

 Early Warning System

IFC-47718

Fibra MQ SLL



Quick Facts

Countries	Mexico
Specific Location	Mexico City Metropolitan Area, Monterrey, Ciudad Juarez, Reynosa, and Tijuana
Financial Institutions	International Finance Corporation (IFC)
Status	Active
Bank Risk Rating	B
Voting Date	2024-06-28
Borrower	Fibra Macquarie Mexico
Sectors	Communications, Industry and Trade
Investment Type(s)	Loan
Investment Amount (USD)	\$ 150.00 million
Project Cost (USD)	\$ 150.00 million



Project Description

According to the Bank's website, the proposed project entails an up to US\$150 million sustainability linked "A" loan with a tenor of up to seven years to FIBRA MQ to develop its 2023–2025 investment program in industrial parks. This includes the development of new green industrial assets in markets such as Mexico City Metropolitan Area, Monterrey, Ciudad Juarez, Reynosa, and Tijuana for a total of 2 million square footage in gross leasing area (GLA). It also includes energy efficiency upgrades in existing properties through IFC's Green Pathways for Real Estate Institutional Portfolios (GRIP) decarbonization program (both capital expenditure and advisory initiatives together are defined as the Project).



Early Warning System Project Analysis

This is a Category B project according to IFC's Policy on Environment and Social Sustainability (2012) as it is expected to have potential limited adverse E&S risks and/or impacts that are few in number, generally site-specific, largely reversible, and readily addressed through mitigation measures. Key E&S issues and risks identified are: (i) adequacy of the existing E&S management system; (ii) labor and working conditions, occupational health and safety (OHS), contractor management; (iii) life and fire safety; (iv) community health and safety; and (v) stakeholder engagement/grievance mechanism.



Investment Description

- International Finance Corporation (IFC)

The total project cost stands at US\$150 million consisting of a US\$150 million A-Loan to finance FIBRA MQ's 2023-2025 investment program in industrial parks.



Private Actors Description

According to the IFC, FIBRA Macquarie Mexico (FIBRA MQ) is a publicly listed Mexican real estate investment trust with a US\$1.3 billion market capitalization, headquartered in Mexico City that primarily focuses on the acquisition, development, leasing, and management of industrial real estate assets. Macquarie Asset Management Mexico S.A. de C.V. (MAM) has a 4.8% shareholding in Fibra MQ, with the remaining 95.2% being free float. The FIBRA is externally managed by the Macquarie Group through its asset management division and through MAM, a Mexican management company. The Macquarie Group is a reputable global asset manager of Australian origin, managing more than US\$540 billion in total assets under management globally.



Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Fibra Macquarie Mexico	Client	-



Contact Information

Fibra Macquarie Mexico

Investor Relations

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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>



Bank Documents

- [Environmental & Social Review Summary \(ESRS\)](#)