

 Early Warning System

**IDBI-14563-01**

**Titularizadora Colombiana: Social Mortgage-Backed Security**



### Quick Facts

|                         |                                 |
|-------------------------|---------------------------------|
| Countries               | Colombia                        |
| Financial Institutions  | IDB Invest (IDBI)               |
| Status                  | Approved                        |
| Bank Risk Rating        | C                               |
| Voting Date             | 2025-02-03                      |
| Borrower                | Titularizadora de Colombia S.A. |
| Sectors                 | Finance                         |
| Investment Type(s)      | Loan                            |
| Investment Amount (USD) | \$ 19.02 million                |
| Loan Amount (USD)       | \$ 19.02 million                |



### Project Description

According to the IDB Invest, the project consists of subscribing a securitization program for social housing loans, which will establish a new business relationship with Titularizadora Colombiana S.A. ("Titularizadora Colombiana"). The issuance of the securities will be carried out through Asset-Backed Securities ("ABS") backed by social interest housing (VIS) and priority interest housing (VIP) mortgage portfolios originated by Credifamilia in Colombia. The amount of the securitization program is up to COP300 billion, and IDB Invest will participate as an investor in the first issuance of the program by subscribing one of the senior titles to be issued in the secondary market in Colombia, for an amount of up to COP80 billion. Additionally, Titularizadora Colombiana and Credifamilia will subscribe to the remaining securities issued in the first tranche.



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## Early Warning System Project Analysis

E&S category according to the bank: FI-3



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### Investment Description

- IDB Invest (IDBI)

### Financial Intermediary

Financial Intermediary: A commercial bank or financial institution that receives funds from a development bank. A financial intermediary then lends these funds to their clients (private actors) in the form of loans, bonds, guarantees and equity shares. Financial intermediaries include insurance, pension and equity funds. The direct financial relationship is between the development bank and the financial intermediary.

- [Titularizadora de Colombia S.A.](#) (Financial Intermediary)



### Private Actors Description

Titularizadora Colombiana S.A. offers securitization of assets. The Company provides mortgage backed securities for purchasing houses, as well as offers loans and risk management services. Titularizadora Colombiana serves customers in Colombia.



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### Contact Information

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### Client Contact

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#### ACCESS TO INFORMATION

You can submit a request for information disclosure at: <https://www.iadb.org/en/access-information/information-request>

#### ACCOUNTABILITY MECHANISM OF IDB / IDB INVEST

The Independent Consultation and Investigation Mechanism (MICI) is the independent complaint mechanism and fact-finding body for people who have been or are likely to be adversely affected by an Inter-American Development Bank (IDB) or Inter-American Investment Corporation (IDB Invest)-funded project. If you submit a complaint to MICI, they may assist you in addressing the problems you raised through a dispute-resolution process with those implementing the project and/or through an investigation to assess whether the IDB or IDB Invest is following its own policies for preventing or mitigating harm to people or the environment. You can submit a complaint by sending an email to [MICI@iadb.org](mailto:MICI@iadb.org). You can learn more about the MICI and how to file a complaint at <http://www.iadb.org/en/mici/mici,1752.html> (in English) or <http://www.iadb.org/es/mici/mici,1752.html> (Spanish).



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### Bank Documents

- [TITULARIZADORA - 14563-01- CO ENVIRONMENTAL AND SOCIAL REVIEW ESRS](#) [\[Original Source\]](#)