Early Warning System

IDBI-15815-01

Fibra Nova - Developing Sustainable Industrial Parks in Mexico

Fibra Nova - Developing Sustainable Industrial Parks in Mexico

Quick Facts

Countries	Mexico
Financial Institutions	IDB Invest (IDBI)
Status	Approved
Bank Risk Rating	B
Voting Date	2026-04-13
Borrower	FIDEICOMISO IRREVOCABLE NO F 2870
Sectors	Construction, Industry and Trade
Investment Type(s)	Loan
Investment Amount (USD)	$ 99.99 million
Loan Amount (USD)	$ 100.00 million
Project Cost (USD)	$ 150.00 million

Project Description

According to the IDBI, the proposed transaction consists of a long-term corporate financing for Irrevocable Trust No. F/2870 ("Fibra Nova") of up to US$100 million. The proceeds will be used to fund capital expenditures related to the construction and operation of sustainable industrial parks in Mexico, as well as to refinance bridge loans used to initiate recent developments.

Fibra Nova is a Mexican FIBRA focused on the development and leasing of industrial and agro-industrial assets, with an emphasis on build-to-suit projects.

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.

- Fibra Nova (Financial Intermediary)

Contact Information

Client Contact

EMAIL

ir@fibra-nova.com

PHONE NUMBER

n/a

POST OFFICE ADDRESS

Km 7.5 Carretera a Cuauhtémoc S/N Col. Las Ánimas Chihuahua, Chihuahua CP 31450

POST OFFICE ADDRESS: Km 7.5 Carretera a Cuauhtemoc S/N Col. Las Animas Chihuahua, Chihuahua CP 31450

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

- FIBRA NOVA ENVIRONMENTAL AND SOCIAL ACTION PLAN (ESAP) [Original Source]
- FIBRA NOVA ENVIRONMENTAL AND SOCIAL REVIEW SUMMARY (ESRS) [Original Source]