



### Project Summary Information

Date of Document Updating: 11/06/25	
<b>Project Name</b>	Banca Transilvania Green Mortgages Bond Investment
<b>Project Number</b>	P000757
<b>AIIB member</b>	Romania
<b>Sector/Subsector</b>	Energy
<b>Alignment with AIIB's thematic priorities</b>	Green infrastructure
<b>Status of Financing</b>	Approved
<b>Objective</b>	The project objective is to support climate change mitigation in Romania by financing retail purchases of dwellings in residential green buildings.
<b>Project Description</b>	The proposed project will finance a portfolio of new green mortgages in Romania via an AIIB investment of up to EUR 100 million into a privately placed, Tier 2 bond issued by Banca Transilvania S.A. (BT), the largest bank in Romania. The issuance will be under the bank's Medium-Term Note (MTN) program. Total issuance size is expected to be EUR 200 million with IFC financing the remaining EUR 100 million.
<b>Expected Results</b>	<p>The expected results will be monitored via the following indicators:</p> <p>Project Objective Indicators:</p> <ul style="list-style-type: none"> <li>• Greenhouse gas emission reduced (tons of CO<sub>2</sub> equivalent per year)</li> <li>• Primary energy consumption saved, Gigawatt hours (GWh)</li> <li>• Number of sub-loans financed</li> <li>• Volume of sub-loans financed</li> </ul>
<b>Environmental and Social Category</b>	FI

<b>Environmental and Social Information</b>	<p><b>Environmental and Social (ES) Policy, Standards, and Categorization.</b> AIIB's Environmental and Social Policy, including the Environmental and Social Exclusion List (ESEL) and Environmental and Social Standards (ESSs), is applicable to the Project. The Project is categorized as FI as it is providing loans for individual clients to purchase residential properties in certified Green Buildings.</p> <p><b>Environmental, Social, &amp; Governance Management System (ESGMS).</b> BT's ESGMS has been developed with reference to the IFC performance standard since 2010 and applies to the entire portfolio. BT under its ESGMS will (i) screen the proposed sub-loans against the ES exclusion list; (ii) monitor E&amp;S risks and impacts; (iii) undertake annual sustainability disclosure to stakeholders; and (iv) report to its management accordingly. BT has put in place a sophisticated ESMS, which addresses all requirements of Bank's ESF for this E&amp;S category and for the given risk level associated with the sub-projects.</p> <p><b>Environmental and Social Characteristics.</b> The proposed investment will support BT in the provision of green mortgage finance to individual clients to purchase green buildings. BT will verify that the building is certified to EU Energy Performance Certificate A level or other equivalent green building certification. The ES risks and impacts are low or minimal.</p> <p><b>Gender and Social Inclusion.</b> BT actively promotes diversity and gender inclusion internally. 43 percent of the management committee members are women, and the bank has internal trainings on diversity and inclusion. BT's retail business is gender and socially inclusive. Green mortgage requirements as set up by BT are non-discriminatory and fully inclusive.</p> <p><b>Information Disclosure and Grievance Redress Mechanism (GRM).</b> BT has disclosed its ESGMS overview, annual Sustainability report on its official <a href="#">website</a> and includes provisions for a GRM. BT will require ESG-related complaints can be filed through a designated contact email published on the official website. BT has a designated department to respond to internal and external grievances and keep records. In addition, the information of the Project-affected People's Mechanism (PPM) of the Bank in Romanian will be disclosed timely in an appropriate manner.</p> <p><b>Monitoring and Supervision Arrangements.</b> AIIB will receive a summary report on the performance of the sub-loan portfolio in a format agreed with the BT including the environmental and climate impacts created by the project, and on the performance of the grievance response mechanism.</p>
<b>Cost and Financing Plan</b>	<p>EUR 200 million bond issuance. AIIB to finance EUR 100 million.</p>
<b>Borrower/Investee Company/Counter</b>	<p>Banca Transilvania S. A.</p>

<b>party/Guaranteed entity</b>		
<b>Date of last disbursement</b>	June 29, 2023	
<b>Contact Points:</b>	<b>AIIB</b>	<b>Borrower</b>
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<b>Date of Concept Decision</b>	04/05/23	
<b>Date of Appraisal Decision</b>	05/17/23	
<b>Date of Financing Approval</b>	06/14/23	

<b>Independent Accountability Mechanism</b>	<p>The Bank's Policy on the Project-affected People's Mechanism (PPM) applies to this 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 Mechanism (GRM) or AIIB Management's processes.</p> <p>Information on the PPM is available at <a href="#">How We Assist You - Project-Affected People's Mechanism (aiib.org)</a></p>
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