Early Warning System

IFC-45578

DCM HIR Casa ABL

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Quick Facts

Countries	Mexico
Specific Location	Mexico City
Financial Institutions	International Finance Corporation (IFC)
Status	Proposed
Bank Risk Rating	C
Voting Date	2022-06-27
Borrower	BIENES PROGRAMADOS, S.A. DE C.V.
Sectors	Finance
Investment Type(s)	Loan
Investment Amount (USD)	$ 50.00 million

Project Description

The proposed project consists of a senior-secured loan of up to MXN 1,000 million (equivalent to approximately US$50 million) to a Special Purpose Vehicle (The Trust). The Trust will acquire and hold assets originated by Bienes Programados S.A. de C.V. (HIR Casa or the Company) which meet certain eligibility criteria. IFC will act as the primary beneficiary of the Trust. The assets to be held in the Trust will be mortgage loans exclusively for residential purpose, and it is expected that a minimum of 50% of the mortgages be from women clients (the Project).

Investment Description

- International Finance Corporation (IFC)

Private Actors Description

HIR Casa is a non-bank financial institution with more than 25 years of experience in the Mexican mortgage market providing mortgage loans relying on the “self-financing” model. HIR Casa is a Mexican company founded in 1995, it belongs to Grupo HIR, which has 56 years of experience. HIR Casa’s main shareholder is the Hirschhorn family with around 95% of shares in the company.

Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	BIENES PROGRAMADOS, S.A. DE C.V.	Client	Finance
-	-	-	-	HIR Casa	Undisclosed	Finance

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