



Project Summary Information

Date of Document Preparation: August 22, 2022

Project Name	CITIC Capital Pan Eurasia Fund Co-Investment: Superfreeze Cold Storage Logistics
Document Code	P000217-CI01
AIIB member	Multi-Country
Sector/Subsector	Logistics / Cold Storage Logistics
Status of Financing	Approved
Project Description	<p>Along with the CITIC Capital Pan Eurasia Fund (the Fund), AIIB is proposing to make an equity co-investment in EMP Belstar Superfreeze Group Holdings (the Company or Superfreeze), which develops and operates a portfolio of cold-chain storage facilities with its unique technology to utilize waste cold energy from LNG regasification processes to cool storage warehouses. Such facilities can contribute to reduce greenhouse gas emissions via reduced food waste and reliance on grid electricity, enhance food safety, and support the deployment of vaccines.</p> <p>The Company's first facility has been successfully operating in Korea since 2019 and its second facility, located adjacent to an LNG regasification terminal in Incheon, is currently under late-stage development. The growth plan is to leverage the Company's technical and operational experience it has developed in Korea to further expand its operations into other Asian markets including Viet Nam, China, and Singapore. The Company is in discussions with governments and strategic players in these markets. AIIB's co-investment equity will be utilized primarily to fund investment in the Incheon facility and will also support international expansion business development activities.</p>
Objective	The project objective is to contribute to greenhouse gas emissions reduction through commercialization of innovative cold storage technology which can be replicated to other targeted countries.
Expected Results	The expected results may be measured by the following indicators: (i) Greenhouse gas emission reduction (tons of CO ₂ -equivalent per year); (ii) total amount of private capital mobilization (USD million); (iii) number of full-time equivalent employees working for the Company; (iv) gross floor area (square meters); (v) utilization rate (percentage); and (vi) number of investors mobilized.
Environmental and Social Category	Category B

Environmental and Social Information	<p>AIIB's Environmental and Social Policy (ESP) including the Environmental and Social Standards (ESSs) and Environmental and Social Exclusion List (ESEL) apply to this Project. The Project has been identified as Category B by the Fund Manager, on the basis that it has a limited number of potentially adverse E&S impacts, they are not unprecedented and can be successfully managed using good practices in an operational setting. The Fund Manager has reviewed the Company's environmental and social management system (ESMS) which will be enhanced and aligned to AIIB's ESP requirements.</p> <p>The Project's key environmental and social impacts may include health and safety of the workers during construction of the physical works and operational maintenance, emergency preparedness and response, and others. The Fund Manager will monitor that the required information, including ESMS policy and procedures, occupational health and safety policy and procedures, workplace and environmental monitoring data, as well as emergency preparedness procedures are appropriately prepared by the Company. The Project will comply with (i) the labor laws and standards of the Republic of Korea as well as (ii) the provisions of AIIB's ESP.</p> <p>The Fund Manager has disclosed the name, location, industry sector and other relevant identification information relating to the Project on the Fund Manager's website in both Mandarin and English. The Project's E&S information and an overview of ESMS will be disclosed on the Company's website in both Korean and English.</p> <p>Post investment, AIIB will rely on the Fund Manager to monitor the Company on the completion of the conditions subsequent and its E&S performance. AIIB requires submission of relevant E&S documentation and E&S performance monitoring reports from the Fund Manager in an agreed format and frequency. AIIB will conduct post-reviews of the implementation of the project as part of its regular supervision, comprising engagement with the Fund Manager, potential site visits and detailed review of the E&S documentation, when conditions allow.</p> <p>The Fund Manager has established its External Communications Mechanism (ECM) on the Fund Manager's website and is working with the Company to enhance its existing Grievance Redress Mechanism (GRM) to address concerns of relevant project stakeholders related to the Company's ESMS implementation, including selected use of words and processes to receive and handle E&S related and other matters. The GRM will be made available to all stakeholders including subcontracted labor and will provide information on AIIB's Project-Affected People's Mechanism (PPM).</p>
AIIB Commitment	AIIB Co-investment: USD15 million

Investment Fund	CITIC Capital Pan Eurasia Fund			
Estimated Date of First Disbursement	August 2022			
Contact Points:	AIIB		CITIC Capital Pan Eurasia Fund	
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Date of Co-investment Decision	May 11, 2022			
Date of Financing Approval	July 15, 2022			

Independent Accountability Mechanism	<p>The Bank's Policy on Project-affected People's Mechanism (PPM) applies to the Project. The PPM has been established by the AIIB to provide an opportunity for an independent and impartial review of submissions from Project-affected people who believe they have been or are likely to be adversely affected by AIIB's failure to implement its Environmental and Social Policy in situations when their concerns cannot be addressed satisfactorily through Project-level Grievance Redress Mechanisms or AIIB Management's processes.</p> <p>Information on the PPM is available at https://www.aiib.org/en/policies-strategies/operational-policies/policy-on-the-project-affected-mechanism.html</p>
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