

 Early Warning System

EBRD-55085

Vantage Development Poland



## Quick Facts

|                         |   |
|-------------------------|---|
| Countries               | Poland  |
| Financial Institutions  | European Bank for Reconstruction and Development (EBRD) |
| Status                  | Proposed  |
| Bank Risk Rating        | B   |
| Voting Date             | 2024-07-17  |
| Borrower                | Vantage Development S.A.                                |
| Sectors                 | Industry and Trade                                      |
| Investment Type(s)      | Loan  |
| Investment Amount (USD) | \$ 107.06 million                                       |
| Project Cost (USD)      | \$ 214.13 million                                       |



---

## Project Description

According to the Bank's website, the project consists of a senior loan of up to EUR 100 million in favour of Polish subsidiaries (the "Borrowers") of Vantage Development S.A. (the "Parent"), The Parent is incorporated in Poland and ultimately owned by TAG Immobilien AG (the "Sponsor"). The proceeds of the EBRD loan will support the development of the Parent's energy efficient residential for rent buildings in Poland.

The transaction will help to alleviate the housing shortage in Poland, which was exacerbated by the war on Ukraine and the inflow of Ukrainian refugees to Poland, by supporting the increase in supply of energy efficient residential buildings. Moreover, the project will introduce social leases which is a novelty for the Polish residential market.



---

## Early Warning System Project Analysis

Categorised B (2019 ESP).



---

## Investment Description

- European Bank for Reconstruction and Development (EBRD)

A senior loan of up to EUR 100 million.



---

### Private Actors Description

Vantage Development S.A. (the "Parent") is a real estate developer in Wroclaw, and ultimately owned by TAG Immobilien AG (the "Sponsor").



| Private Actor 1 | Private Actor 1 Role | Private Actor 1 Sector | Relation | Private Actor 2          | Private Actor 2 Role | Private Actor 2 Sector |
|-----------------|----------------------|------------------------|----------|--------------------------|----------------------|------------------------|
| -               | -                    | -                      | -        | TAG Immobilien AG        | Investor             | -                      |
| -               | -                    | -                      | -        | Vantage Development S.A. | Parent Company       | -                      |



---

## Contact Information

### COMPANY CONTACT INFORMATION

Dariusz Pawlukowicz

D.Pawlukowicz@vantage-sa.pl

+48 717860020

<https://vantage-sa.pl/>

91a Bialowieska Street, 54-234 Wroclaw, Poland

### 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>





---

## Bank Documents

- [Translation: Vantage Development Poland \(Polish\)](#)