Early Warning System

IFC-52383

Fibra MQ Expan.

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Quick Facts

Countries	Mexico
Financial Institutions	International Finance Corporation (IFC)
Status	Active
Bank Risk Rating	B
Voting Date	2026-12-22
Borrower	F 1622 FIBRA MACQUARIE MEXICO
Sectors	Industry and Trade
Investment Type(s)	Loan
Investment Amount (USD)	$ 50.00 million
Loan Amount (USD)	$ 50.00 million
Project Cost (USD)	$ 50.00 million

Project Description

IFC will provide a sustainability linked loan of up to US$100 million. The use of IFC proceeds will be specifically to support FIBRA MQ´s 2025-2027 investment program in industrial real estate, including the development and operation of new industrial parks in Mexico City, Monterrey, Ciudad Juarez, Reynosa, Guadalajara, and Tijuana, (including but not limited to the following sites: MEX008, JUA002, MTY002, MTY003, GDL010, TIJ0031), (“the Project”). The actions described in the Environmental and Social Action Plan (ESAP) will be applicable only to the Project.

Investment Description

- International Finance Corporation (IFC)

Private Actors Description

FIBRA Macquarie Mexico (“FIBRA MQ” or “the Company”) is a Mexican income-generating real estate investment trust headquartered in Mexico City that primarily focuses on the acquisition, development, leasing, and management of industrial real estate assets. FIBRA MQ’s portfolio is comprised mostly of its 244 industrial properties (as of 4Q24), in which tenants mainly carry out light industry activity. The remainder of the operating real estate portfolio is comprised of 17 retail sites. FIBRA MQ is externally managed by Macquarie Group (a global asset manager of Australian origin) via a wholly-owned Mexican subsidiary (“Macquarie Asset Management Mexico S.A. de C.V., “MAM”). FIBRA MQ’s industrial properties are administered by MMREIT Property Administration (“MPA”) which is a vertically integrated platform and subsidiary of FIBRA MQ.

Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Fibra Macquarie Mexico	Client	-

Contact Information

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Complaints can be submitted by any of the following methods:

- **Online form:** available at https://www.cao-ombudsman.org/
- **Mail/Hand Delivery to:** 2121 Pennsylvania Avenue, NW, Washington, DC 20433, USA
- **Voice mail:** +1 202 458 1973
- **Email:** cao@worldbankgroup.org
- **SMS, WhatsApp, Telegram, and Signal:** +1 202 650 2627

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