

 Early Warning System

EBRD-56269

DFF - Resi4Rent Extension



Quick Facts

Countries	Poland
Financial Institutions	European Bank for Reconstruction and Development (EBRD)
Status	Approved
Bank Risk Rating	B
Voting Date	2025-04-01
Borrower	R4R Poland SP ZOO
Sectors	Construction, Industry and Trade
Investment Type(s)	Loan
Investment Amount (USD)	\$ 27.00 million
Project Cost (USD)	\$ 857.40 million



Project Description

According to the Bank's website, the project consists of an up to EUR 25m holding level loan to R4R Poland Sp. z o.o. ("Resi4Rent"), a limited liability company incorporated in Poland, for financing the development and operation of a pipeline of apartments for rent across Poland. The proposed transaction will upsize the original project of EUR 75m loan (the "Original Transaction") and support Resi4Rent in the further growth of its portfolio.

The proceeds from the planned financing will be utilized to finance the development and operation of a portfolio of apartments for rent located across Poland. Currently, the Company operates in the Private Rented Sector with ca. 5,400 units, and according to its business plan, aims to build a platform with 10,000 operating units by 2026.



Early Warning System Project Analysis

Categorised B (ESP 2019). Development and operation of an additional 730 residential flats across Poland has the same risk profile as the original transaction. The risks are readily identifiable and can be mitigated through good E&S risk and impact management practices. The 2019 ESP is maintained as applicable due to this being a top-up of an existing project.



Investment Description

- European Bank for Reconstruction and Development (EBRD)

An up to EUR 25m holding level loan.



Private Actors Description

R4R Poland SP ZOO (Resi4Rent) is a joint venture between PIMCO and Echo Investment, with the latter being a leading Polish real estate developer active in the residential, office, and retail sub-sectors. PIMCO owns 70% of the JV, while Echo Investment owns 30%.



Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	R4R Poland Sp. z o.o.	Client	-



Contact Information

COMPANY CONTACT INFORMATION

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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

- [PSD Translation \(Polish\)](#)



Other Related Projects

- EBRD-53874 RLF - Resi4Rent (housing in Poland)