Early Warning System

IDBI-15362-01

Banco Inmobiliario Mexicano Sustainable Dwellings Covered

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Quick Facts

Countries	Mexico
Financial Institutions	IDB Invest (IDBI)
Status	Active
Bank Risk Rating	B
Voting Date	2025-08-08
Borrower	Banco Inmobiliario Mexicano
Sectors	Finance
Investment Type(s)	Loan
Investment Amount (USD)	$ 33.39 million
Project Cost (USD)	$ 43.74 million

Project Description

According to the IDB Invest, the proposed transaction expects to engage IDB Invest as the main investor in the first secured sustainable bond as issued by Banco Inmobiliario Mexicano, S.A., Institucion de Banca Multiple ("BIM" or the "Bank") of up to MXN 800 million in Mexico. The bonds will be issued via a private placement and will have a tenor of up to six years, including a maximum revolving period of 42 months. IDB Invest will contribute up to MXN 600 million, whereas the remaining MXN 200 million will be subscribed by other potential investors. The proceeds will be used to expand BIM's financing exclusively focused on the construction of middle- and low-income families housing, and the possibility of financing green real estate developments aligned with the eligibility criteria of IDB Invest.

Additionally, IDB Invest will offer BIM its technical assistance services to determine the foundations, key products and necessary actions that can lead to positioning the Bank, in the near future, as a leader in the Mexican real estate development and construction sector, especially with value proposals for affordable green housing and logistic centers.

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.

- Banco Inmobiliario Mexicano (Financial Intermediary)

Contact Information

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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. 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).

Bank Documents

- BIM SUSTAINABLE DWELLINGS COVERED BOND - 15362-01 - EN - ENVIROMENTAL AND SOCIAL REVIEW (ESRS) [Original Source]