



МОНГОЛ УЛСЫН
ХӨГЖЛИЙН БАНК



“DBM ASSET MANAGEMENT SC” LLC

生态区和可负担住房基金
ECO-DISTRICT AND AFFORDABLE
HOUSING FUND



绿色可负担住房和弹性城市可再生能源项目
GREEN AFFORDABLE HOUSING AND
RESILIENT URBAN RENEWABLE PROJECT



Presentation | November 5th of 2018

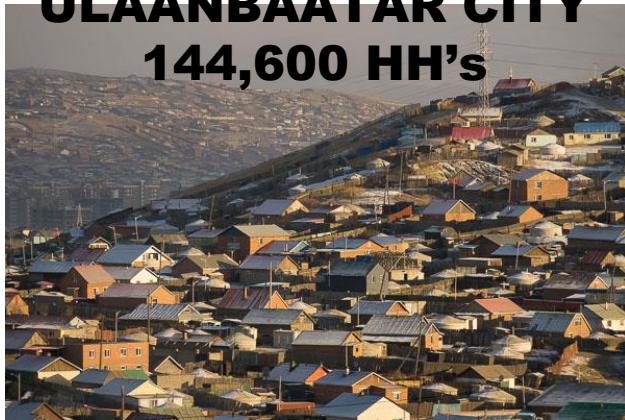
I. 研究范围 PROJECT SCOPE

对于可负担住房的调查结果
RESULTS ON AFFORDABLE HOUSING

乌兰巴托的住房需求：

144600套

HOUSING DEMAND IN ULAANBAATAR CITY 144,600 HH's



蒙古包区的需求 **Demand in GER areas**

98800套——贷款

29600套——无贷款

16200套——交换

98,800 HH's – loan

29,600 HH's– without loan

16,200 HH's– swap

共144600套

Total: 144,600 HH's

供给 **OFFER**

最高150万MNT/平方米
Up to MNT1.5million/sqm

20个住房计划 2100套住房
20 housing projects
2,100 HH's

蒙古包区可负担住房短缺 **AFFORDABLE HOUSING SHORTAGE IN GER AREA**

144600套 **144,600 HH's**

- 中高端房地产市场趋于饱和
和
High and Medium real-estate market saturated
- 根据亚洲开发银行的研究，60%的家庭希望以8%的按揭贷款购买平均120万MNT/平方米公寓。
According to studies conducted by the ADB 60% of households want to buy apartments with 8% mortgage loan at MNT1.2 million/m2 in average.
- 人们更喜欢呆在他们的社区里。
Prefer to stay within their communities.

MNT: 蒙古货币图格里克

蒙古包地区开发投资项目目标 Ger area development investment program objectives

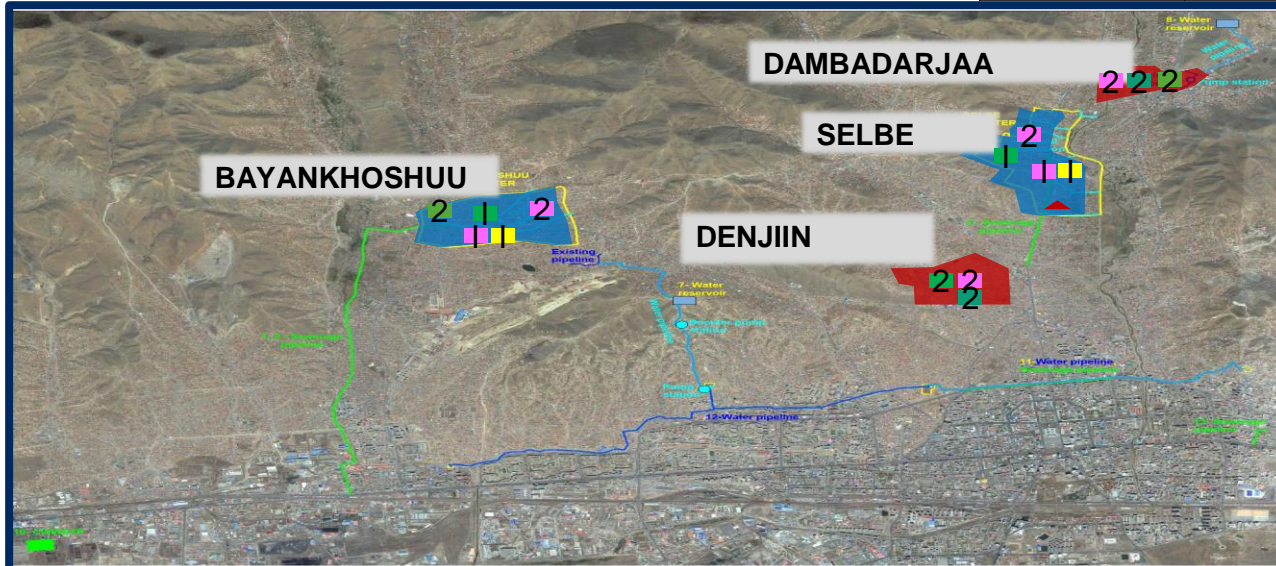
- 重点基础设施 Priority infrastructure
- 社会经济设施 Socio-economic facilities
- 区块发展/致密化 Block Development/Densification
- 社区参与 Community participation
- 分中心业务和再开发计划 Sub center business and redevelopment plans
- 改进USUG运行和当地综合废水处理设施恢复
Improvement of USUG operations and local
CWWTP rehabilitation

项目资金 Project funding

该项目融资方案于2014年5月23日获得议会批准。第一批款项于2014年9月24日获得支付批准。第二批款项也已获得批准。
The project financing scheme was approved by the Parliament on the 23rd of May 2014. The first tranche was approved for disbursement on the 24th of September of 2014. The second tranche has also been approved.

资金来源 Funding sources

	款项1 Tranche 1	款项2 Tranche 2	合计 Total
ADB	53.7	66.35	120.05
MUB	22.44	35.15	57.59
EIB	28.38	19.64	177.64
Total	104.52	121.14	355.28



款项1 Tranche 1:

Bayankhoshuu, Selbe

款项2 Tranche 2:

Denjiin, Dambadarjaa

+ 款项1的分中心Tranche 1
Sub centers

- 创业园 Business incubator
- 幼儿园 Kindergarten
- 公园 Park
- 综合体育馆 Sport complex
- 社区中心 Community center
- 过渡房 Transition house

绿色可负担住房和弹性城市可再生能源项目 GREEN AFFORDABLE HOUSING AND RESILIENT URBAN RENEWABLE PROJECT



项目目标 PROJECT OBJECTIVE

该项目将通过在乌兰巴托市重新开发蒙古包区和建造可负担生态住房减少污染和温室气体排放。 The project will reduce pollution and greenhouse gas emissions by redeveloping the ger-area districts and constructing affordable eco-housing in Ulaanbaatar city.



(SELBE东部 SELBE EAST)

主要基础设施 MAIN TRUNK INFRASTRUCTURES

干道 MAIN ROADS
网络 NETWORKS
供水、供暖、排污
Water, heating, sewage
公共设施 PUBLIC AMENITIES
幼儿园 Kindergarten
创业园 Business incubator

区块发展 BLOCK DEVELOPMENT

可负担住房 AFFORDABLE HOUSING
住房单元 Housing units
商店/办公室 Shops / offices
辅助基础设施更新
SECONDARY INFRASTRUCTURE
URBAN RENEWAL
基础城市服务 Basic urban services
本地公共设施 Local public amenities
公园/公共空间 Parks/public space



项目总融资 TOTAL PROJECT FINANCING
5.42亿美元 USD542 MILLION

建成可负担住房1万套
10'000 AFFORDABLE HOUSING UNITS

↓

15%的房屋单元单位是社会福利房屋
(月租125000图格里克)

15% SOCIAL HOUSING UNITS
/MONTHLY RENT 125'000 TUGRIKS/



55%是可负担住房单元
(120000图格里克/平方米)

55% AFFORDABLE HOUSING UNITS
/M2 PRICE 1'200'000 TUGRIKS/



30%是市场费用住房单元
30% MARKET RATE HOUSING UNITS

制度和能力要素 Institutional and capacity component

- I. 建立可负担住房存量交付机制 Establish mechanisms for delivery of affordable housing units stock;
- II. 改善城市再开发程序和标准 Improved urban redevelopment process and standards; and
- III. 增强的项目管理，以及加强对城市再开发和可负担住房相关机构
Strengthened project management, and institutions for urban redevelopment and AH.

核心组成——Selbe东部 Core Component – Selbe East

6.4公顷蒙古包地区重新发展为生态区 6.4 ha of Ger areas redeveloped into eco-districts



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584套公寓 **584** Apartments

262套联排别墅 **262** Townhouses

322套低层房屋 **322** Low-rise building



2420平米商业区 **2,420** sqm Commercial

584个有顶停车场 **584** Covered parkings

1470平米SME **1470** sqm SME

750平米娱乐设施 **750** sqm Entertainment

生态区 ECO – DISTRICT

- 可再生能源：4000平米太阳能板

Renewable Energy – Solar Panels 4,000 sqm Solar Panels

- 社区花园：约3500平米的温室

Community Gardens – Greenhouses ~ 3,500 sqm

- 公园和操场：约13500平米

Public Parks / Playgrounds ~ 13,500 sqm

生态区和可负担住房基金 (EDAF) ECO-DISTRICT AND AFFORDABLE HOUSING FUND



绿色气候基金批准的资金
FINANCING APPROVED FROM THE GREEN CLIMATE FUND
1.45亿美元 USD 145 MILLION

5000万美元拨款
USD 50 MILLION GRANT

9500万美元优惠贷款
USD 95 MILLION CONCESSIONAL LOAN



技术支持 TECHNICAL ASSISTANCE
200万美元 USD 2 MILLION



对基金的总投资
TOTAL INVESTMENT INTO THE FUND
7570万美元 USD 75.7 MILLION

建立蒙古国绿色融资机制

ESTABLISH GREEN FINANCING MECHANISM IN MONGOLIA

要素1
COMPONENT 1

- 对EDAF建立和管理的支持
Support in the establishment and management of the EDAF

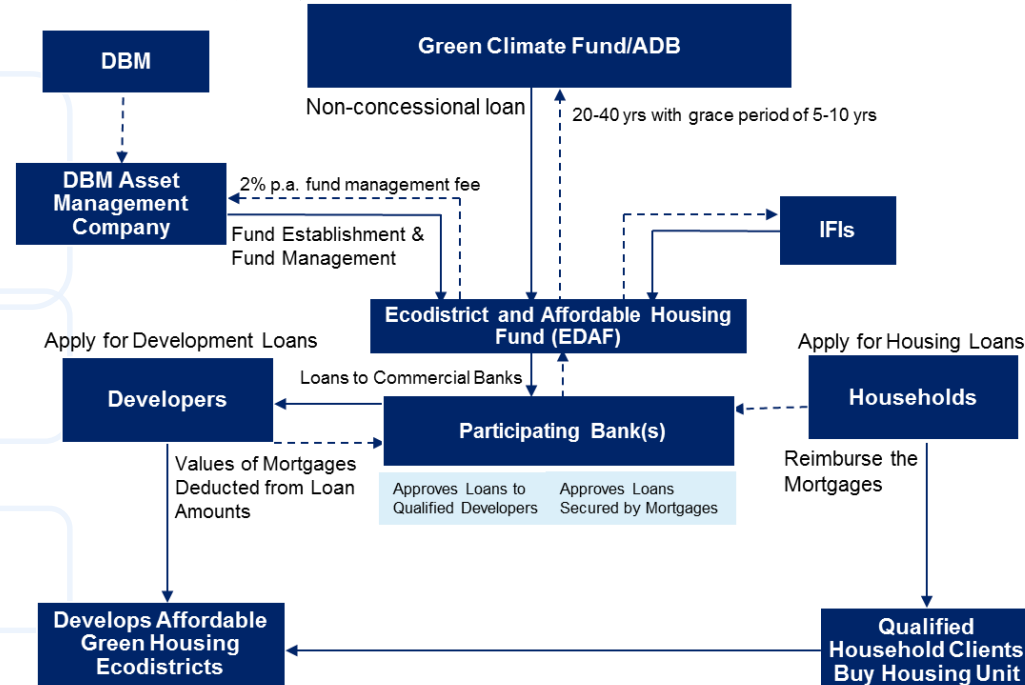
要素2
COMPONENT 2

- 能力建设和体制建设
Capacity building and institutional strengthening

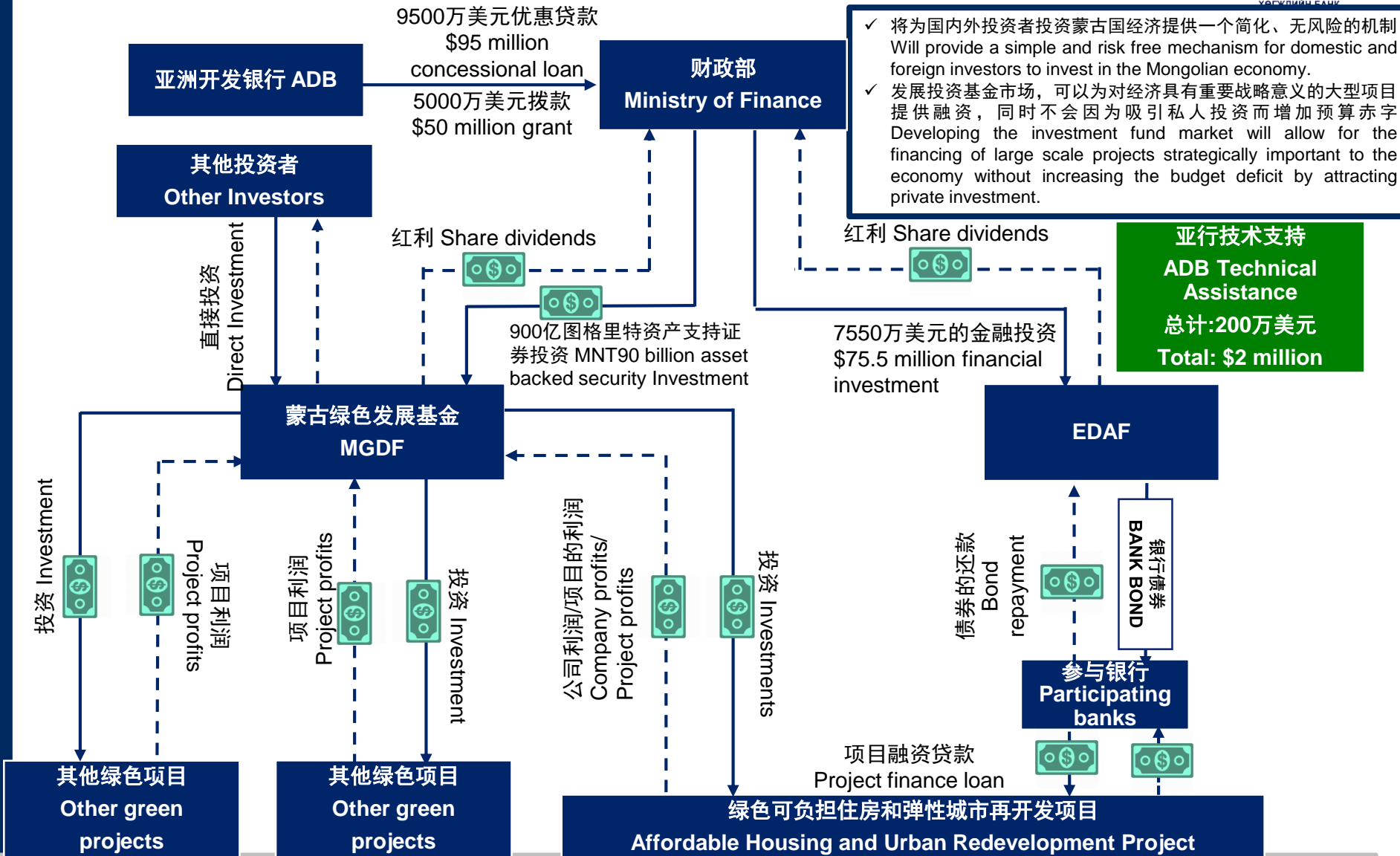
要素3
COMPONENT 3

- 建立绿色金融机制
Establishment of the Green financing mechanism

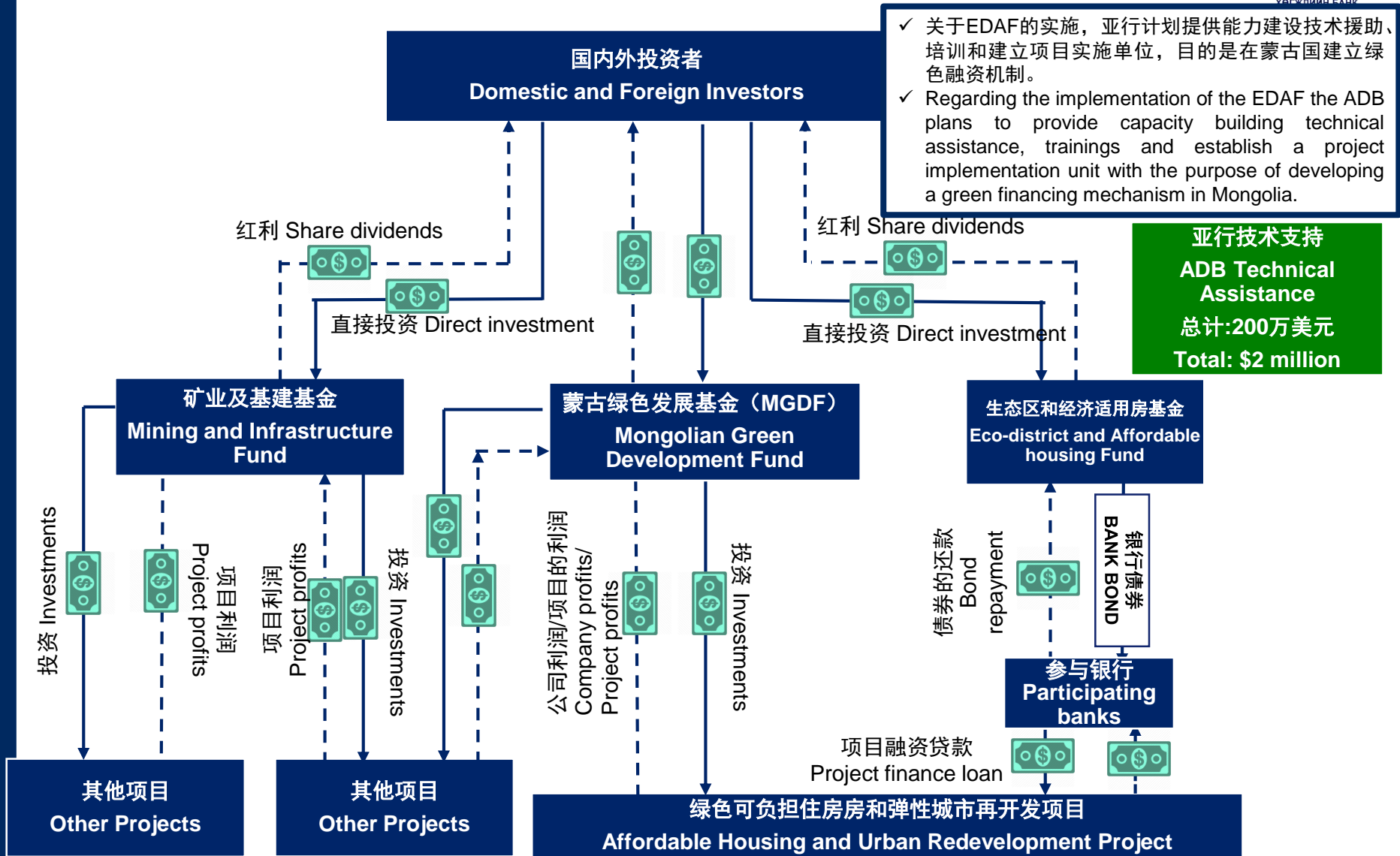
EDAF的实施方案 IMPLEMENTATION SCHEME OF THE EDAF



II. 可持续绿色金融设计 SUSTAINABLE GREEN FINANCE DESIGN



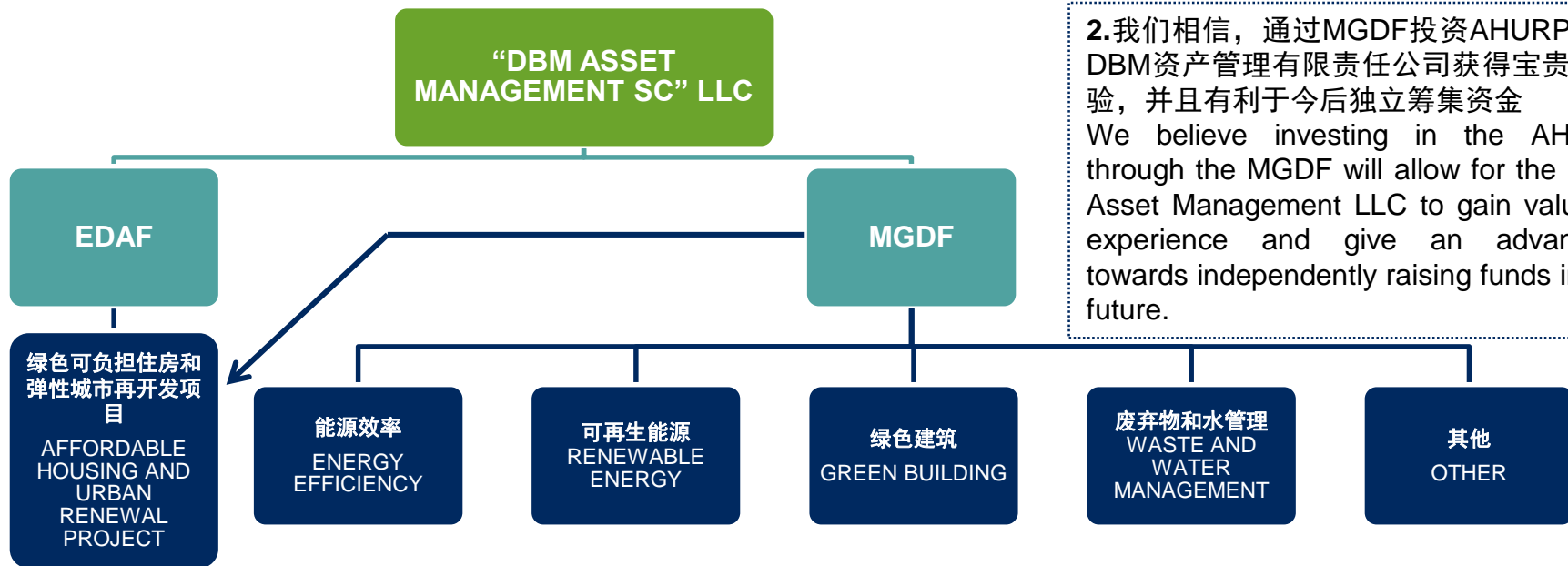
- ✓ 将为国内外投资者投资蒙古国经济提供一个简化、无风险的机制
Will provide a simple and risk free mechanism for domestic and foreign investors to invest in the Mongolian economy.
- ✓ 发展投资基金市场，可以为对经济具有重要战略意义的大型项目提供融资，同时不会因为吸引私人投资而增加预算赤字
Developing the investment fund market will allow for the financing of large scale projects strategically important to the economy without increasing the budget deficit by attracting private investment.



发展绿色融资机制 DEVELOPMENT OF A GREEN FINANCING MECHANISM

1. 由于EDAF更侧重于住房领域，因此有必要建立MGDF，以保证其他部门的可持续增长，并确保建立一个全方位的绿色融资机制。此外，从长远来看，MGDF可以替代EDAF的绿色住房融资功能

Since the EDAF is focused more on the housing sector it is necessary to establish the MGDF in order to allow the sustainable growth of other sectors and ensure the establishment of an all-encompassing green financing mechanism. Furthermore, in the long term the MGDF can replace green housing finance function of the EDAF.



2. 我们相信，通过MGDF投资AHURP将使DBM资产管理有限责任公司获得宝贵的经验，并且有利于今后独立筹集资金

We believe investing in the AHURP through the MGDF will allow for the DBM Asset Management LLC to gain valuable experience and give an advantage towards independently raising funds in the future.

3. 最后，通过建立EDAF和MGDF并行机制，可以建立可持续的融资机制，通过确保本地和国外投资，确保绿色经济的增长

Finally establishing the EDAF and MGDF parallel will allow for the establishment of a sustainable financing mechanism to ensure growth of the green economy by securing local and foreign investment.

绿色融资机制 GREEN FINANCING MECHANISM

“DBM ASSET MANAGEMENT SC” LLC

感谢!

THANK YOU FOR YOUR ATTENTION!