

 Early Warning System

**IFC-48655**

Mapletree APAC Logistics Development Fund



## Quick Facts

<b>Countries</b>	Singapore, Vietnam
<b>Financial Institutions</b>	International Finance Corporation (IFC)
<b>Status</b>	Approved
<b>Bank Risk Rating</b>	B
<b>Voting Date</b>	2024-07-08
<b>Borrower</b>	Mapletree Investments Pte Ltd
<b>Sectors</b>	Industry and Trade
<b>Potential Rights Impacts</b>	Healthy Environment
<b>Investment Type(s)</b>	Loan
<b>Investment Amount (USD)</b>	\$ 600.00 million
<b>Project Cost (USD)</b>	\$ 600.00 million



## Project Description

According to the Bank's website, Mapletree Investments Pte Ltd ("Mapletree") is a global real estate development, investment, capital and property management company headquartered in Singapore. Mapletree will be establishing a private fund platform (the "Fund") for the development, construction, and operations of modern logistics warehousing assets in India, Malaysia, and Viet Nam to start with. The proposed IFC project is a senior green loan facility of up to US\$600 million to subsidiaries of the Fund, consisting of (i) an A Loan of up to US\$250 million from IFC to Vietnamese project companies; and (ii) parallel loan mobilization of up to US\$350 million from parallel lender to Indian project companies. The projects to be funded in Viet Nam are already identified, including eight pipeline sites – 2 in Bac Giang, 3 in Hung Yen, and 3 in Dong Nai provinces, whereas in India, four pipeline sites – 1 in Bangaluru, 1 in Mumbai and 2 in Chennai have been identified (altogether, will be referred as sub-projects). All warehouses in Viet Nam are expected to be within industrial parks while all sites in India are in established industrial warehousing locations.



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### **Early Warning System Project Analysis**

This is a Category B Project according to IFC's Policy on Environmental and Social Sustainability (2012). Key E&S risk and issues associated with this project include the group and site-level E&S management systems during construction and operation, including labor and working conditions, and occupational health and safety (OHS) performance, including third party contractors; waste and effluent management; water and energy conservation; life and fire safety and emergency response procedures; land acquisition and involuntary resettlement including legacy issues and prior land use; stakeholder engagement and grievance redress mechanism.



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## Investment Description

- International Finance Corporation (IFC)

IFC's proposed financing package comprises of an A Loan of up to US\$250 million, and Parallel Loan of up to US\$350 million.



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### Private Actors Description

The proposed investment is expected to be provided to certain special purpose vehicles incorporated in Singapore and Viet Nam directly and indirectly owned by the Fund.



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Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Mapletree Investments Pte Ltd	Client	-

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## Contact Information

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## 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>





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## Bank Documents

- [BAO CAO CHINH DTM CCN Dong Than \(Tham van\)](#)
- [Bao cao tom tat DTM PCK](#)
- [Environmental & Social Review Summary \(ESRS\)](#)