

## Environmental and Social Review Summary (“ESRS”)

### Banco Inmobiliario Mexicano: Sustainable Dwellings Covered

#### Bond / 15362-01 - Mexico

**Original Language of the Document:** Spanish  
**Issuance date:** Junio 2025

- 1. Scope of Environmental and Social Review:** The environmental and social (E&S) assessment of the proposed transaction involved the review of the relevant policies and procedures of Banco Inmobiliario Mexicano, S.A., Institución de Banca Múltiple (“BIM” or the “Bank”), as well as its lending portfolio. In addition, discussions were held with the Bank’s executives and Management. It is worth mentioning that the Bank is a new client of IDB Invest’s.
- 2. Environmental and Social Categorization, and Rationale:** The proposed issuance of the sustainable bond is classified as IF-2 under the IIC’s Environmental and Social Sustainability Policy, as it will be allocated to sub-projects with moderate E&S risk. IDB Invest’s funds will support the expansion of the Bank’s bridge loan portfolio, exclusively focused on the construction of middle- and low-income families housing. In addition, it also includes the possibility of financing green real estate developments aligned with the eligibility criteria of IDB Invest. The Bank’s entire bridge loan portfolio is concentrated mainly in companies in the corporate segment and, to a lesser extent, in the SME segment, with an average loan amount of about USD 3 million and a maximum tenor of up to 42 months.

The financed sub-projects shall meet the eligibility criteria described in the sustainable bond framework, which is aligned with the principles of the International Capital Markets Association (ICMA). BIM will not finance either category A (high risk) sub-projects as defined by IDB Invest or those involving activities included in IDB Invest’s Exclusion List.

The issuance is considered aligned with the Paris Agreement, based on an analysis conducted following the IDB Group’s Paris Alignment Implementation Approach. The analysis takes into account the Bank’s commitment to including specific procedures into its E&S Management System (ESMS) to manage the physical climate risks, as detailed in Section 5, Environmental and Social Action Plan (ESAP).

- 3. Environmental and Social Risks and Impacts:** The main E&S risks of the transaction are related to BIM’s ability to identify and manage the risks associated with its financing activities in the sustainable bond eligible portfolio. These E&S risks may be connected to the workers’ health and safety; solid waste generation; emissions of air pollutants; changes in the use of the land; community health, safety and security; work rights; climate change; etc. The E&S impacts and risks associated with the sub-projects are considered moderate.
- 4. Mitigation Measures:** The Bank’s preparation of its ESMS is currently in its final stages at the moment; it is expected to be implemented in the second half of 2025. The ESMS is scoped to

ensure compliance with the national regulations, as well as with the international standards, including those established in the Performance Standards (PSs) published by the International Finance Corporation (IFC). BIM has a Sustainability and Resilience Office, in charge of leading the preparation of the ESMS and its future implementation, with the support of other operating areas. The Bank has in place human resources policies, which include non-discrimination and equal opportunity principles, as well as a formal employee grievance mechanism. BIM offers several channels to deal with external communication, including its website, telephone line, and social media platforms.

The Bank shall ensure that all sub-loans funded with the sustainable bond comply with the provisions in the bond framework, IDB Invest's Exclusion List, the local applicable E&S regulations, the ESMS in force and the IFC's PSs (when applicable). When implementing the ESMS, the Bank shall include specific criteria for the sub-projects and develop procedures to support the management of E&S risks, as described in Section 5. Also, the Bank's E&S team shall complete an online course on E&S risk management, administered by IDB Invest.

## 5. Environmental and Social Action Plan (ESAP):

No.	Activity	Description	Compliance Indicator	Delivery Date
1	ESMS update	Establish the use of the IFC's PSs when financing: (i) projects with potentially complex E&S components, such as biodiversity and sensitive social aspects; and (ii) sub-loans, for a total amount of at least USD 5 million, and a maximum tenor of 36 months.	(i) Updated, approved ESMS; and	Prior to the bond issuance
			(ii) the environmental and social due diligence (ESDD) reports for the first two sub-loans triggering the IFC's PSs	When one of the two sub-loans is generated
2	ESMS update	Establish the criteria to be applied to category B sub-projects to: (i) engage external consultants specialized in the relevant E&S matters and experienced in applying the IFC's PSs during the ESDDs for those cases involving potentially complex E&S components, such as biodiversity and sensitive social aspects; and (ii) carry out field visits by the Bank's E&S officer during the supervision stage.	(i) Updated, approved ESMS; and (ii) standard template of terms of reference to hire external consultants	Prior to the bond issuance
3	ESMS update	Notify the team members to make up the E&S Management Unit, which will be mainly responsible for implementing the ESMS.	Written notification to and resumes of the members	Prior to the bond issuance
4	Climate risk management	Develop and implement, with the support of the IDB Invest advisory team, a tool for the identification and management of the physical climate risks in the sub-projects.	i) User manual or operational guide ii) Evidence of training on the use of the tool	Within 14 months after the bond is issued
5	Competency development	Complete the online course <sup>1</sup> on E&S risk management, administered by IDB Invest (for the Bank's E&S team).	Course completion certificates	(a) Within 6 months after the bond is issued; and (b) every time there is a new hire in the E&S team

<sup>1</sup> Register on: <https://cursos.iadb.org/es/temas/gestion-riesgo-ambiental-y-social/gestion-riesgos-ambientales-sociales-saras-accion>

6. **Contact information:** For questions on the projects, including E&S issues related to IDB Invest's transactions, please contact the client (see **Investment Summary Tab**), or IDB Invest by e-mail: [requestinformation@idbinvest.org](mailto:requestinformation@idbinvest.org). As a last resort, affected communities have access to the IDB Invest Independent Consultation and Investigation Mechanism by writing to [mecanismo@iadb.org](mailto:mecanismo@iadb.org) or [MICI@iadb.org](mailto:MICI@iadb.org), or calling +1(202) 623-3952.