

 Early Warning System

IDBI-15565-01

Los Portales III: Promoting Sustainable Social Housing in Peru



Quick Facts

Countries	Peru
Financial Institutions	IDB Invest (IDBI)
Status	Proposed
Bank Risk Rating	B
Voting Date	2025-10-20
Borrower	Los Portales S.A.
Sectors	Construction, Finance
Investment Type(s)	Loan
Investment Amount (USD)	\$ 50.00 million
Loan Amount (USD)	\$ 50.00 million



Project Description

According to the IDB Invest, the new project involves financing of up to the equivalent of US\$50 million in Peruvian soles (PEN), structured in three tranches, two of which are directed to its subsidiary Los Portales Departamentos S.A.C. Tranche I consists of a Committed Working Capital Line of up to the equivalent of US\$20 million in PEN, intended for land acquisition and development of apartment projects with green certification, focused on middle-income socioeconomic segments (B and C). Tranche II is a Committed Senior Loan of up to the equivalent of US\$20 million in PEN for urban development and construction of social housing, primarily targeting middle- and low-income segments (C, D, and E). Finally, Tranche III is an Uncommitted Working Capital Line of up to the equivalent of US\$10 million in PEN, with a similar use to Tranche I. This financing reinforces Los Portales' commitment to sustainable and affordable housing access in Peru, contributing to improved quality of life for thousands of families.



Investment Description

- IDB Invest (IDBI)



Private Actors Description

According to the IADB, Los Portales S.A. ("Los Portales") is one of Peru's leading companies in urban development and social housing. With a long track record in the sector, the company has established itself as a key player in reducing the housing deficit in the country, especially in middle- and low-income segments. This transaction marks Los Portales' third collaboration with IDB Invest, which includes the issuance of a social bond in 2022.



Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Los Portales S.A.	Client	-



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

- [LOS PORTALES III - RESUMEN DE LA REVISION AMBIENTAL Y SOCIAL \(RRAS O ESRs\)](#) [Original Source]
- [LOS PORTALES III - PLAN DE ACCION AMBIENTAL Y SOCIAL \(PAAS O ESAP\)](#) [Original Source]