

 Early Warning System

IFC-52051

Parque Mosaico



Quick Facts

Countries	Brazil
Specific Location	Municipality of Manaus
Financial Institutions	International Finance Corporation (IFC)
Status	Proposed
Bank Risk Rating	B
Voting Date	2026-10-27
Borrower	AMC 007 Incorporadora Ltda
Sectors	Construction, Infrastructure
Investment Type(s)	Equity
Investment Amount (USD)	\$ 28.00 million
Project Cost (USD)	\$ 28.00 million



Project Description

According to the IFC, the proposed IFC investment consists of up to BRL 140 million (approximately US\$ 28 million equivalent) in preferred shares in AMC 007 Incorporadora Ltda. (Parque Mosaico or the Company), a real estate company developing a master-planned community (MPC) in Manaus, Amazonas. Parque Mosaico is a unique large-scale MPC serving low- and middle-income population, offering quality housing in a central area of the city close to employment nodes, addressing security, sanitation, and well-being needs of its residents, including amenities, schools, and hospitals. IFC's investment will support Parque Mosaico in the acceleration of housing development, construction of urban infrastructure, and the purchase of a plot of land. Implemented in three phases, the MPC has 20 thousand housing units, 1.4 km of saleable area (2.5 km total area), with 79% of units delivered under the Minha Casa Minha Vida (MCMV) government program, which fosters home ownership of the low-income population in Brazil.



Investment Description

- International Finance Corporation (IFC)



Private Actors Description

According to the IFC, Parque Mosaico was established in 2012 as a special-purpose vehicle to develop a master planned community in Manaus, Amazonas. The Company is currently owned by Mosaico Urbanismo Ltda., a holding company through which the Project sponsor, Grupo Maiz (75% ownership), and local partners (25%) invest in the Project. Grupo Maiz, founded in 2004, is a Brazilian real estate group owned by the Zogbi family with over 60 years of business history. Originally active in finance and retail, Maiz expanded into real estate and has since developed commercial and residential properties in Brazil and the U.S.



Contact Information

IFC

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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/>