruction and Development (EBRD)-financed project. If you submit a complaint to the PCM, it may assess compliance with EBRD's own policies and procedures to prevent harm to the environment or communities or it may assist you in resolving the problem that led to the complaint through a dialogue with those implementing the project. Additionally, the PCM has the authority to recommend a project be suspended in the event that harm is imminent.

You can contact the PCM at: [pcm@ebrd.com](mailto:pcm@ebrd.com) or you can submit a complaint online using an online form at:

[http://www.ebrd.com/eform/pcm/complaint\\_form?language=en](http://www.ebrd.com/eform/pcm/complaint_form?language=en)

You can learn more about the PCM and how to file a complaint at: <http://www.ebrd.com/work-with-us/project-finance/project-complaint-mechanism.html>





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## Bank Documents

- [Translation: SBA Urban JV \(Estonian\)](#)
- [Translation: SBA Urban JV \(Latvian\)](#)
- [Translation: SBA Urban JV \(Lithuanian\)](#)