



Die Investitionsbank Berlin (IBB) - Housing and urban development

Syndicated and consortium loans



7.–9. Okt. 2019

Building networks



Leistung für Berlin.

Key information


As a consortium partner, IBB participates in larger commercial and residential real estate financings. A high degree of individualisation is possible for syndicated loans.

IBB generally does not act as the consortium leader. IBB finances by providing a proportion of its liquidity or by guaranteeing the default risk.

Syndicated loans

Type of loan	Fixed-interest loans or variable loans in conjunction with interest rate hedging and guaranteed loans. Investment in open and silent consortiums
Loan amount	Up to 50% of total financing, minimum amount generally €7.5m up to €150.0m
Term	Up to 30 years fixed interest up to 30 years
Borrowers	Housing associations, municipal housing companies as well as commercial and private investors
Collateral	The consortium leader is responsible for managing collateral and this is laid down in a consortium or collateral agreement.

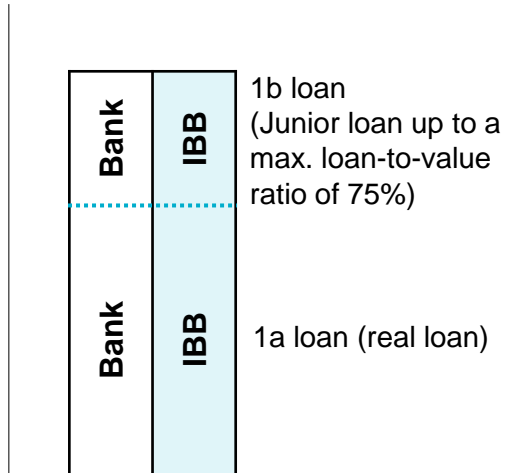
Overview



What do we
finance?

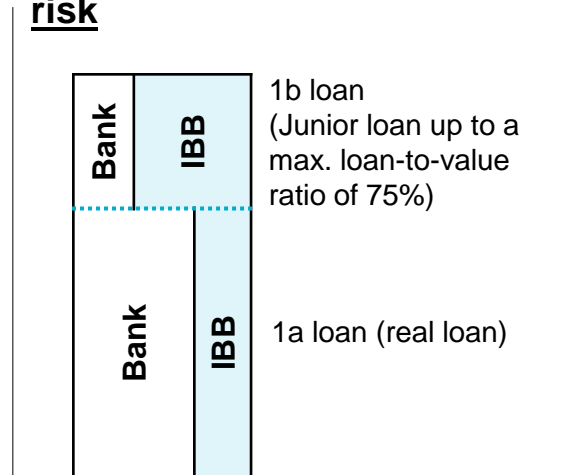
- **Purchase** of residential portfolios
- **Refinancing** of residential portfolios
- **Modernisation** of existing residential buildings
- Residential **property developers**

Lending pari passu



- Proportional risk
- Proportional margin
- Proportional handling fee
- Liquidity provided by both parties for the 1a and 1b loan shares

Lending with a disproportionate distribution of risk



- Above-proportional risk for IBB in the 1b loan share, below-proportional risk for IBB in the 1a loan share
- Internal margin distribution and handling fee according to the distribution of risk

Your Contacts at EXPO REAL 2019



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