Early Warning System

IFC-44850

FHIPO Loan II

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Quick Facts

Countries	Mexico
Financial Institutions	International Finance Corporation (IFC)
Status	Proposed
Bank Risk Rating	C
Voting Date	2021-02-15
Borrower	Fideicomiso Irrevocable F2061 FHipo
Sectors	Construction, Finance
Investment Type(s)	Loan
Investment Amount (USD)	$ 130.00 million

Project Description

The proposed project consists of a credit facility through a financing structure with Fideicomiso Hipotecario (Fideicomiso Irrevocable F/2061 FHipo; BMV Ticker: FHIPO) (“FHipo” or “the Company”). With this financing, FHipo will continue with its ordinary course of business which may include but is not limited to the co-participation and co-origination of mortgage loans with several originators in Mexico, allowing them to expand the number of mortgages granted and thus benefiting a greater number of Mexican families.

Investment Description

- International Finance Corporation (IFC)

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.

- Fideicomiso Irrevocable F/2061 FHipo (Financial Intermediary)

Private Actors Description

FHipo, a publicly entity traded in the Mexican stock exchange, is the first real estate investment trust established to acquire, originate, co-participate, and manage mortgage portfolios in Mexico. As a publicly traded company, its investors can access the residential mortgage market in Mexico, while at the same time benefiting from the liquidity of an instrument listed on the country's stock exchange. FHipo's governance is ruled by its technical committee. The technical committee establishes the investment policies and guidelines of the Company. In 2019, FHipo internalized its advisory and management team CH Asset Management (before known as Concentradora Hipotecaria).

Contact Information

ACCESS TO INFORMATION

You can submit a request for information disclosure at: https://disclosures.ifc.org/#/inquiries

If you believe that your request for information from IFC has been unreasonably denied, or that this Policy has been interpreted incorrectly, you can submit a complaint at the link above to IFC's Access to Information Policy Advisor, who reports directly to IFC's Executive Vice President.

ACCOUNTABILITY MECHANISM OF IFC/MIGA

The Compliance Advisor Ombudsman (CAO) is the independent complaint mechanism and fact-finding body for people who believe they are likely to be, or have been, adversely affected by an IFC or MIGA- financed project. If you submit a complaint to the CAO, they may assist you in resolving a dispute with the company and/or investigate to assess whether the IFC is following its own policies and procedures for preventing harm to people or the environment. If you want to submit a complaint electronically, you can email the CAO at CAO@worldbankgroup.org You can learn more about the CAO and how to file a complaint at http://www.cao-ombudsman.org