

 Early Warning System

IFC-48119

Lion's Head BG



---

## Quick Facts

<b>Financial Institutions</b>	International Finance Corporation (IFC)
<b>Status</b>	Proposed
<b>Bank Risk Rating</b>	B
<b>Voting Date</b>	2023-10-27
<b>Borrower</b>	Lion's Head Investments AD
<b>Sectors</b>	Finance
<b>Investment Type(s)</b>	Loan
<b>Investment Amount (USD)</b>	\$ 161.96 million



---

## Project Description

According to the Bank's website, Lion's Head Investments AD ("LHI" or the "Company") is a commercial property investment platform in Bulgaria and Romania, established in 2017 (<https://www.lhinv.eu/>). The Company currently owns and operates five office buildings situated in prime locations, two in Sofia and three in Bucharest. LHI plans to expand its portfolio to the rapidly growing logistics and light industrial market in the Central and Eastern Europe (CEE) region. As part of this strategy, LHI will be acquiring income generating assets and developing new projects in Bucharest, Sofia and other key transportation hubs in Romania and Bulgaria.

The Project comprises: (i) acquisition and development of the aforementioned logistics assets, as well as (ii) partial refinancing of and capital expenditure in the existing office portfolio. The logistics assets are expected to be certified with the IFC's Advanced Excellence in Design for Greater Efficiencies (EDGE) green building certification.



---

## Investment Description

- International Finance Corporation (IFC)



---

Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Lion's Head Investments AD	Client	-

---



---

## Contact Information

Lion's Head Investments AD  
Mr. Dobrin Staikov  
Chief Financial Officer & Head of Capital Markets  
+44 7870 212488  
dstaikov@lhinv.eu  
47A Tsarigradsko Shosse Blvd., floor 3, Sofia, Bulgaria  
<https://www.lhinv.eu/>

## 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](mailto: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 \(ESRS\)](#)