

 Early Warning System

EBRD-55168

DFF - Shunxhlai Plaza Regeneration



## Quick Facts

<b>Countries</b>	Mongolia
<b>Specific Location</b>	Ulaanbaatar
<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>	2024-07-23
<b>Borrower</b>	Shunghlai Holding LLC
<b>Sectors</b>	Industry and Trade
<b>Investment Type(s)</b>	Loan
<b>Investment Amount (USD)</b>	\$ 26.49 million
<b>Project Cost (USD)</b>	\$ 61.05 million



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## Project Description

According to the Bank's website, the project consists of the provision of a senior loan of up to MNT 90 billion to be provided to Shunxhlai Holding LLC to finance the construction, equipment and placing into operation of the group's headquarter office in Ulaanbaatar, Mongolia.

The Project is in line with the EBRD country strategy for Mongolia as it focuses on promoting a greener and more climate resilient economy by supporting the development of an energy efficient building. The loan finances the conversion of a dilapidated cashmere wool processing factory into a modern 6-floor office building, which will provide a new workplace for approximately 1,300 staff.

The proceeds of the Bank's investment will be used for the redevelopment of a Soviet-era building into an office complex, consisting of a 6-floor tower with ca. 13k sqm including construction, interiors and fittings, and exterior landscaping.

Shunxhlai Holding LLC is an existing Client of EBRD and is active in various industries, including alcoholic and non-alcoholic beverages, fuel and oil NBFI, telecommunications and media, vehicle and part sales, real estate sales and other businesses.



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### Early Warning System Project Analysis

Categorised B (2019 ESP). The expected environmental and social risks are limited, generally site specific and can be avoided or mitigated by adhering to relevant performance standards, procedures, guidelines, or design criteria. The project is not associated with any biodiversity, resettlement & economic displacement, or cultural heritage impacts.



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## Investment Description

- European Bank for Reconstruction and Development (EBRD)

A senior loan of up to MNT 90 billion.



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### Private Actors Description

Shunxhlai Holding LLC is a limited liability company incorporated in Mongolia that was established in 1993 and is active in various industries, including alcoholic and non-alcoholic beverages, fuel and oil, NBFi, telecommunications and media, vehicle and part sales, real estate sales and other businesses.



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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
-	-	-	-	Shunxhlai Holding LLC	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>