

 Early Warning System

EBRD-55696

Mitiska European REP 3 Co-Investment Fund



Quick Facts

Countries	Bulgaria, Czech Republic, Poland, Romania, Slovakia
Financial Institutions	European Bank for Reconstruction and Development (EBRD)
Status	Approved
Bank Risk Rating	U
Voting Date	2024-12-11
Borrower	MEREP 3 CEE CIV CommV
Sectors	Construction, Industry and Trade
Investment Type(s)	Equity
Investment Amount (USD)	\$ 52.53 million
Project Cost (USD)	\$ 52.53 million



Project Description

According to the Bank's website, the project consists of the provision of up to EUR 50 million equity investment in favour of MEREP 3 CEE CIV CommV (the "CIF"), a limited partnership incorporated in Belgium. The CIF will co-invest alongside Mitiska European Real Estate Partners 3 ("MEREP 3"), a closed-end limited partnership registered in Belgium, in commercial real estate assets located across CEE, including Poland, Romania, Bulgaria, Slovakia, and Czechia.

The Project will enable the CIF to make equity and quasi-equity investments in real estate assets that will benefit from sustainability improvements, with the objective of achieving long-term capital growth deriving from its sustainability focus. The CIF will aim to achieve BREEAM certification on all assets starting 2028 and implement sustainable energy and resource solutions.



Early Warning System Project Analysis

Categorised FI (2019 ESP).



Investment Description

- European Bank for Reconstruction and Development (EBRD)

An up to EUR 50 million equity investment.



Private Actors Description

MEREP 3 CEE CIV CommV is a limited partnership incorporated in Belgium. It will be managed by Mitiska REIM N.V., a fund manager and licensed AIFM, which is incorporated in Belgium. Mitiska will also act as the General Partner for the CIF. Mitiska is owned by Mitiska Holding BV, an investment company of the Geuten family, and by A3M BV. Prior to its establishment in 2009, Mitiska had more than 30 years of experience in private equity investments focusing on retail sector.



Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Mitiska REIM N.V.	Parent Company	-



Contact Information

COMPANY CONTACT INFORMATION

Sylvie Geuten-Carpentier
sg@mitiska-reim.com
+ 32 2583 1943
www.mitiska-reim.com
Pontbeekstraat 2 B-1702 Groot-Bijgaarden (Dilbeek)

ACCESS TO INFORMATION

You can request information by emailing: 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 or you can submit a complaint online using an online form at:
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

- [Mitiska European REP 3 Co-Investment Fund \(Czech\)](#)
- [Mitiska European REP 3 Co-Investment Fund \(Polish\)](#)
- [Mitiska European REP 3 Co-Investment Fund \(Slovak\)](#)