

 Early Warning System

IFC-50688

Fibra Prime



Quick Facts

Countries	Peru
Financial Institutions	International Finance Corporation (IFC)
Status	Proposed
Bank Risk Rating	B
Borrower	Fideicomiso de Titulacion para Inversion en Renta de Bienes Raices
Sectors	Agriculture and Forestry
Investment Type(s)	Loan
Investment Amount (USD)	\$ 40.00 million
Loan Amount (USD)	\$ 40.00 million
Project Cost (USD)	\$ 221.00 million



Project Description

According to the IFC, the proposed investment entails a US\$70mn senior secured financing package, including a secured IFC A Loan of up to US\$40mn (including an MCPP RSU CIP of US\$20mn), and a B/Parallel Loan of up to US\$30mn to Fibra PRIME (“Prime”, or the “Company”). The estimated total project cost is US\$221 million, with additional financing provided by both international and local banks. The loan proceeds will be used for: i) the acquisition of three ‘class A’ office buildings located in prime locations in Lima, Peru; ii) finance nine recently acquired office buildings in Lima; iii) finance CAPEX for demolition and reconstruction of a 22,500 m2 warehouse in Lima (Chorrillos) to be performed during approximately five months starting within 2025; iv) finance CAPEX for renovation of existing office buildings in Lima to obtain green building certification; and v) existing debt refinancing with local banks (the “Project”). Prime is a real estate investment trust (REITs) in Peru with a portfolio of 18 office buildings (including seven office/commercial spaces) located in Lima, ten commercial properties leased to retail businesses (nine in Lima and one in Huacho city), five logistic warehouses, and one building with commercial kitchens non open to the public located in Lima. The main business of the Company is leasing and management of offices, commercial assets, and warehouse space. When an asset is leased to multiple tenants, Prime provides management services of the building by a separate subsidiary (Gestion Inmobiliaria de Administradora Prime S.A.) or by a contractor. All construction and renovation activities are performed by contractors.



Investment Description

- International Finance Corporation (IFC)



Contact Information

ACCESS TO 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 You can learn more about the CAO and how to file a complaint at <http://www.cao-ombudsman.org>