

PROJECT ABSTRACT

Name of Project:	Plaza Logística
Country:	Argentina
Sector:	Logistics
Project Number:	AR-L1132
Borrower:	Plaza Logística S.R.L.
IDB A-loan:	US\$20 million
Department:	Structured and Corporate Finance Department
Division:	Industries and Services Division
Status:	Due diligence
Date:	July 21, 2011

PROJECT DESCRIPTION

The Project consists of the construction and operation of two logistic parks: (i) Plaza Logística Tortugas; and, (ii) Plaza Logística Pilar, located respectively in the municipality of Escobar and the municipality of Pilar, in the Metropolitan Areas of Buenos Aires province (MABA). The logistic parks will become collection centers for subsequent distribution of goods (processed foods, beverages and cleaning products, etc.) for companies that will hire the Company's facilities. The Project also consists on the expansion and refurbishment of Plaza Logística Pacheco, the logistic park that the Company currently owns in the municipality of Tigre also located in MABA

The two logistic parks should total 85,000 m² of additional warehousing space for a total cost of US\$58 million to satisfy demand for additional class A warehousing space. IDB financing would consist of a senior secured long term loan for up to US\$20 million.

IDB PARTICIPATION

Bank participation will enable the Borrower to make their investment plan with long-term funding to execute the construction and operation of two new logistic parks as well as the expansion and refurbishment of an existing one. The Project will provide important strategic and operational benefits to tenants, owners, the local community and the Argentine economy, including emissions reduction and positive climate change benefits, intra-regional trade growth, and improved efficiency and employment in the logistic supply chain. IDB's participation by supporting the development of logistic parks should contribute to loosen bottlenecks, improve productivity, and contribute to private sector development and innovation.