Early Warning System

IFC-51040

AyalaLand SLF2

Quick Facts

Countries	Philippines
Financial Institutions	International Finance Corporation (IFC)
Status	Approved
Bank Risk Rating	B
Voting Date	2025-07-03
Borrower	Ayala Land, Inc.
Sectors	Construction, Industry and Trade
Investment Type(s)	Loan
Investment Amount (USD)	$ 253.45 million

Project Description

According to the Bank's website, IFC is proposing to provide Ayala Land, Inc. (ALI) with up to 14.3 billion Philippine Pesos (PHP) (equivalent to approximately US$250 million) in local currency on IFC's own account in the form of sustainability-linked financing (SLF) with up to an 8-year tenor. The IFC proceeds will be earmarked for the construction of ALI's selected commercial properties. The proposed SLL is an extension of IFC's support to ALI's sustainability initiatives. In addition, IFC will mobilize capital from other lenders to support ALI in greening and strengthening the resilience of ALI's commercial property portfolio.

Early Warning System Project Analysis

The Project is a Category B project under IFC’s Policy on Environmental and Social Sustainability. The proposed project is expected to have limited adverse environmental and social risks and impacts that are few and site-specific and can be avoided or mitigated by adhering to recognized performance standards, good international industry practices and guidelines.

Investment Description

- International Finance Corporation (IFC)

The proposed IFC investment is an up to PHP14.3 billion (equivalent to approximately US$250 million) in the form of sustainability-linked financing (SLF) with a tenor of up to 8 years.

IFC's Investment as Approved by the Board: Loan 253.45 million (USD)

Private Actors Description

Ayala Land is a long-standing IFC strategic client and partner in establishing the sustainability-linked finance framework in the Philippines. It is the largest property developer in the Philippines, with more than 10,000 hectares of land bank and a solid track record in developing large-scale, integrated, mixed-use, and sustainable estates. With a footprint spanning 53 estates nationwide, Ayala Land has a diverse real estate portfolio composed of developing residential, office, commercial and industrial properties for sale, as well as properties for lease such as shopping centers, offices, hotels, resorts, warehouses, co-living and co-working spaces. Additionally, Ayala Land is engaged in services such as construction, property management, and other property-related investments.

ALI is listed on the Philippines Stock Exchange (PSE). ALI’s largest shareholder is Ayala Corporation (AC), a diversified business conglomerate in the Philippines with operations in real estate, financial services, telecommunications, industrial technologies, power, infrastructure, healthcare, education, and technology ventures.

Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Ayala Land Inc	Client	-

Contact Information

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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

Bank Documents

- Environmental & Social Review Summary (ESRS)