

# FINANCIAL AND SUSTAINABILITY REPORT

2024



**Cifi**

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We thank our partners, investors, and project stakeholders whose collaboration continues to drive sustainable impact across Latin America and the Caribbean.

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*Cifi*



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# About the Report

This report has been prepared by CIFI to present its performance for the fiscal year 2024, in accordance with best practices and in compliance with the International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB). These globally recognized standards provide a consistent and transparent framework for financial reporting, ensuring that financial statements are comparable, reliable, and accessible to stakeholders across industries and regions.

In addition to financial disclosures, this 2024 report includes information on CIFI's non-financial performance, including its contributions to sustainable development, environmental, social and governance (ESG) practices, and alignment with international frameworks and principles, such as the International Finance Corporation (IFC) Performance Standards on Environmental and Social Sustainability and the Equator Principles.

By adhering to these standards and frameworks, CIFI reinforces its commitment to transparency, accountability and responsible finance, offering a comprehensive view of its impact and strategic direction. This report is intended to inform its diverse stakeholders, including investors, clients, development partners, and regulators, as well as to strengthen trust in its long-term vision and operations.

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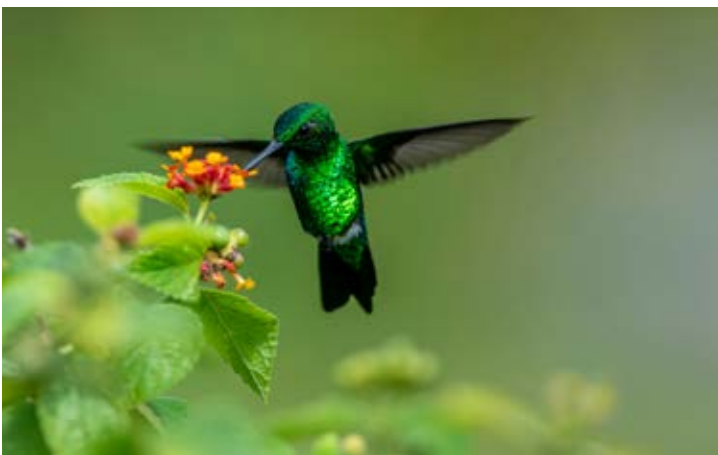




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Photo by Luis Quintero on Pexels.



# Prologue

Latin America and the Caribbean are navigating a decisive juncture. Despite having vast natural resources, demographic potential, and growing urban centers, the region continues to face persistent structural challenges: underinvestment in infrastructure, rising climate vulnerability, and constrained public finances. These issues are compounded by global economic uncertainty, inflationary pressures, and the increasing frequency of extreme weather events.

According to the Development Bank of Latin America and the Caribbean (CAF), the region must invest at least 3.12% of its GDP annually to close infrastructure gaps in energy, transportation, water, and telecommunications. Yet, Latin America and the Caribbean still lags 5.4% behind the global average in infrastructure investment and 19.4% behind Europe in regional integration and connectivity. This shortfall not only limits productivity and competitiveness but also exacerbates inequality and social fragmentation.

At the same time, climate change is intensifying fiscal and financial risks. As reported by the World Meteorological Organization, 2024 was the warmest year ever recorded. In Latin America and the Caribbean, this translated into unprecedented heatwaves, prolonged droughts, and catastrophic floods that severely affected communities, ecosystems, and public infrastructure. These events have become systemic threats requiring urgent adaptation. Governments face growing pressure to cover disaster response and reconstruction costs.

CIFI recognizes that sustainable infrastructure is both a development imperative and a strategic opportunity. By aligning capital with climate and social priorities, CIFI has positioned itself as a trusted partner in financing projects that drive inclusive growth, environmental stewardship, and long-term value creation. Through disciplined risk management and a commitment to innovation, CIFI continues to mobilize private capital into sectors essential for the region's future. In 2024, CIFI became the first private Panamanian issuer to leverage Phase II of the iLink agreement between Euroclear Bank and Bolsa Latinoamericana de Valores (Latinex).

As Latin America and the Caribbean confronts a complex and rapidly evolving landscape, CIFI remains committed to delivering both financially sound and transformational solutions. The path forward demands bold partnerships, resilient institutions, and a shared vision for a more inclusive, low-carbon future. CIFI is proud to contribute to that vision.

**Cesar Canedo-Arguelles**  
*Chief Executive Officer*



# Executive Summary

In 2024, CIFI reaffirmed its position as a leading private sector platform for sustainable infrastructure investment in Latin America and the Caribbean. This Financial and Sustainability Report presents a comprehensive account of CIFI's financial performance, strategic evolution, and measurable impact, underscoring its commitment to responsible investment and long-term value creation.

As of December 31, 2024, CIFI reported US\$117.5 million in total equity, a capital adequacy ratio of 15.3%, and a return on equity of 7.6%. These indicators reflect prudent capital management and a resilient balance sheet, supported by diversified income streams ranging from intermediation to advisory, and asset management services.

CIFI's business model is grounded in disciplined risk management, sound governance, and a deep understanding of regional infrastructure needs. With over two decades of experience, CIFI has consistently mobilized private capital toward high-impact sectors such as renewable energy, telecommunications, transportation, water and sanitation, and social infrastructure. In 2024, 57% of total investments were climate-related, and 88% were directed toward greenfield projects, demonstrating clear alignment with global sustainability goals and the Paris Agreement.

To deliver such results, CIFI has developed a comprehensive approach that integrates ESG risk management throughout the investment cycle, using proprietary tools and indicators to measure the performance of assets under management, as well as to ensure alignment with the highest standards in

project finance. Consistent with our track record, 89% of CIFI's portfolio falls under B category that reflects medium and manageable E&S risk and maintains a Key Risk Indicator to enhance our understanding and supervision of overall E&S risks. Aligned with our risk appetite, these remained at 1.26 in 2024.

In 2024, CIFI improved its Grievance Mechanism to better address concerns raised by individuals and communities affected by the projects it finances and the Internal Complaints Procedure to investigate and address workplace-related complaints initiated by employees and contractors. Both processes are designed to be accessible, confidential, impartial, and independently managed.

CIFI's Climate Change Strategy has clearly defined science-based targets and a decarbonization pathway aligned with a 1.5°C scenario that reflects our commitment to take action through our investment decisions. In 2024 alone, CIFI-financed projects avoided 115,680 tons of carbon dioxide equivalent (tCO<sub>2</sub>e) in emissions, contributing to a cumulative total of 565,566 tCO<sub>2</sub>e, avoided between the 2020 and 2024 fiscal years. More impressively, since 2019, we have reduced our carbon footprint through our investments by 85%, a figure that makes us very proud.

These outcomes were supported by the continued success of CIFI Asset Management initiatives. The Sustainable Infrastructure Debt Fund financed five high-impact projects across the region, contributing to over 145 MW of installed capacity in renewable energy. The Free Closed-End Investment Fund for the Development of Dominican Infrastructures I generated



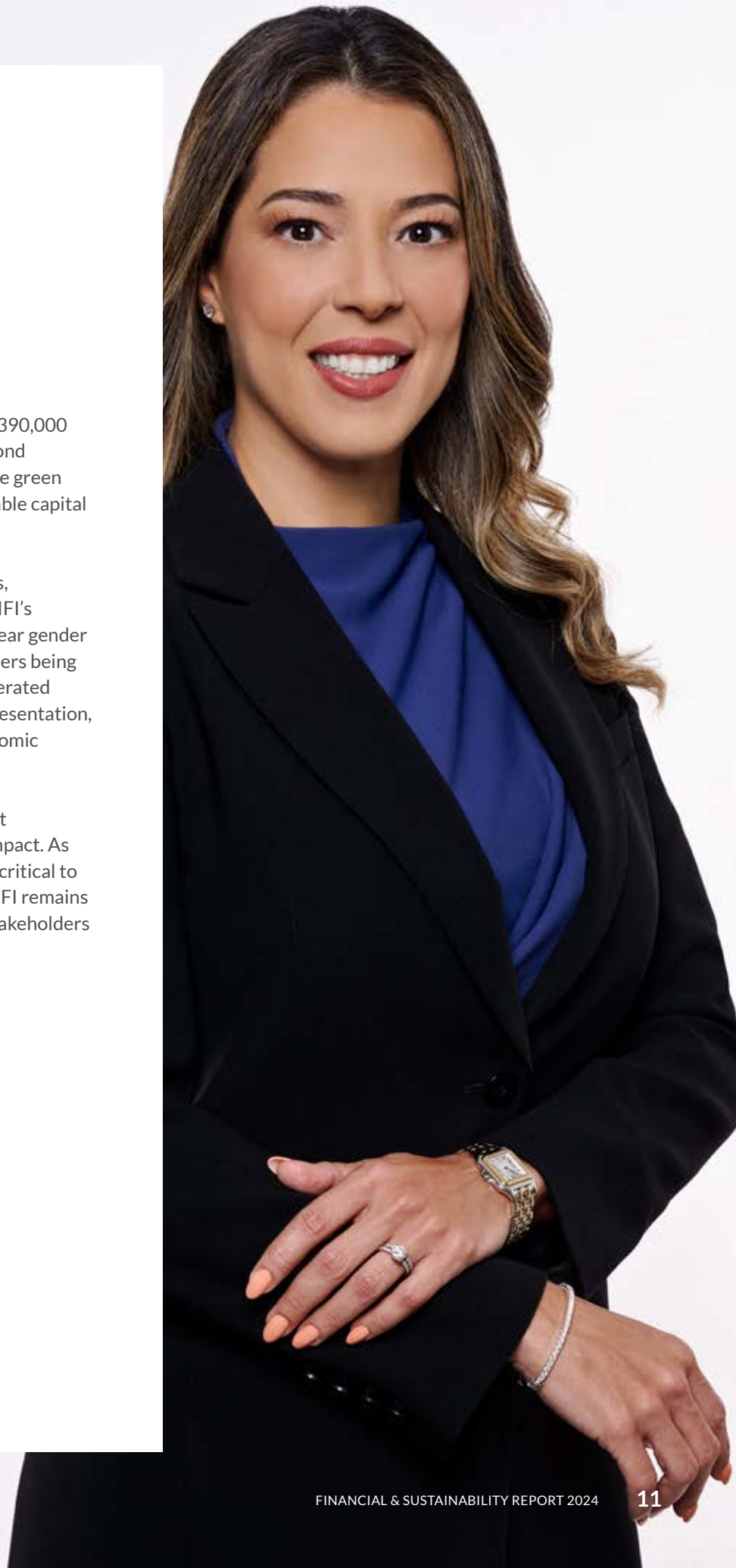
630,700 MWh of energy that benefited close to 390,000 Dominicans. Meanwhile, Panama's first Green Bond Program continued to channel capital into eligible green projects, reinforcing CIFI's leadership in sustainable capital markets.

Challenges such as gender equality, human rights, and community engagement remain central to CIFI's operations. In 2024, the organization achieved near gender parity, with 44% of staff and 43% of board members being women. Additionally, over 17,000 jobs were generated through financed projects, with 28% female representation, reinforcing CIFI's role in fostering inclusive economic growth.

CIFI's performance reflects a strategic vision that integrates financial discipline with sustainable impact. As infrastructure investment becomes increasingly critical to regional development and climate adaptation, CIFI remains committed to delivering long-term value to its stakeholders while contributing to a sustainable future.

## **Carla Chizmar**

*Head of Environment, Social and Governance*





*CIFI is a Panama-based investment platform that provides integrated financial solutions to private developers and investors in sustainable, high-impact infrastructure projects across Latin America and the Caribbean.*





# About CIFI

CIFI offers private developers and investors agile, adaptable, and integrated financial solutions tailored to the energy and infrastructure sectors of Latin America and the Caribbean. CIFI helps close capital and capacity gaps for mid-market projects, advancing sustainable growth and innovation across the region.

Through its locally based, one-stop investment platform backed by over 20 years of experience, and alignment with international standards, CIFI enables its clients to generate sustainable returns while fostering development and positive community outcomes. Whether structuring and financing complex deals, syndicating capital with prestigious partners, or managing assets for pension funds, CIFI stands as a trusted and high-impact ally in advancing the region's transformation.

Complementing its financial expertise, CIFI places sustainability at the heart of its investment strategy. By systematically integrating environmental, social, and governance (ESG) principles into every stage of the investment process, CIFI mitigates risks, strengthens project resilience and ensures lasting, positive impacts for local communities. This dual focus reflects CIFI's belief that long-term success is best achieved when business growth and social and environmental responsibility move hand in hand.

*Incorporation*  
**2001**

*Capital Mobilized since*  
**US\$21 billion**

# CIFI's Journey

**2001**

CIFI is legally incorporated in Costa Rica and inaugurates its operational headquarters in Washington DC, United States.

**2002**

CIFI approves its first loan to support the construction of the Caucedo container port in the Dominican Republic, in partnership with IFC, DEG and Scotiabank.

**2004**

Norfund and Finnfund become shareholders.

**2005**

CIFI secures its first financing through the Inter-American Investment Corporation (now IDB Invest).

**2006**

CIFI receives a US\$100 million syndicated loan arranged by FMO and Caja Madrid.

**2007**

CIFI joins the Equator Principles Association.

**2008**

IFC becomes a shareholder.

**2009**

In response to the global financial crisis, CIFI strengthens its funding by diversifying through financial institutions that promote development.

**2011**

CIFI moves its operating license to Panama and obtains a credit rating of BB- from Fitch and Ba3 from Moody's.



**2015**

CIFI appoints Cesar Canedo-Arguelles as CEO.

**2016**

CIFI moves its operational headquarters to Panama and approves a new Strategic Plan focused on bridging institutional investors and infrastructure financing.

**2018**

CIFI closes the first local currency infrastructure fund in the Dominican Republic.

CIFI establishes its Environmental, Social and Governance department with direct reporting to the Board of Directors.

**2019**

CIFI issues the first Green Bond Program in Panama.

Valora Infrastructure Partners becomes a shareholder.

**2020**

CIFI takes another step forward as an issuer in the region's capital markets by issuing in new countries, including El Salvador, Costa Rica, and Colombia.

**2022**

CIFI acquires Finenge, a financial advisory firm based in Brazil.

**2023**

CIFI Asset Management launches the Sustainable Infrastructure Debt Fund.

CIFI approves its Climate Change Strategy.

**2024**

CIFI is accredited by the Green Climate Fund.

The Sustainable Infrastructure Debt Fund welcomed new limited partners: Symbiotics, CABEL, and the Dominican Sustainable Trust Fund I.

# Track Record

With a robust track record of involvement in 215+ transactions valued at over US\$2 billion in disbursements, CIFI has successfully mobilized US\$21 billion in capital since its incorporation in 2001.

**3** | **business areas**  
*Loans (+structuring and syndication), Financing Advisory and Asset Management*

**23** | **years of proven track record**

**50** | **collaborators across the region**

**215+** | **financed projects in infrastructure**

**US\$2.3 billion** | **in disbursements**

**US\$21 billion** | **in mobilized capital**

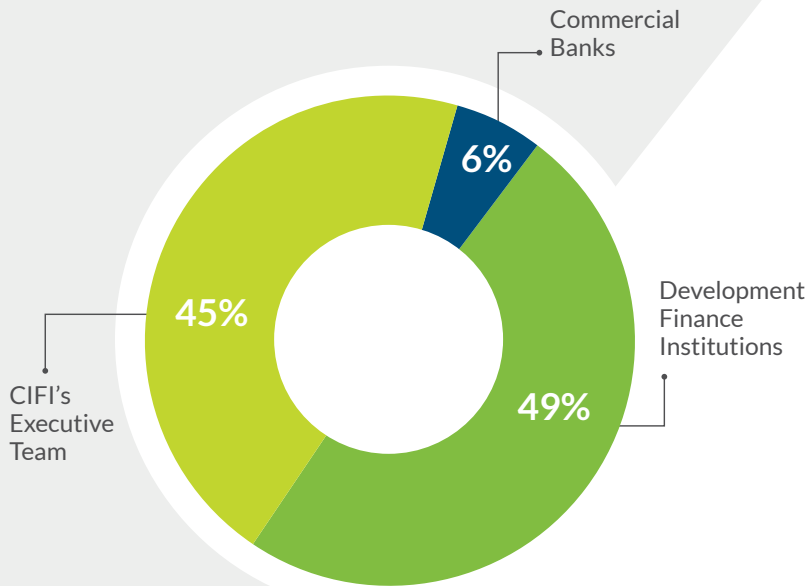
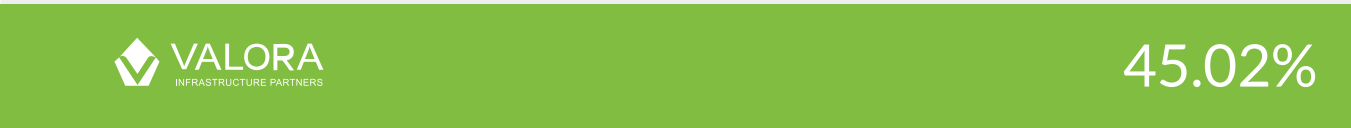
**US\$744 million** | **Asset Under Management**  
*as of December 31, 2024*



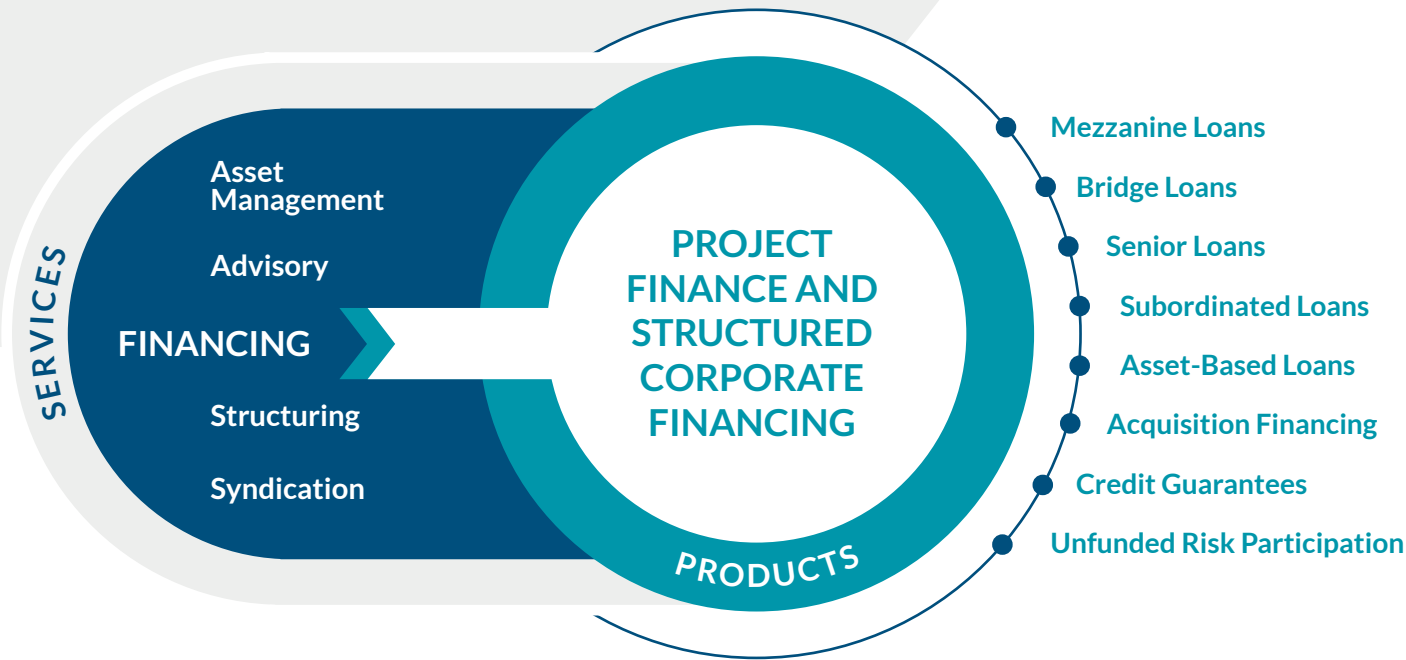
Photo by Paola Zerman on Pexels.



# Shareholders



# Products and Services



# CIFI Asset Management

As the asset management arm of CIFI, CIFI AM channels institutional capital into private infrastructure projects across Latin America and the Caribbean. Its multi-sector strategy targets high-impact sectors such as renewable energy, transportation, water and sanitation, healthcare, education, and smart cities, with a strong emphasis on environmental, social, and governance (ESG) integration.

CIFI AM has established a solid track record through the deployment of two flagship investment vehicles: the Free Closed-End Fund for the Development of Dominican Infrastructure I and the Sustainable Infrastructure Debt Fund. Both exemplify how financial performance, and sustainable development can go hand in hand to deliver tangible impact across the region.

By combining regional expertise with disciplined risk management, CIFI AM has created long-term value for investors while advancing sustainable growth throughout Latin America and the Caribbean.

## Investment Focus



ENERGY



TELECOM



SMART CITIES



CONSTRUCTION



LEISURE & RECREATION



WATER & SANITIZATION



TRANSPORTATION & LOGISTICS



HEALTHCARE



EDUCATION



PUBLIC SERVICES



GAS



WASTE MANAGEMENT

Photo by William Justen on Pexels.



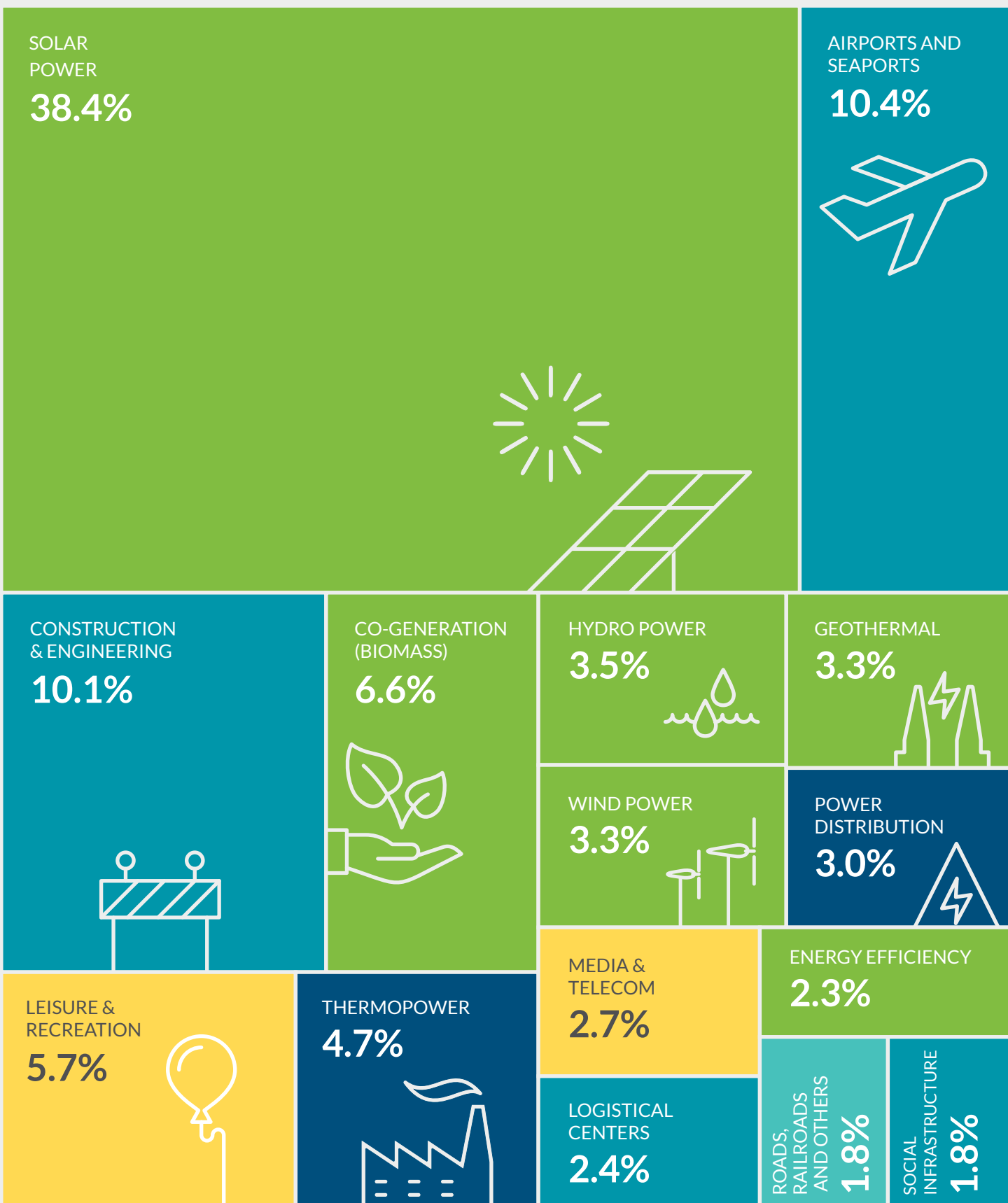


# Portfolio by Infrastructure Sector

(percentage, US\$ disbursed)

**57.4%**

GREEN SECTORS





## Portfolio by Country

(percentage, US\$ disbursed)



# Investment Process

1

## Eligibility Review

CIFI conducts an initial assessment of the project's structure, key risks, sponsor credentials, ESG factors, and compliance requirements. Based on this review, a decision on investment interest is made during a committee meeting.

2

## Due Diligence

Using advanced proprietary tools and consulting independent advisors, CIFI conducts a comprehensive analysis of the project's financial health, technical viability, legal framework, Environmental and Social performance, and market strengths and challenges.

3

## Credit Committee Assessment

CIFI's deal team presents a detailed credit proposal to the Credit Committee, incorporating key risk mitigation and strategic adjustments. The Committee, comprising senior experts and two independent specialists, evaluates the proposal and determines whether to approve it.



» 4

## Credit Agreement

CIFI leads final negotiations with the Sponsor and Legal Advisors to ensure strong credit structures that mitigate risks throughout the investment's life cycle. Then, it prepares the legal documentation and gathers all required signatures to formalize the loan.

5

## Disbursement

CIFI grants final approval for disbursements once all conditions precedent outlined in the credit agreement are fulfilled and the detailed closing checklist is completed, confirming that all legal, financial, and operational requirements are in place.

6

## Credit Supervision

CIFI assigns a dedicated supervision team to the project to ensure ongoing compliance with obligations and covenants. The team conducts regular financial assessments and performance reviews to support the project's long-term success.

# Corporate Governance

CIFI's corporate governance reflects a steadfast commitment to integrity, responsibility, and transparency, fostering a reputation built on trust and excellence. This foundation is strengthened through enduring partnerships with infrastructure developers, clients, contractors, shareholders, bondholders, investors, lenders, employees, and local communities across Latin America and the Caribbean.

The governance framework is meticulously designed to adhere to global best practices, ensuring transparency, operational efficiency, and robust accountability. It incorporates independence standards for Board Members and establishes comprehensive responsibilities and oversight mechanisms within standing Board Committees. This structure facilitates a streamlined, yet rigorous, decision-making process whereby critical matters undergo thorough review and approval by the Board.

CIFI's executive team collaborates seamlessly with the Board of Directors to drive the organization's strategic vision. In particular, the Chief Executive Officer (CEO) maintains ongoing engagement with the Chair of the Board and committee chairs, fostering alignment and enabling informed, impactful leadership decisions that advance CIFI's mission and objectives.





## Board of Directors



**Judith de Barany**  
Chairwoman  
Independent Member



**Eivind Hildre**  
Independent Member



**Helena Teppana**  
FINNFUND



**Javier Escorriola**  
VALORA Infrastructure  
Partners



**Federico Fernandez  
Woodbridge**  
NORFUND



**Alison Harwood**  
Independent Member



**Joaquim Souza**  
Independent Member

*CIFI boasts a robust organizational structure, comprising its Board of Directors and four specialized committees consisting of experts well-versed in the material risks associated with the company. With at least 50% of its members being independent and possessing expertise in the Latin American and Caribbean infrastructure market, CIFI ensures the integration of key perspectives in its decision-making processes.*



# Committees

## Risk Committee

Oversees the actions of senior management to limit or control the material risks of CIFI's business. The Risk Committee also manages and reviews all risk management programs and activities, ensuring compliance with established frameworks and policies.



**Eivind Hildre**  
*Risk Committee Chair*



**Javier Escorriola**  
*VALORA*



**Helena Teppana**  
*FINNFUND*

## Credit Committee

Reviews, approves, and supervises CIFI's lending activities. Key responsibilities include evaluating and authorizing loan transactions, material waivers, and credit agreement amendments; monitoring underperforming assets; and approving new clients identified as politically exposed persons, while determining the need for enhanced due diligence.



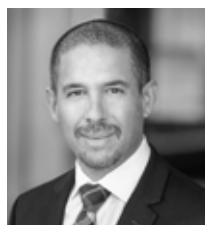
**Cesar Canedo-Arguelles**  
*CEO and Credit Committee Chair*



**Fabio Arciniegas**  
*Chief Operating Officer*



**Jose Salaverria**  
*General Counsel*



**Juan Pablo Moreno**  
*Independent Member*



**Ana Maria Vidaurre**  
*Independent Member*

## Nominating, Compensation, Corporate Governance and Ethics Committee

Establishes qualification standards for members of the Board of Directors and its committees, monitors board effectiveness, and defines corporate governance guidelines. The committee also sets policies and processes related to compensation, incentives, and benefits for all employees and executives.



**Alison Harwood**  
*Compensation Committee Chair*



**Judith de Barany**  
*Independent Member*



**Joaquim Souza**  
*Independent Member*

## Audit Committee

Supports the oversight of financial reporting integrity, legal and regulatory compliance, and the qualifications and performance of independent auditors. The committee also monitors internal controls, financial disclosures, and audit processes, fostering continuous improvement and adherence to institutional policies and procedures.



**Joaquim Souza**  
*Audit Committee Chair*



**Judith de Barany**  
*Independent Member*



**Federico Fernandez Woodbridge**  
*NORFUND*



**Terry McCoy**  
*Independent Member*



**Carlos Poveda**  
*Internal Auditor*

# Executive Team



**Cesar Canedo-Arguelles**  
*Chief Executive Officer*



**Javier Escorriola**  
*Managing Partner AM*



**Ramon Candia**  
*Chief Investment Officer*



**Carla Chizmar**  
*Head of Environment, Social and Governance*



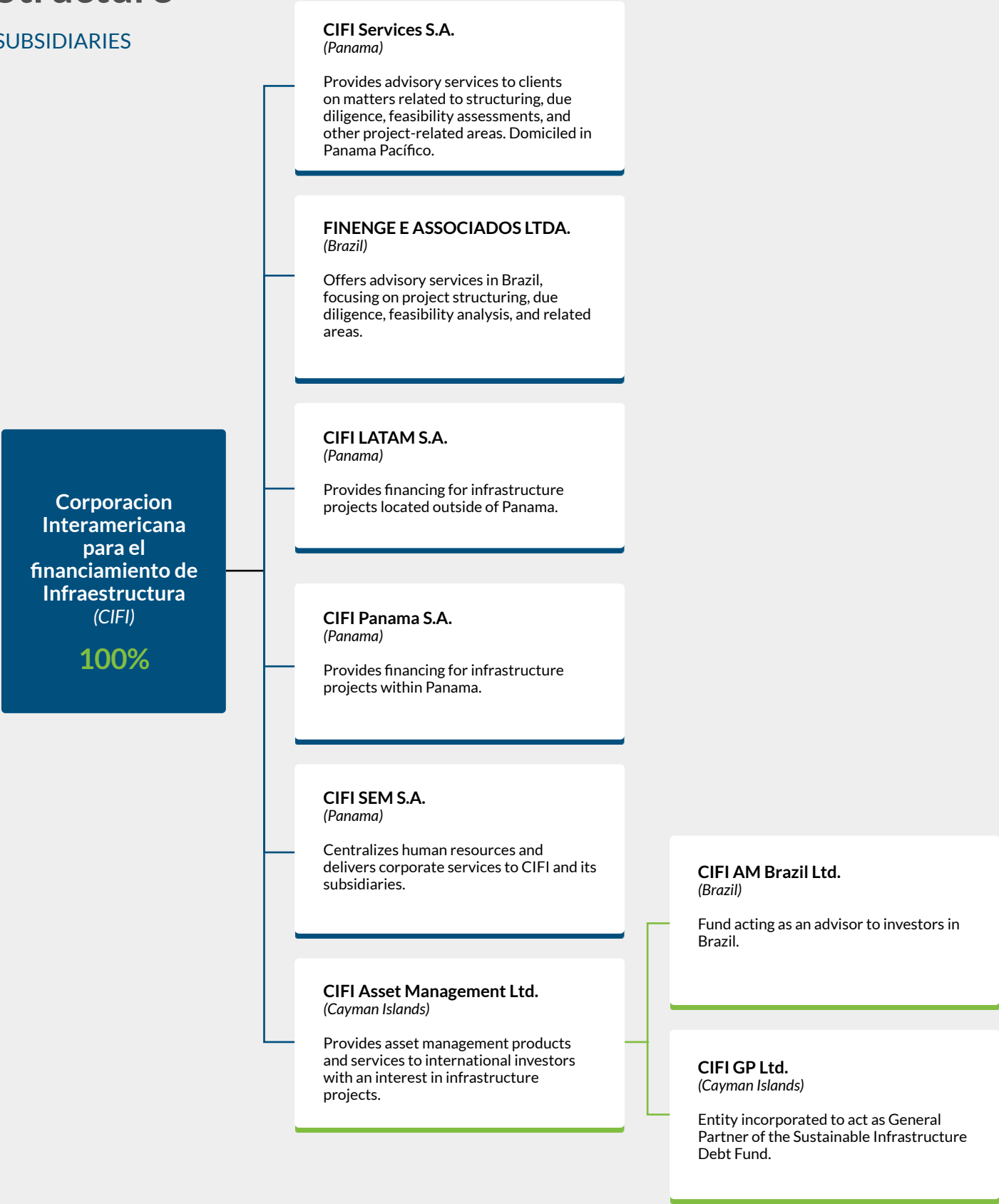
**Fabio Arciniegas**  
*Chief Risk Officer*



**Jose Salaverria**  
*Legal Counsel*

# Organizational Structure

## SUBSIDIARIES





# Grievance Mechanism

CIFI has instituted a meticulously structured Grievance Mechanism designed to address concerns raised by individuals and communities affected by the projects it finances. The Grievance Mechanism provides a fair, independent, efficient and predictable means to express and seek resolution to grievances or complaints related to environmental and social considerations, labor issues and human rights matters. It is publicly available at [www.cifi.com/en/grievancemechanism](http://www.cifi.com/en/grievancemechanism).

Similarly, CIFI has an Internal Complaints Procedure to investigate and address workplace-related complaints raised by employees and contractors. This process is designed to be accessible, confidential, impartial, and professionally managed.

Both frameworks were updated in 2024 to strengthen adherence to international best practices in accountability and grievance resolution, enhancing independence, traceability and reducing access barriers. They reflect CIFI's adoption of the Equator Principles (EPs), IFC Performance Standards, and the UN Guiding Principles on Business and Human Rights. These mechanisms are also aligned with CIFI's internal policies, including its Human Rights Statement, Gender Equality Policy, Environmental, Social and Governance (ESG) Policy, Code of Ethics, Human Resources Policy, and Procurement Policy.

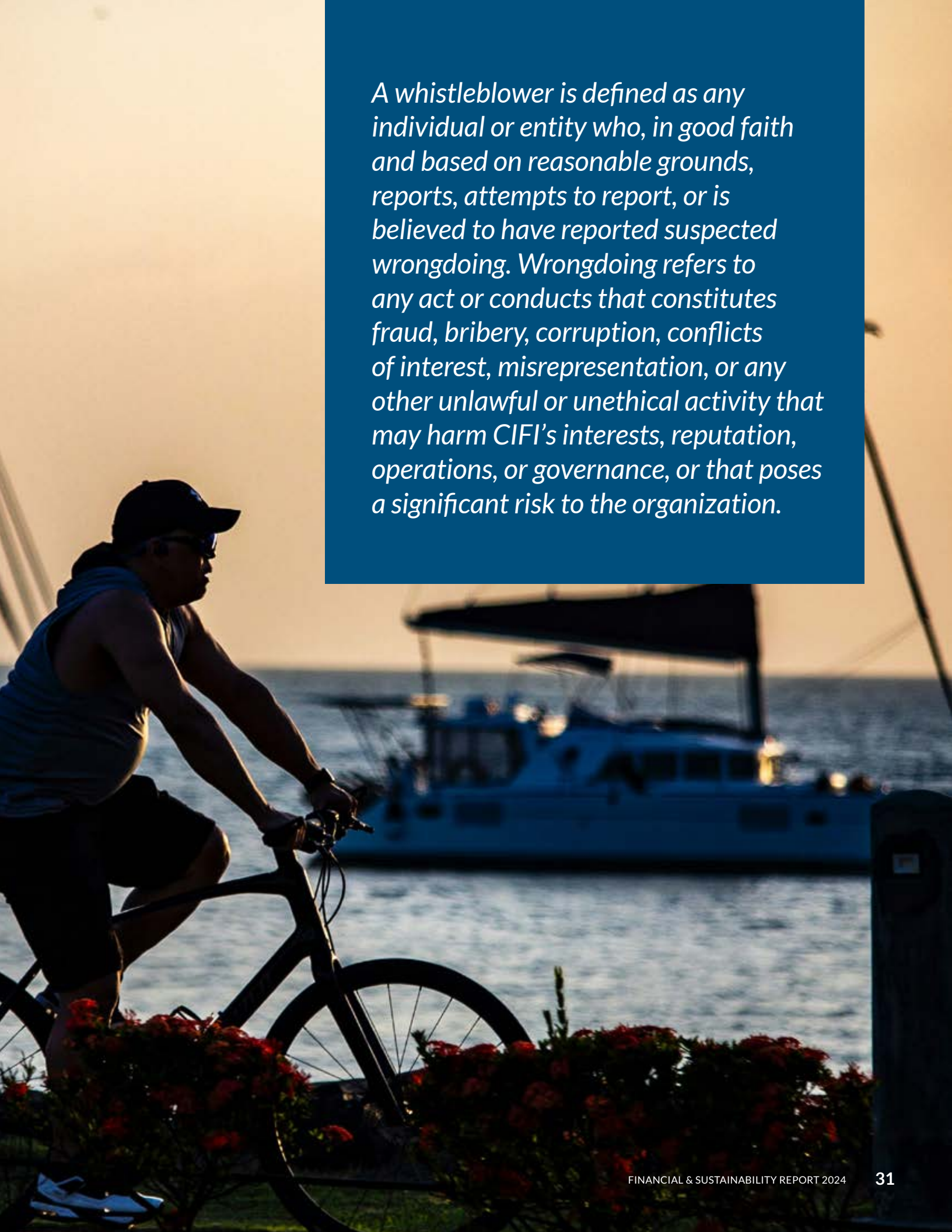
## Whistleblower Policy

Driven by its unwavering commitment to integrity, transparency, and ethical standards across all operations and business relationships, CIFI has adopted a Whistleblowing Policy designed to prevent, detect, and address any instances of fraud, corruption, or prohibited practices within the organization. Whistleblowers may report concerns anonymously and confidentially. All allegations, anonymous or otherwise, are thoroughly investigated based on the seriousness of the issue, its credibility, and the potential for corroboration through reliable sources.

Whistleblowers acting in good faith are assured protection against harassment, retaliation, or any adverse consequences. Any Board Member or employee found to have retaliated against a whistleblower will be subject to disciplinary action, which may include termination or removal from their position. Furthermore, no individual shall be penalized for refusing to comply with directives that involve fraudulent activity or violating applicable laws.

All Board members, employees, and external partners are expected to uphold these principles of integrity.

Photo by Ricardo Tamayo on Unsplash.



*A whistleblower is defined as any individual or entity who, in good faith and based on reasonable grounds, reports, attempts to report, or is believed to have reported suspected wrongdoing. Wrongdoing refers to any act or conducts that constitutes fraud, bribery, corruption, conflicts of interest, misrepresentation, or any other unlawful or unethical activity that may harm CIFI's interests, reputation, operations, or governance, or that poses a significant risk to the organization.*



# Risk Management Framework

CIFI has a robust Enterprise Risk Management (ERM) framework designed to enhance decision-making through a systematic, iterative process. This framework encompasses the identification, assessment, monitoring, control, mitigation, and communication of risks inherent to the organization's activities, roles, processes, projects, products, and assets. Tailored to align with CIFI's scale and operational complexity, the ERM framework enables optimal risk-capital allocation and strengthens organizational resilience.

The framework is supported by a structured governance model, anchored in regulatory requirements, global best practices, the shareholder agreement, and corporate governance charters. Oversight is provided by an independent Board of Directors, entrusted with approving CIFI's strategic direction and ensuring that adequate resources are allocated to maintain the integrity of the ERM framework.

CIFI's risk management is executed through a well-defined "Three Lines of Defense" model:

- First Line of Defense: Business and Operational Units responsible for managing and mitigating risks at the source.
- Second Line of Defense: The Risk Management Unit, which provides oversight and risk assessment expertise.
- Third Line of Defense: The Compliance Unit, Corporate Compliance Officer, Internal Auditor, and External Auditors, ensuring adherence to policies and regulatory standards.

The ERM framework is inherently rooted in principles of accountability, continuous improvement, and cost-efficiency, fostering a culture of operational excellence. It serves as a cornerstone for building stakeholder trust, safeguarding the organization's reputation, and reinforcing CIFI's commitment to transparency and sustainability.



Photo by CottonBro on Pexels.

# Prohibited Activities

CIFI will not provide financing to any project or company involved in the following prohibited activities:



- Production or trade in any product or activity deemed illegal under host country laws or regulations, international conventions, and agreements, or subject to international phase-out or bans, such as pharmaceuticals, pesticides/herbicides, ozone-depleting substances, Polychlorinated biphenyls (PCBs), among others.
- Cross-border trade in waste and waste products, unless compliant with the Basel Convention and the underlying regulations.
- Production or trade in radioactive materials.
- Production or trade in unbonded asbestos fibers. This does not apply to the purchase and use of bonded asbestos cement sheeting where the asbestos content is less than 20%.



- Production or trade in any product or activity deemed illegal under host country laws or regulations, international conventions, and agreements, or subject to international phase-out or bans related to wildlife or products regulated under the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).
- Drift-net fishing in the marine environment using nets more than 2.5 km in length.
- Commercial logging operations for use in primary tropical moist forests.
- Production or trade in wood or other forestry products other than from sustainably managed forests.
- Destruction of High Conservation Value areas.



## ETHICS & HUMAN RIGHTS

Photo by Alex Jaison on Pexels.

- Production or activities involving harmful or exploitative forms of forced labor or harmful child labor.
- Production or trade in weapons and munitions.
- Production or trade in alcoholic beverages (excluding beer and wine).
- Production or trade in tobacco.
- Gambling, casinos, and equivalent enterprises.
- Racist and/or anti-democratic media.
- Pornography and/or prostitution.
- Such other projects as the company shall determine are inconsistent with its policies and objectives.



## CLIMATE CHANGE

Photo by EdoTommo on Pexels.

### Fossil Fuel Exclusion List

The following investment exclusions are considered a minimum common requirement for all new direct financing and new dedicated lending:

- Coal prospection, exploration, mining, or processing.
- Oil exploration or production.
- Stand-alone fossil gas exploration and/or production.
- Transportation and related infrastructure primarily used for coal for power generation.
- Crude oil pipelines.
- Oil refineries.





Photo by Jibarofoto on Pexels.





# Financial Information

CIFI upholds the highest standards of financial transparency by adhering to the International Financial Reporting Standards (IFRS), a globally recognized framework established by the International Accounting Standards Board (IASB). These rigorous standards ensure that financial statements are clear, comparable, and reliable across international markets and industries. For full transparency, CIFI's financial statements are publicly accessible at [www.cifi.com/en/investor-portal](http://www.cifi.com/en/investor-portal).

In June 2023, the IASB introduced two important sustainability-related disclosure standards: IFRS S1, which focuses on the disclosure of material sustainability risks and opportunities, and IFRS S2, which addresses climate-related financial disclosures.

CIFI has begun aligning its reporting practices with the principles outlined in IFRS S1 and S2. This approach reflects CIFI's commitment to continuous improvement in sustainability disclosure and to staying ahead of evolving global standards. For more information on how CIFI identifies, manages, and reports on climate-related risks, please refer to the ESG Strategy section of this report.



# Credit Ratings

**Fitch**Ratings

**MOODY'S**  
LOCAL

## NATIONAL SCALE

Long-Term, Issuer	A+ (PAN)
Short-Term, Issuer	F1 (PAN)

Long-Term Corporate Bond Revolving Program	A+ (PAN)
--	----------

Revolving Negotiable Commercial Papers	F1 (PAN)
--	----------

Long-Term Ordinary Bonds	AA-(COL)
--------------------------	----------

Long-Term Ordinary Bonds 2023	AA-(COL)
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Issuer	A+ PA
--------	-------

Corporate Bond Revolving Program (up to US\$100 million)	A+ PA
--	-------

Corporate Green Bond Revolving Program (up to US\$200 million)	A+ PA
--	-------

Revolving Negotiable Commercial Papers (up to US\$50 million)	ML A-1 PA
---	-----------

## OUTLOOK

Long-Term, Issuer	STABLE
-------------------	--------

Long-Term Corporate Bond Revolving Program	STABLE
--	--------

Issuer	STABLE
--------	--------

Corporate Bond Revolving Program (up to US\$100 million)	STABLE
--	--------

Corporate Green Bond Revolving Program (up to US\$200 million)	STABLE
--	--------

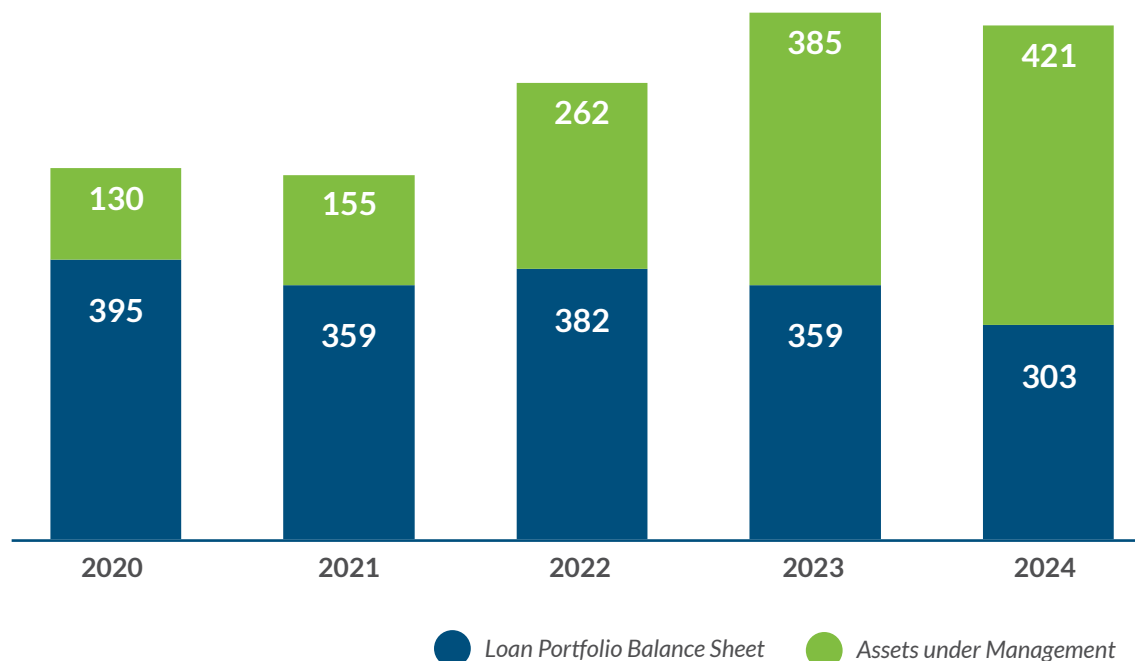
# Financial Performance

		2020	2021	2022	2023	2024
BALANCE FIGURES	Total Loan Portfolio	394,347	359,189	382,254	359,388	302,685
	Total Assets	482,085	473,079	498,534	433,588	390,712
	Total Debt	361,457	335,926	368,572	317,165	274,183
	Total Liabilities	377,215	364,143	388,389	320,751	273,255
	Equity	104,869	108,936	110,145	112,837	117,456
PROFIT AND LOSS	Intermediation Income	11,531	11,513	11,771	11,403	13,784
	Advisory and Structuring Fees	7,140	7,246	5,693	13,202	6,681
	Asset Management Fees	879	827	1,446	2,403	3,021
	Operating Income	25,039	22,774	19,568	28,773	24,195
	Net Income	9,365	9,686	7,178	9,754	8,558
FINANCIAL INDICATORS SOLVENCY	ROE	9.5%	9.2%	6.5%	8.9%	7.6%
	Equity to Assets	21.8%	23.0%	22.1%	26.0%	30.1%
	Equity to Loan Portfolio	26.6%	30.3%	28.8%	31.4%	38.8%
	Capital Adequacy	13.4%	14.7%	13.8%	13.7%	15.3%

[www.cifi.com/en/investor-portal/#financial-performance](http://www.cifi.com/en/investor-portal/#financial-performance)

Figures in thousands of US\$.

## DEBT PLATFORM FY2020-2024 (US\$ MILLIONS)



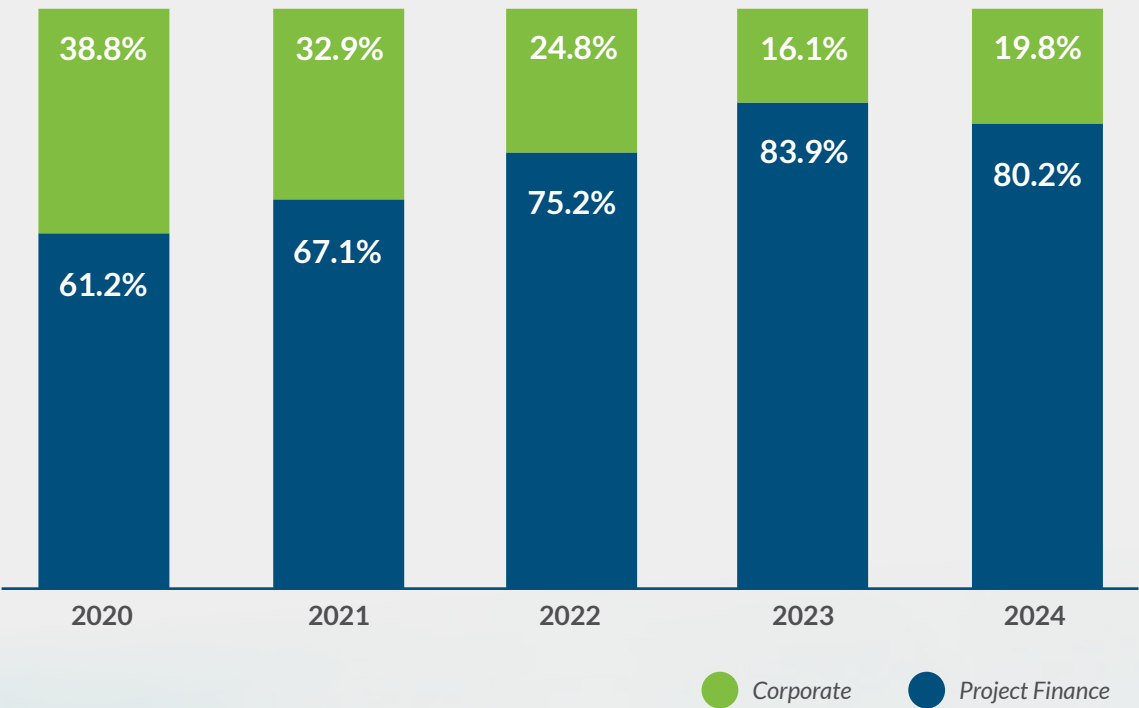
## LOAN PORTFOLIO FY2020-2024 (US\$ MILLIONS)






# FINANCIAL PRODUCTS FY2020-2024

Corporate Finance vs Project Finance Structures





*A project finance arrangement is a structured financing scheme focused on the long-term cash flows generated by a company created for a single project, using the company's assets and cash flows as collateral. The distinguishing feature of a project finance arrangement is its organization around the long-term predictability of cash flows, as determined by a set of fixed contracts with customers, vendors, market regulators, and other parties.*

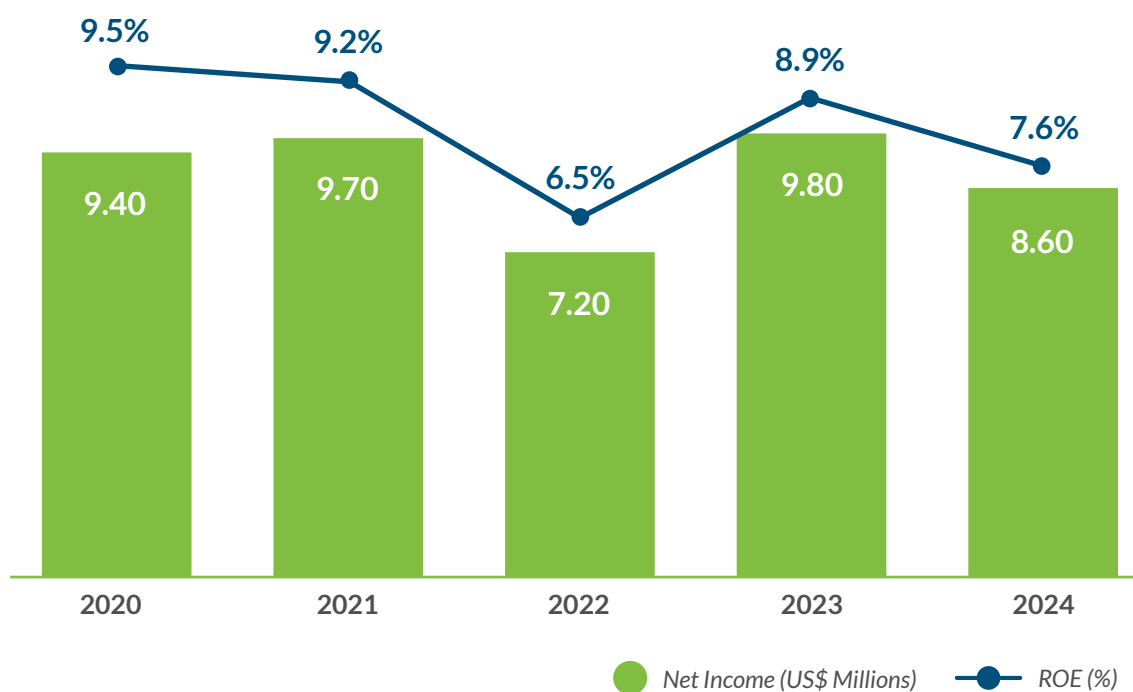




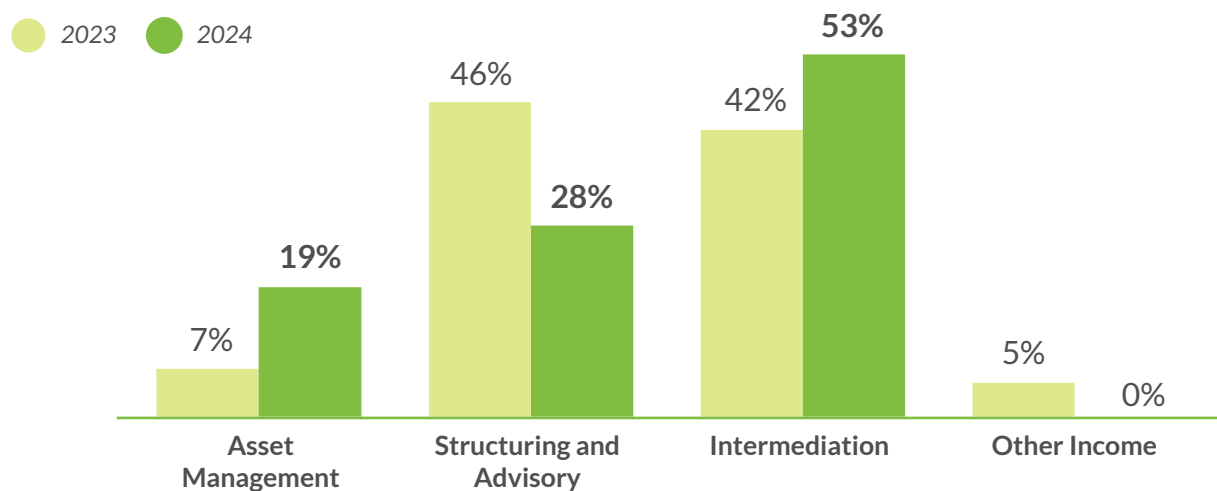
Photo by Marek Pivnicki on Pexels.



## NET INCOME VS RETURN ON EQUITY FY2020-2024

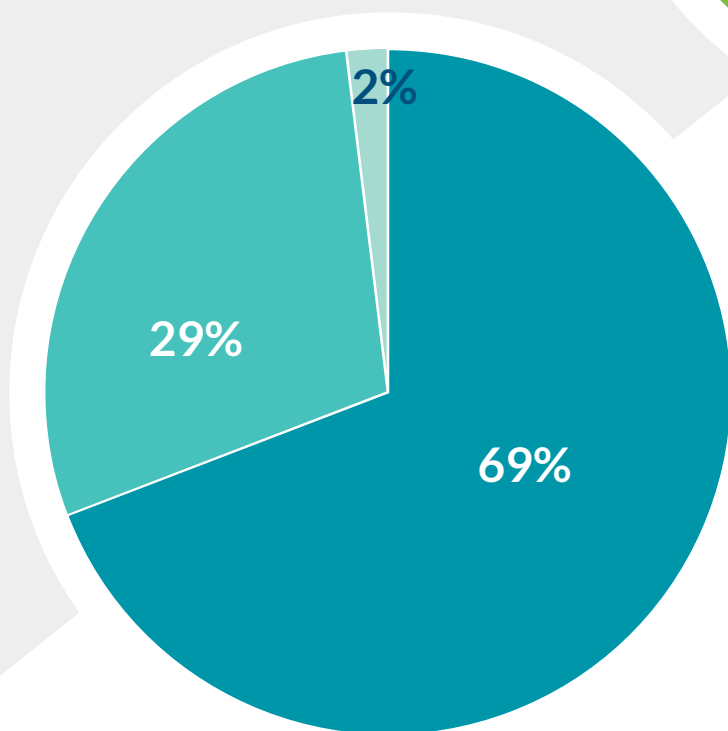
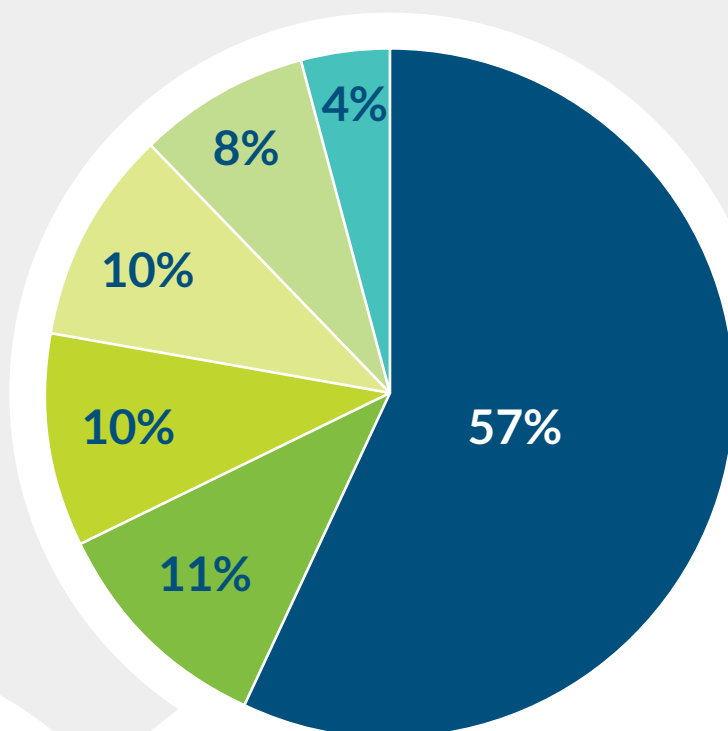
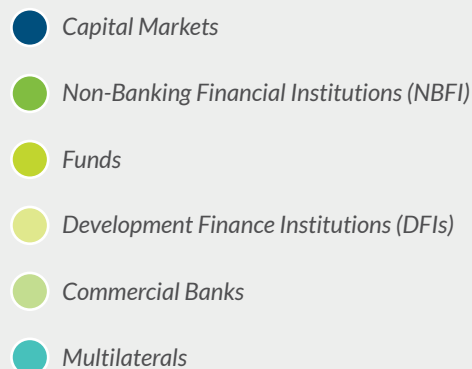


## SOURCES OF INCOME FY2023-2024

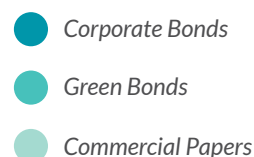


Over the years, CIFI has diversified its sources of income, minimizing risks and achieving stable revenue growth. This strategic evolution is clearly reflected in 2024, with a notable increase in its income from asset management, while the intermediation and structuring / advisory fees continue as part of its core business. These results underscore CIFI's ability to strengthen its financial base through high-value, recurring revenue streams, consolidating its position as a sector leader in the region.

## FUNDING BY INVESTOR TYPE (US\$317MM)

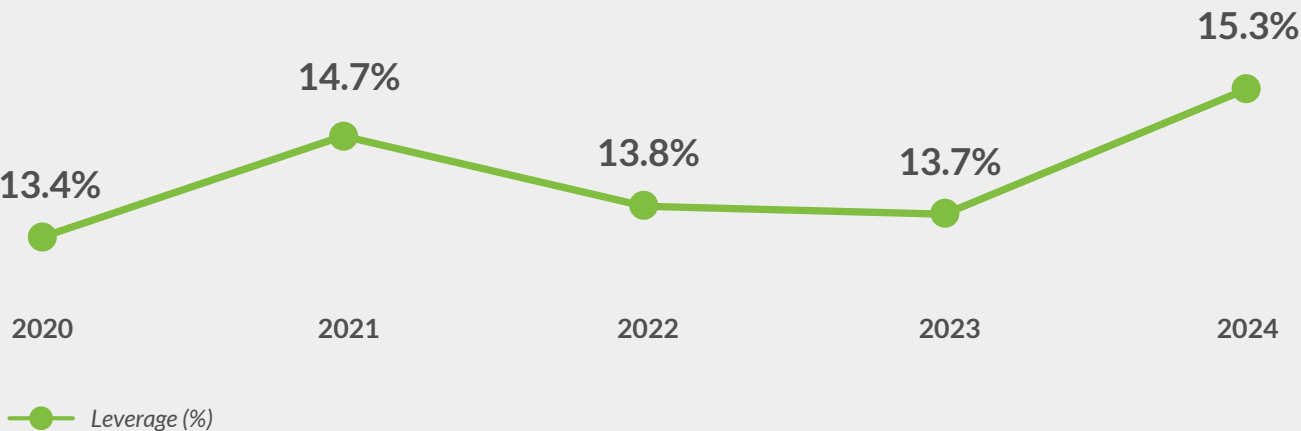


## TYPE OF CAPITAL MARKET INSTRUMENTS



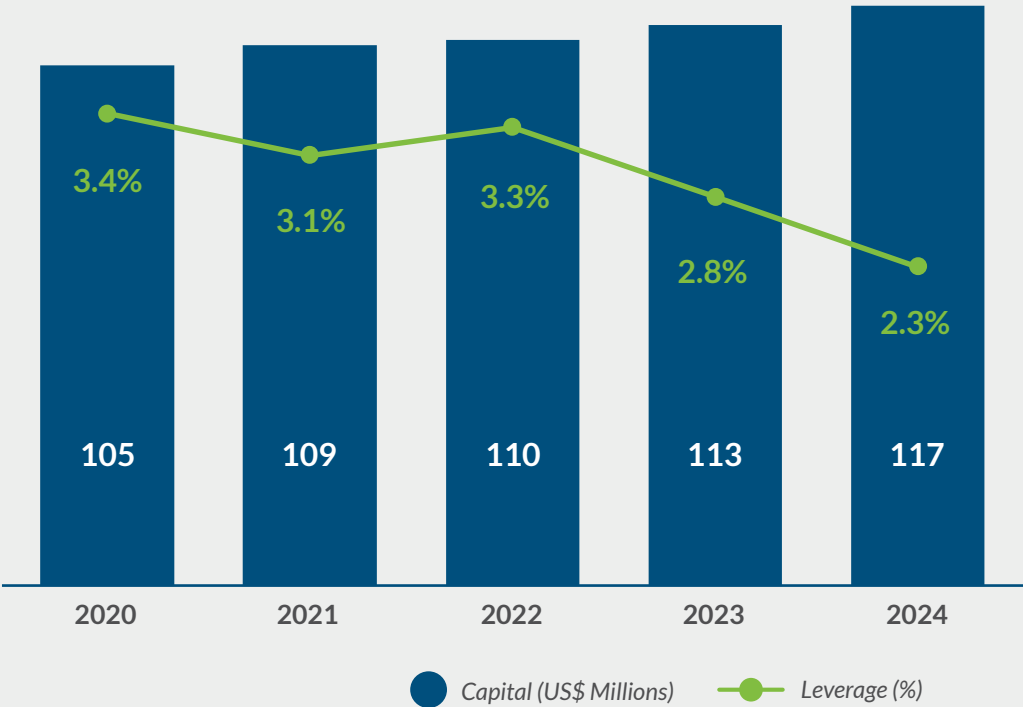
- Optimization of the cost of funds by efficiently managing the duration of liabilities.
- Access to local, regional, and international financing entities in the capital markets.
- Diversification of funding types: green bonds and credit lines, corporate bonds, long-term debt, and working capital lines.

# CAPITAL ADEQUACY RATIO FY2020-2024



Strong capitalization and capital adequacy is above 13%. CIFI maintains a solid capital structure that allows it to absorb an additional loss equivalent to US\$18 million while preserving capital adequacy above 12%.

# CAPITALIZATION FY2020-2024





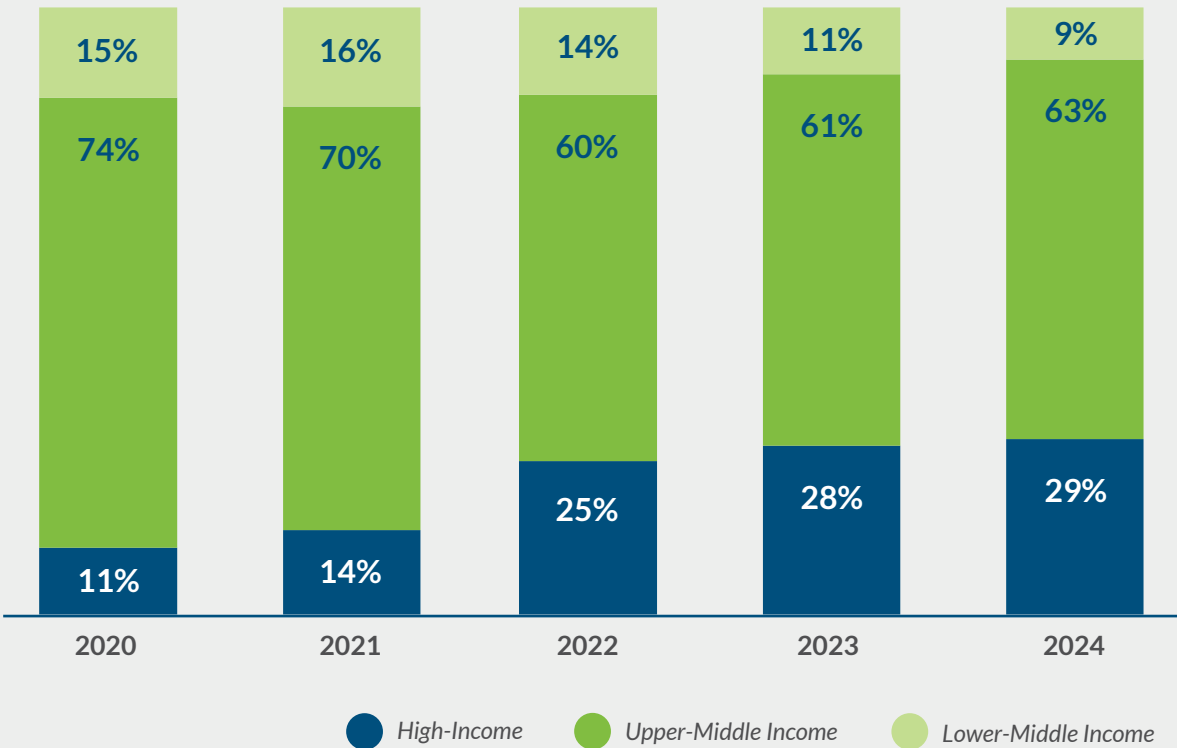
Consistent with its mandate, CIFI brings over two decades of experience investing in regions with significant infrastructure deficits, with a particular focus on upper middle-income economies representing 63% of its portfolio and the underserved middle market. With 88% of the infrastructure asset class comprising greenfield projects, investors play a critical role in enabling the development of new, impactful infrastructure, driving additionality through transformative social, economic, and environmental contributions. This strategic positioning has enabled CIFI to act as a catalyst for private capital mobilization.

CIFI’s investment strategy has also played a pivotal role in accelerating the region’s energy

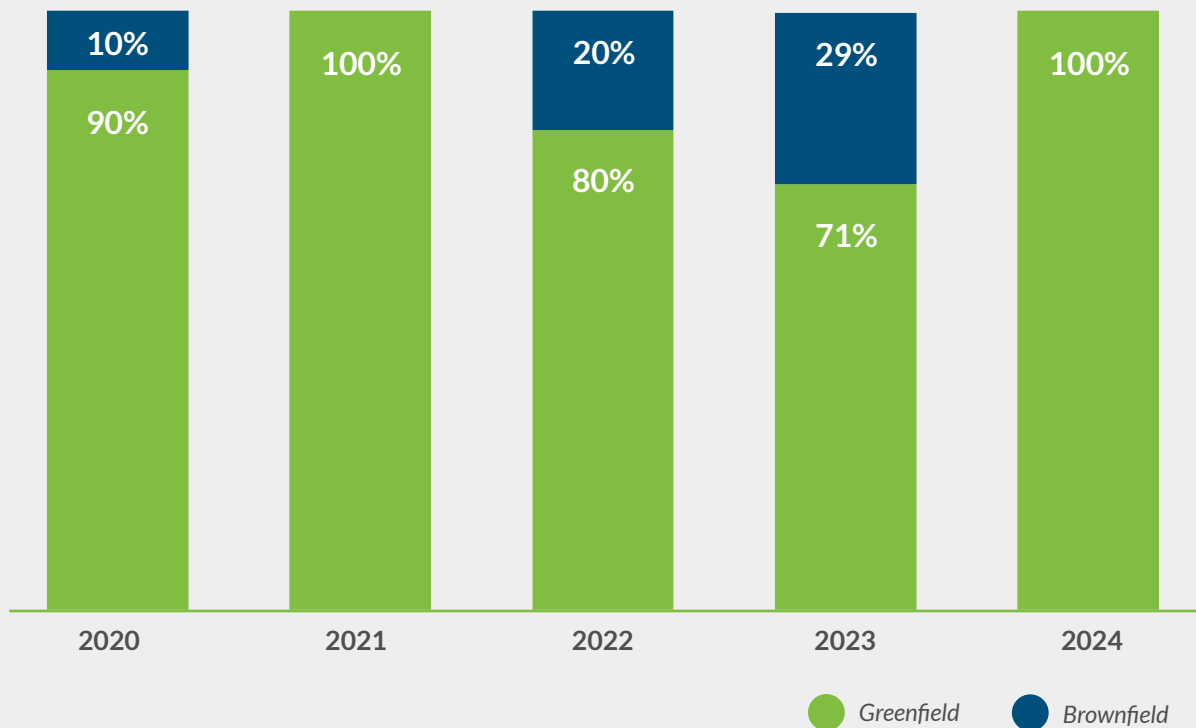
transition. On average, 92% of its energy-related investments have been directed toward clean energy solutions, significantly outpacing conventional alternatives. In 2024, 57% of total investments were allocated to climate-focused projects demonstrating both alignment with global climate goals and a proactive approach to mitigating environmental risks.

This multifaceted strategy anchored in sustainability, innovation, and impact continues to position CIFI as a benchmark for responsible infrastructure investment. By channeling capital into transformative sectors and prioritizing long-term value creation, CIFI is supporting the development of a more resilient, inclusive, and low-carbon future for the region.

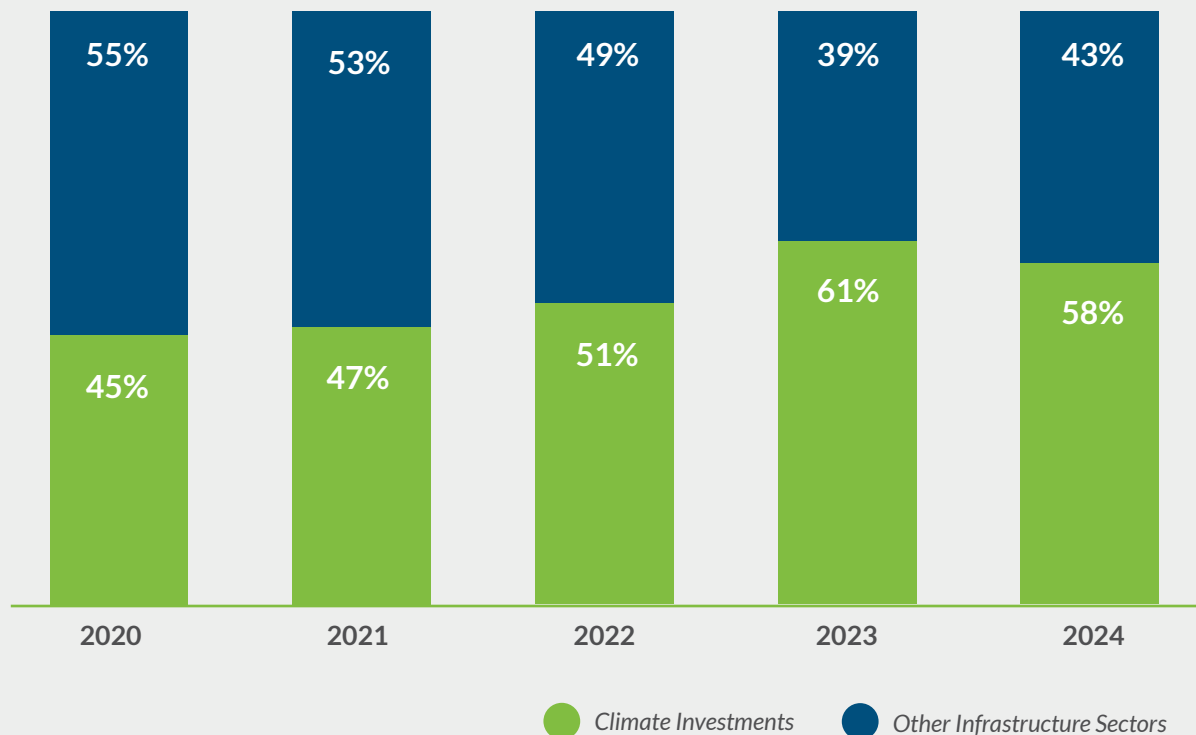
DISTRIBUTION OF INVESTMENT BY INCOME ECONOMIES FY2020-2024



## TYPE OF PROJECT: GREENFIELD VS BROWNFIELD FY2020-2024



## CLIMATE INVESTMENT VS OTHER SECTORS FY2020-2024



# ENERGY INVESTMENTS FY2020-2024

Renewable Energy vs Conventional Energy

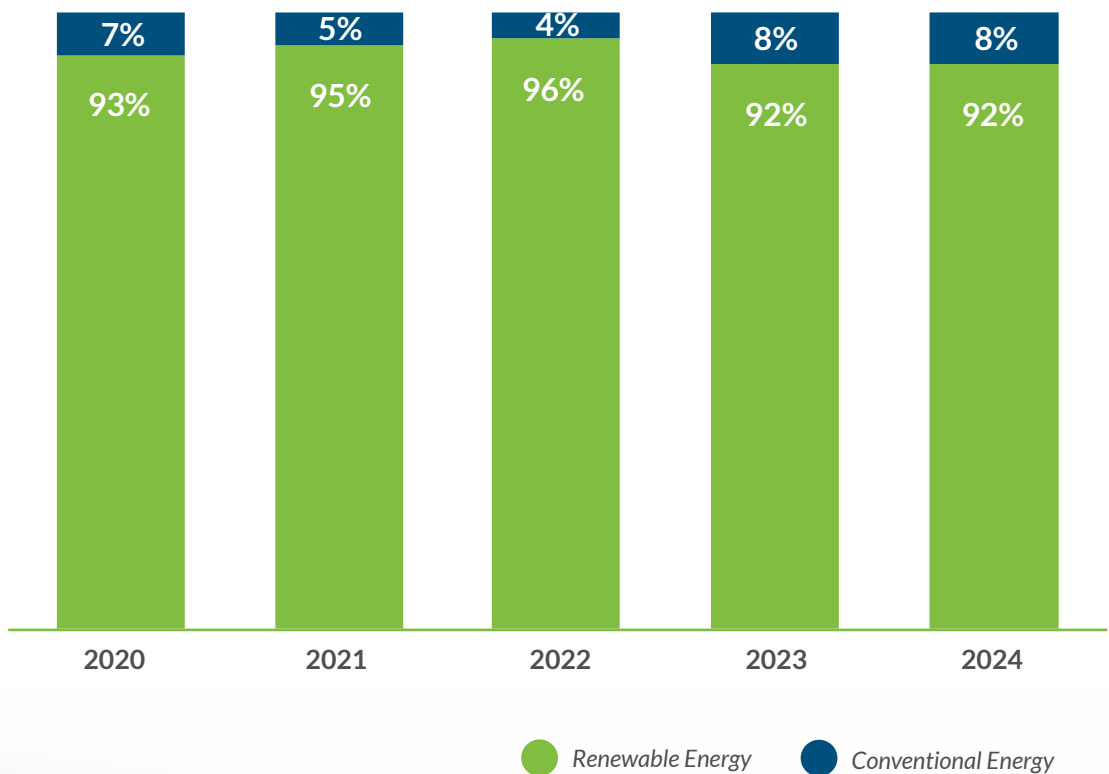










Photo by Caled Falkenhagen on Pexels.

# Issuance Programs in Capital Markets

## REVOLVING CORPORATE BONDS

PROGRAM

**US\$100MM**

TENOR

**Up to 10 years**

USE OF FUNDS

**Core Business**

## CORPORATE GREEN BONDS

PROGRAM

**US\$200MM**

TENOR

**Up to 10 years**

USE OF FUNDS

**Financing Green  
Projects**

## COMMERCIAL PAPERS

PROGRAM

**US\$50MM**

TENOR

**Up to 1 year**

USE OF FUNDS

**Core Business**

## GREEN BOND PROGRAM

CIFI's Green Bond Program aligns with the Green Bond Principles created by the International Capital Markets Association (ICMA) and promotes transparency and disclosure of information. CIFI's green bonds are issued at Panama's Stock Exchange through a program registered with the Superintendency of the Securities Market of Panama. The funds are exclusively intended to finance eligible green projects in compliance with CIFI's Green Bond Framework, which outlines the characteristics a project must meet to be considered for funding under this program.

*CIFI registered the first Green Bond Program in the Republic of Panama in 2019, with a total value of up to US\$200 million.*



HYDROELECTRIC  
POWER < 25 MW



WASTE  
MANAGEMENT



SOLAR ENERGY



GEOTHERMAL



WIND ENERGY



CO-GENERATION

PROJECT NAME	AMOUNT DISBURSED TO THE PROJECT	GREEN BOND SERIES	AMOUNT ISSUED
Mezapa	US\$13,000,000	Series L	US\$10,229,000
Valfortec	US\$8,954,483	Series N	US\$8,550,000
		Series Q	
		Series R	
Regeneration Energy	US\$13,106,006	Series P	US\$10,000,000
oEnergy	US\$4,910,880	Series O	US\$4,450,000
		Series V	
		Series U	
Monte Plata	US\$10,046,000	Series S	US\$10,000,000
AXS	US\$200,000		
oEnergy	US\$768,577	Series W	US\$2,998,000
Andes Solar	US\$2,390,585	Series T	



## Sustainability Indicators

PROJECT	COUNTRY	SECTOR	Installed Capacity (MW)	Energy Generation (MWh)	GHG Avoided (tCO <sub>2</sub> e)	People Benefited from Access to Energy
Andes Solar	Chile	Solar Power	13.5	20,044	8,392	5,166
oEnergy	Chile	Solar Power	36.0	46,394	19,425	11,958
Valfortec	Chile	Solar Power	12.4	14,000	5,862	3,609
Monte Plata	Dominican Republic	Solar Power	60.0	62,844	45,845	38,900
Mezapa	Honduras	Hydropower	9.4	45,738	28,952	73,790
Regeneration Energy	Panama	Solar Power	10.0	15,143	7,369	7,336



# Free Closed-End Investment Fund for the Development of Dominican Infrastructures I

CIFI, in its capacity as financing manager, and AFI Universal, an investment fund management company and subsidiary of Grupo Universal, have collaborated on the launch and execution of the Free Closed Investment Fund for the Development of Dominican Infrastructures I, amounting to 14 billion Dominican pesos (US\$250 million). Presented to the market in 2018, the fund aims to promote infrastructure projects that generate significant social value and contribute to sustainability within the Dominican Republic.

The Fund's investment portfolio comprises four projects in renewable energy, hospitality, and liquefied natural gas (LNG): the Canoa Photovoltaic Plant in Barahona, Los Guzmancito Wind Farm in Puerto Plata, the SIBA LNG Thermoelectric Plant in Boca Chica, and the Blue Mall and JW Marriott complex in Santo Domingo. These projects meet their credit and environmental obligations, improve living conditions for the population, and fulfill the country's environmental goals and commitments set forth in the United Nations 2030 Agenda for Sustainable Development.

In 2024, the Fund's investment portfolio sustained jobs for 2,632 Dominicans and contributed with the generation of 630,734 MWh to the national energy matrix, supporting the reduction of GHG emissions by 258,215 tCO<sub>2</sub>e and providing energy to nearly 390,000 Dominicans. These concrete and measurable impacts steer the Dominican Republic towards the 2030 Sustainable Development Goals, contributing to Goal 7: Affordable and Clean Energy; Goal 8: Decent Work and Economic Growth; and Goal 13: Climate Action.

Through this fund, CIFI contributes to its mission of generating a long-term, transformative positive impact for its stakeholders with attractive returns and sustainable results. CIFI is grateful for the support and trust received to continue moving towards a more sustainable future for all.

An overview of the Free Closed-End Investment Fund for the Development of Dominican Infrastructures I

DOMICILE

**Regulated Investment Fund in Dominican Republic**

TERM AFTER THE DATE OF ISSUE

**20 years**

RELEASE YEAR

**2018**

RISK RATING

**AAf – (N) Pacific Credit Rating**

NOMINAL VALUE OF THE PARTICIPATION FEE

**RD\$1 million**

TOTAL ISSUANCE PROGRAM AMOUNT

**RD\$14 billion**

MINIMUM INITIAL SUBSCRIPTION AMOUNT

**RD\$10 million**

TOTAL SIZE

**US\$250 million**

Exposure

**US\$234 million**

**93%**

Disbursed

**US\$232 million**

**99%**

## PERFORMANCE

Cutoff Date	Equity (RD\$)	Securities in Circulation (RD\$)	365 days
12/31/2021	7,185,784,866.17	7,010.00	2.58 %
12/31/2022	13,737,078,981.55	13,338.00	6.15 %
12/31/2023	14,413,580,475.40	13,338.00	8.81 %
12/31/2024	14,913,343,941.11	13,338.00	10.72 %

The sustained profitability of the Fund is a direct reflection of the strategic vision and operational excellence of CIFI Asset Management and AFI Universal. Leveraging deep regional expertise, CIFI Asset Management specializes in structuring and managing infrastructure debt across Latin

America and the Caribbean, with a focus on high-growth markets and sustainable development. Since its inception, the Fund has served as a pioneering investment vehicle in the Dominican Republic, enabling private pension funds to channel long-term capital into infrastructure projects.

## INVESTMENT PORTFOLIO

The portfolio, structured by CIFI for the Free Closed-End Investment Fund for the Development of Dominican Infrastructures I, comprises four assets in the renewable energy and social infrastructure sectors that comply with the established investment limits.

### Canoa Photovoltaic Plant



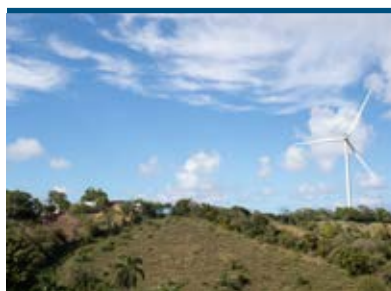
EXPOSURE  
**US\$37.0MM**  
INSTALLED CAPACITY  
**25 MW**

### SIBA Thermoelectric Plant



EXPOSURE  
**US\$72.9MM**  
PHASE I INSTALLED CAPACITY  
**190 MW**

### Los Guzmancito Wind Farm



EXPOSURE  
**US\$60.0MM**  
INSTALLED CAPACITY  
**97 MW**

### Blue Mall & JW Marriott



EXPOSURE  
**US\$66.4MM**  
LEASABLE AREA  
**35,752 m<sup>2</sup>**



# Sustainable Infrastructure Debt Fund

Multiple structural and contextual factors continue to underscore the relevance of the Sustainable Infrastructure Debt Fund (SIDF). The urgent global need to mobilize private capital in support of environmental and social development goals remains as critical as ever. In Latin America and the Caribbean, where infrastructure gaps continue to constrain inclusive growth and resilience, CIFI identified and acted on a clear opportunity: to create a debt vehicle focused exclusively on sectors that drive sustainable infrastructure with measurable social and environmental returns.

Launched in 2023, the SIDF has advanced its mission by building a diversified portfolio of high-impact projects, including Origo and AXS in Brazil, oEnergy in Chile, Monte Plata in the Dominican Republic, and Almacenes del Norte in Peru. These investments are aligned with key global sustainability objectives, including greenhouse gas emissions reduction, energy transition, and climate resilience.

The SIDF demonstrated a strong performance shortly after its launch, reaffirming the value of targeted sustainable infrastructure investment. By the end of 2024, projects within the portfolio had collectively generated 2,612 jobs across their respective countries, contributed 145 megawatts of installed renewable energy capacity to national energy matrices, avoided approximately 82,409 tCO<sub>2</sub>e in greenhouse gas emissions, and provided access to clean energy for an estimated 66,178 people.

Moreover, the SIDF's strategic alignment with the Paris Agreement and the United Nations 2030 Agenda for Sustainable Development has translated into tangible contributions across multiple Sustainable Development Goals (SDGs). All five projects financed through the fund -Origo, oEnergy, AXS, Monte Plata and Almacenes del Norte—actively supported: Goal 5 (Gender Equality); Goal 7 (Affordable and Clean Energy); Goal 8 (Decent Work and Economic Growth); Goal 11 (Sustainable Cities and Communities); and Goal 13 (Climate Action).

Sustainable infrastructure continues to offer a compelling opportunity to accelerate development in emerging economies while responding decisively to global environmental challenges. From an investment perspective, the SIDF illustrates how sustainability and profitability can be effectively aligned. CIFI is proud to spearhead this initiative and remains deeply grateful to its investors and partners, whose commitment has been instrumental in turning this vision into impact.



AS OF DECEMBER 2024

**Fund Size**  
**Up to US\$200MM**

**Total Debt**  
**US\$75MM**

**Total Capital**  
**US\$100MM**

**9.93% IRR**

**Portfolio of**  
**5 Projects**

**78% Renewable**  
**Energy**

## Overview

- US\$200 million debt fund that participates in innovative infrastructure transactions with CIFI.
- Focused on cutting-edge sustainable social and environmental infrastructure sectors.
- Regional fund with promising credit structures in Latin America and the Caribbean.
- Aiming at a minimum of 50% of portfolio investment in renewable energy, with an IRR  $\geq 9\%$  in US\$ with low volatility.

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## Market Opportunity

- Infrastructure is a key economic growth factor in the Latin American and Caribbean region, with strong investment trends.
- Private sector investment is a vital support for regional governments to impact growth.
- Incorporation of Environmental, Social, and Governance factors allows for improved performance.
- Proven impact in promoting climate change resiliency and economic growth.

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## Sustainable Infrastructure

- Strict adherence to criteria that define sustainable infrastructure.
- Evidence of monitoring and success published in an annual impact report.
- Combining Environmental, Social, and Governance risk management with real impact for communities.
- Aligning with the Sustainable Development Goals and the Paris Agreement.

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## CIFI's Added Value

- Strong origination capacity with a proactive experienced senior team on the ground.
- Proven track record executing the same strategy consistently for over 20 years.
- Solid credit structure with low credit loss ratio for investors.

# Investment Portfolio

The portfolio for the Sustainable Infrastructure Debt Fund comprises five projects in the Latin America and Caribbean region within the renewable energy and sustainable logistics sectors, meeting funding eligibility criteria.

## TRANSPORTATION AND LOGISTICS

### Almacenes del Norte/Peru

Total Project Cost

**US\$135MM**

Total Debt

**US\$63MM**

SIDF Amount Invested

**US\$18.9MM**

Tenor

**16 years**

## SOLAR POWER

### Monte Plata/Dominican Republic

Total Project Cost

**US\$109.1MM**

Total Debt

**US\$57.9MM**

SIDF Amount Invested

**US\$18.9MM**

Tenor

**16 years**

### oEnergy/Chile

Total Project Cost

**US\$48.1MM**

Total Debt

**US\$37.6MM**

SIDF Amount Invested

**US\$17.3MM**

Tenor

**16 years**

### Origo/Brazil

Total Project Cost

**US\$27.6MM**

Total Debt

**US\$19MM**

SIDF Amount Invested

**US\$12.5MM**

Tenor

**12 years**

### AXS/Brazil

Total Project Cost

**US\$52.5MM**

Total Debt

**US\$31.3MM**

SIDF Amount Invested

**US\$17.6MM**

Tenor

**16 years**





Photo by American Public Power Association on Unsplash.





# ESG Strategy

## CIFI's Focus: Responsible Investment and Positive Impact

ESG factors must be incorporated into the fundamental processes of CIFI's operations to achieve responsible investment. CIFI's business model includes an ESG risk management framework that identifies, assesses, and manages environmental and social risks and impacts associated with its finance projects. This ensures that sustainability goes beyond ESG risk management to be fully incorporated into project implementation and monitoring.





# Environmental and Social Management System

To uphold the highest standards of environmental and social sustainability, CIFI has meticulously integrated an Environmental and Social Management System (ESMS) into its investment processes. This system serves as a framework of policies, procedures, tools, and institutional expertise designed to assess and manage environmental and social risks associated with its investments. CIFI's ESMS is built upon its ESG policy commitments and aligns with globally recognized benchmarks, including the Equator Principles and the IFC 2012 Performance Standards on Environmental and Social Sustainability.

Through this comprehensive system, CIFI ensures that every project adheres to equitable and robust environmental and social protocols that resonate with its vision for sustainable development across the region. CIFI periodically reviews and updates the ESMS to ensure that its components are aligned with industry's best practices.

The operationalization and oversight of the ESMS are entrusted to the Head of ESG, supported by a dedicated team comprising a senior ESG Officer, an E&S Officer, and a Social Analyst, ensuring seamless and impactful implementation across all initiatives.

## Policy Framework

CIFI remains steadfast in its commitment to advancing sustainable development across Latin America and the Caribbean by maximizing environmental and social value within its investment activities. Recognizing that the integration of robust sustainability practices is not only ethically responsible but also strategically sound, CIFI ensures that its initiatives mitigate risks, enhance long-term viability, and generate tangible benefits for local communities.

Photo by Dee Onederer on Pexels.

This commitment is reflected in the comprehensive integration of Environmental, Social, and Governance (ESG) considerations throughout the entire investment lifecycle. CIFI's Policy Framework encompasses a structured and coherent set of project-level and corporate-level policies, plans, and operational procedures, alongside internationally recognized sustainability standards. Together, these elements guide both internal operations and the rigorous processes applied to the identification, assessment, and approval of investments ensuring full alignment with CIFI's sustainability principles and institutional objectives.

## PROJECT LEVEL POLICIES, AND OPERATIVE PROCEDURES

- Environmental and Social Management System
- ESG Policy
- Climate Change Policy
- Human Rights Statement
- Gender Equality Policy
- Exclusion List
- Grievance Mechanism

## CORPORATE LEVEL POLICIES, PLANS AND OPERATIVE PROCEDURES

- Human Resources Policy
- Internal Complaints Procedure
- Health and Safety Plan
- Crisis Management Protocol
- Stakeholder Engagement Plan (SEP)

## SUSTAINABILITY STANDARDS

- Equator Principles (EP)
- International Financial Corporation's (IFC's) Performance Standards on Environmental and Social Sustainability
- World Bank Environmental Health and Safety (EHS) Guidelines
- United Nations Guiding Principles on Business and Human Rights
- International Financial Reporting Standards
- Partnership for Carbon Accounting Financials (PCAF)
- Sustainable Development Goals (SDGs)



# Materiality Matrix

Materiality, in the context of Environmental, Social, and Governance (ESG) considerations, is a critical concept that defines the relevance and significance of ESG factors in relation to a company's operations, performance, and long-term sustainability. It involves a careful assessment of issues that may influence financial outcomes, corporate reputation, and the organization's capacity to create enduring value. These factors are inherently dynamic, shaped by industry context, business models, and evolving stakeholder expectations.

From the perspective of a prudent investor, materiality entails identifying sustainability issues that could meaningfully impact a company's financial health and operational effectiveness. This approach, as articulated by the Sustainability Accounting Standards Board (SASB), emphasizes the importance of sector-specific and context-driven analysis in sustainability reporting.

By conducting materiality assessments, organizations can strategically prioritize ESG initiatives, mitigate risks, and unlock opportunities that generate measurable value for both shareholders and broader stakeholder groups. A well-defined materiality framework becomes an essential tool for decision-makers, enabling the alignment of corporate strategy with environmental and social imperatives.

CIFI has fully embraced this principle by identifying key areas of significance at both the corporate level and within its financing activities. Its materiality matrix is periodically reviewed to ensure that priorities remain relevant and responsive to stakeholder concerns. In support of this, CIFI has established clear objectives and Key Performance Indicators (KPIs) to monitor and evaluate progress across its sustainability agenda, reinforcing its commitment to informed, transparent, and impactful governance.



Photo by Zaetaflow on Pexels.



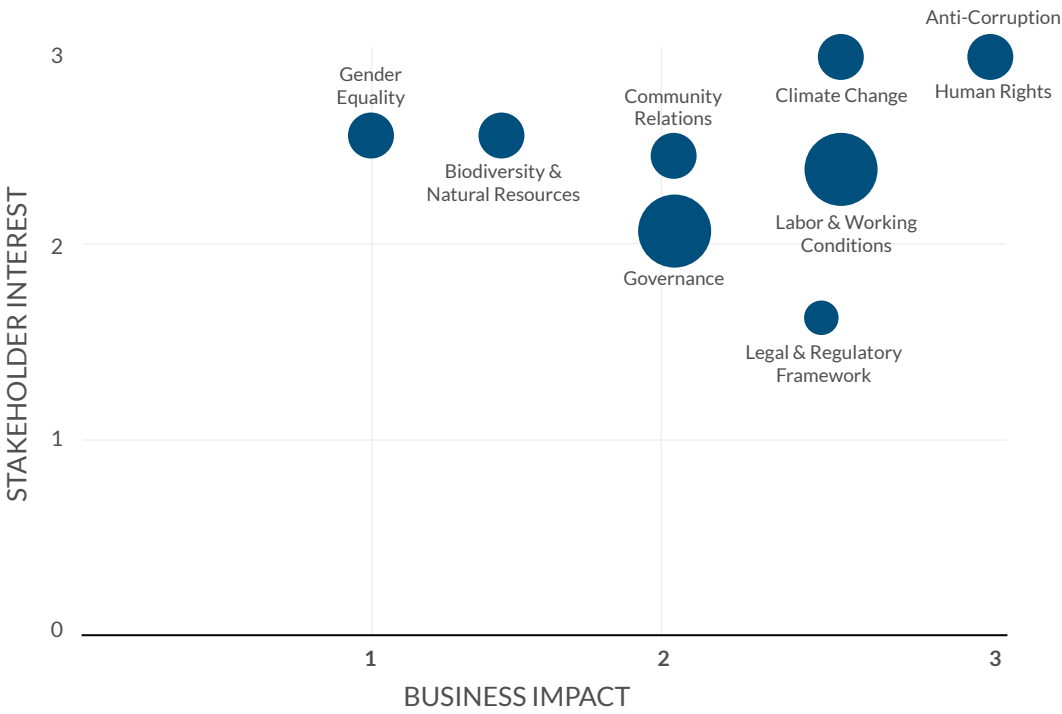
PRIORITY ISSUES

- *Anti-Corruption*
- *Biodiversity & Natural Resources*
- *Climate Change*
- *Community Relations*
- *Gender Equality*
- *Governance*
- *Human Rights*
- *Labor & Working Conditions*
- *Legal & Regulatory Framework*

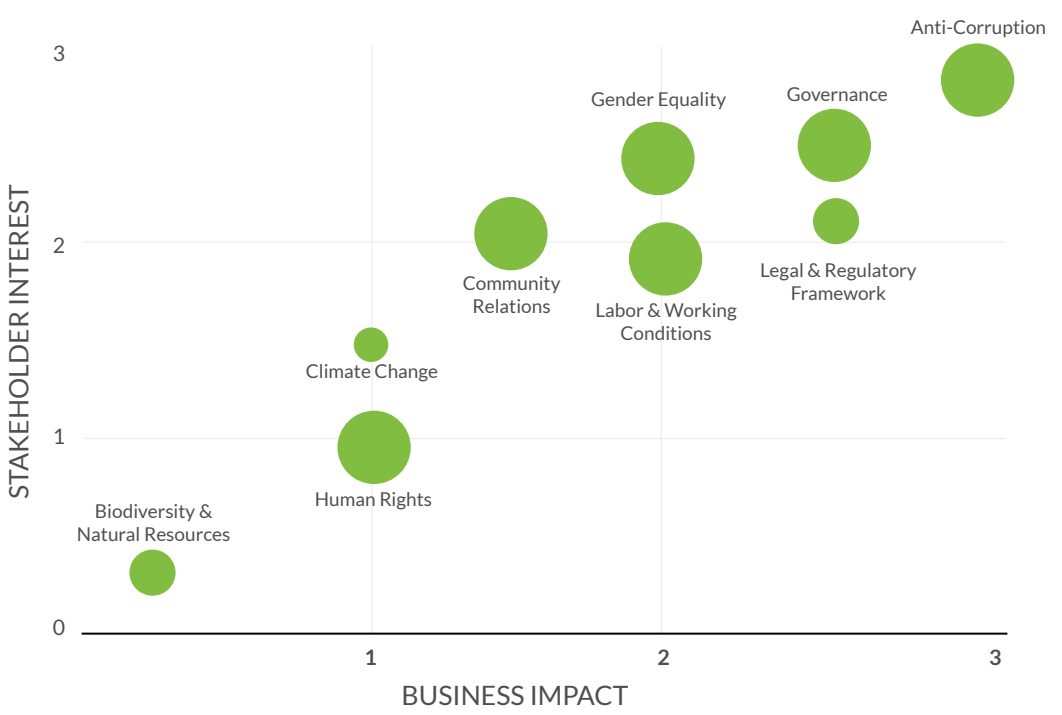
DEGREE OF CONTROL



KEY AREAS OF INTEREST AT A PORTFOLIO LEVEL



KEY AREAS OF INTEREST AT A CORPORATE LEVEL



## PRIORITY ISSUES



### ENVIRONMENT

Photo by Edo Tommo on Pexels.

#### Biodiversity & Natural Resources

Protecting plant and animal species, genetic diversity, and natural ecosystems, ensuring that natural ecosystems can continue to provide for human health and local livelihoods. This includes managing and minimizing waste of projects through reduction, recovery, reuse, and recycling, and ensuring proper waste disposal and water footprint, particularly in areas where there is water scarcity or a risk of adversely affecting water availability in communities.

#### Climate Change

Managing CIFI's climate change-related risks in projects and contributing to addressing climate change through adaptation and mitigation strategies in its investment portfolio.



### SOCIETY

Photo by Sayeed Chowdhury on Pexels.

#### Gender Equality

Fostering a culture that embraces diversity and inclusion by valuing differences such as gender, age, ethnicity, race, physical abilities, and sexual orientation, while actively implementing measures to prevent discriminatory behaviors and attitudes. This approach contributes to greater awareness and creates an enabling environment for women to thrive at all levels of corporate and project-based investments.

#### Community Relations

Taking action to minimize or mitigate adverse social and/or economic impacts related to worksite accidents, hazardous materials, spread of diseases, or interactions with private security personnel. This includes impacts of projects related to land resettlement, indigenous people, and cultural heritage.

#### Labor & Working Conditions

Adhering to regulations and ensuring good labor-management relationships by treating workers fairly and providing safe and healthy working conditions.



Photo by A Darmel on Pexels.

## GOVERNANCE

### Governance

Maintaining strong corporate governance for CIFI and its clients and investments through robust policies and procedures. Ensuring accountability and transparency at all levels, as well as appropriate composition, independence, and diversity of board members.

### Anti-Corruption

Avoiding instances of fraud and corruption, including the offering, giving, receiving, or soliciting, directly or indirectly, anything of value to improperly influence the actions of another party.

### Legal & Regulatory Environment

Managing and protecting against weak legal frameworks or the lack of rule of law in areas of investment, such as how to enforce collateral or contracts with clients.



Photo by Cam Casey on Pexels.

## HUMAN RIGHTS

Respecting and promoting the rights and freedoms inherent to all people, including the right to a healthy environment, especially considering vulnerable and marginalized groups, in accordance with internationally recognized social and ethical standards.



## GOALS AND KPIs BY PRIORITY ISSUE

### ENVIRONMENT

ISSUE	GOAL	KPI	2023	2024
Biodiversity & Natural Resources	<b>GOAL 1</b> Screen all clients by using CIFI's extensive best practice policies, processes, and tools intended to prevent negative impacts to biodiversity in the region.	% of clients screened that trigger PS6 (Performance Standard 6 - Biodiversity Conservation and Sustainable Management of Living Natural Resources)	50%	100%
	<b>GOAL 2</b> Avoid projects with irreversible biodiversity impacts and risks.	# of projects rejected in Pipeline Committee due to biodiversity irreversible impacts	N/A	N/A
	<b>GOAL 3</b> Screen all client projects by using best practice policies, processes, and tools to assess potential water risks relating to the environment, its use, and communities.	% of clients screened that trigger PS3 (Performance Standard 3 - Resource Efficiency and Pollution Prevention)	100%	100%
Climate Change	<b>GOAL 4</b> Reduce exposure to carbon-intensive or fossil-fuel investments, while evaluating on a case-by-case basis.	Carbon intensity tCO <sub>2</sub> e/MM US\$ Percentage compliance with limits	100%	100%
	<b>GOAL 5</b> Establish a carbon budget aligned with the Paris Agreement.	Tons of tCO <sub>2</sub> e emissions of portfolio (Scope 1, 2, and 3) Percentage compliance with limits	100%	100%

## SOCIETY

ISSUE	GOAL	KPI	2023	2024
Community Relations	<b>GOAL 6</b> Ensure that robust policies and procedures in place for investment projects do not infringe on communities, indigenous people, or cultural heritage.	# of incidences	0	0
	<b>GOAL 7</b> Provide all employees with opportunities to engage with local communities or initiatives each year to support activities with a positive community impact.	% of staff participation	46%	48%
Gender Equality	<b>GOAL 8</b> Ensure compliance with CIFI's Gender Equality Policy with proper channels to address and resolve complaints.	# of incidences	0	0
Human Rights	<b>GOAL 9</b> Strive to achieve zero incidences of human rights abuses across CIFI's portfolio.	# of incidences	0	0
	<b>GOAL 10</b> Screen all client's projects by using best practice policies, processes and tools to assess potential risks relating to human rights.	% Due Diligence including screening for human rights risks	100%	100%
Labor & Working Conditions	<b>GOAL 11</b> Support local job development through the projects CIFI finances.	# of jobs created	14,000	17,457
	<b>GOAL 12</b> Ensure health and safety of employees (including during work-related travel).	# of incidences	0	0

## GOVERNANCE

ISSUE	GOAL	KPI	2023	2024
Anti-Corruption	<b>GOAL 13</b> Screen all clients by using best practice policies, processes, and tools intended to prevent, detect, and report instances of money laundering and corruption.	% of clients screened # of incidences	<b>100%</b> <b>0</b>	<b>100%</b> <b>0</b>
	<b>GOAL 14</b> Train all employees on CIFI's ethics code and money laundering, Know Your Client, whistleblower policies, and procedures annually.	# of training sessions received per staff member each year	<b>1</b>	<b>4</b>
Governance	<b>GOAL 15</b> Transparency and full disclosure on CIFI governance structure, including Board of Directors.	# of sections detailing the governance structure and the Board of Directors on the corporate website	<b>1</b>	<b>1</b>
Legal & Regulatory Environment	<b>GOAL 16</b> Screen all client projects using extensive best practice policies, processes, and tools intended to assess strength of country-level legal frameworks and application of rule of law in areas of investment.	# of deviations (audit)	<b>0</b>	<b>0</b>





Photo by Raphael Cruz on Unsplash.







# Risk Management Framework

## PROPRIETARY TOOLS

CIFI has designed and implemented a suite of advanced risk scoring systems, impact assessment tools, calculators, and digital applications to systematically enhance its environmental and social performance with precision, consistency, and operational efficiency.

### 1 Categorization

The ESG Risk Scoring Tool evaluates the socio-environmental risk profile of each project by assigning a category based on both baseline and elevated risk factors. This categorization is derived from a robust methodology that benchmarks carefully selected global environmental and social indicators, ensuring a consistent and data-driven assessment framework.

### 2 Climate Change Risk Screening

CIFI's Climate Change Screening Tool assesses a project's exposure to climate-related risks by analyzing geographic vulnerability, national resilience capacity, and the projected impacts of extreme weather events. This evaluation determines the project's Climate Change Risk Level and informs the design of targeted adaptation or mitigation measures to be implemented prior to financing.

### 3 Impact Calculator

CIFI's Impact Calculator applies a standardized methodology to estimate the potential positive outcomes of financed projects, drawing on official national data and client-reported information. This tool generates consistent and comparable metrics across key indicators, such as job creation, carbon emissions reduction, and improved access to energy and telecommunications.

### 4 Digital ESMS: Impacta App

CIFI's ESG App is a customized, user-friendly digital platform designed to support comprehensive ESG management across the investment portfolio. The application facilitates the systematic recording of ESG processes throughout the investment lifecycle. It also provides clients with secure access to project-specific data and documentation, including standardized templates for the preparation and submission of mandatory quarterly, as well as annual environmental and social (E&S) reports.



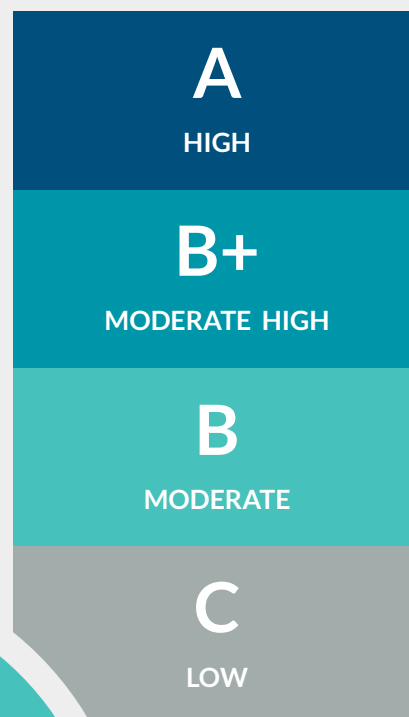
## Categorization

CIFI's ESG Risk Scoring Tool provides a structured methodology for assessing the socio-environmental risk of each project. The tool allows for the estimation of the non-financial risk often overlooked in traditional financial analyses, and it assigns a risk category based on a normalized scoring system ranging from 1 to 3, calibrated according to impact severity.

The tool is divided into two key components:

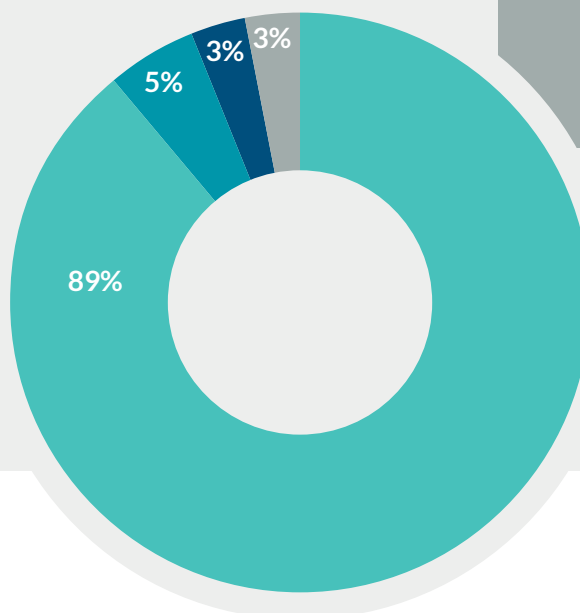
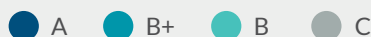
- The baseline risk assessment, which offers a general evaluation based on the project's overarching characteristics; and
- The severe risk assessment, which provides a detailed analysis of specific vulnerabilities using a comparative methodology grounded in globally recognized environmental and social indicators.

The resulting composite score determines the project's Environmental and Social (E&S) Category classified as A, B+, B, or C and informs the level of ESG oversight and mitigation required throughout the investment lifecycle.

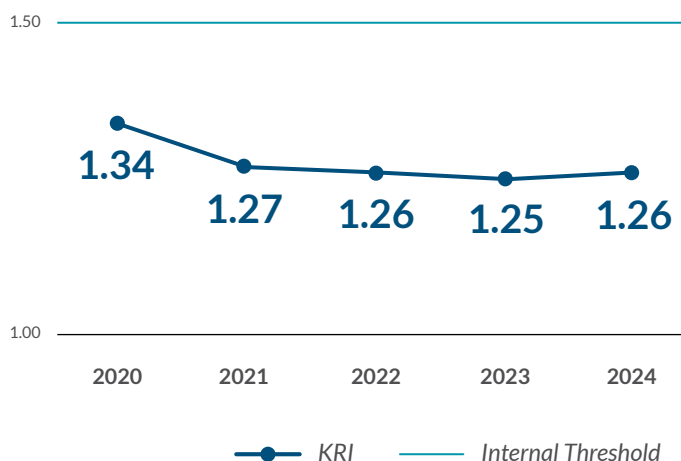


### Environmental and Social Categorization

#### PORTFOLIO E&S CATEGORY



## Key Risk Indicator



CIFI's Key Risk Indicator (KRI) serves as a strategic tool for portfolio-level decision-making, offering a consolidated view of environmental and social (E&S) risk exposure. The KRI operates on a scale from 1.0 (lowest risk) to 3.0 (highest risk) and is designed to function as a compass for guiding risk-informed investment decisions.

Over the years, CIFI has maintained a disciplined approach to risk management, consistently striving to remain below its internal threshold of 1.5. This reflects a proactive commitment to minimizing exposure to E&S risks through early identification, engagement, and mitigation strategies embedded across the investment lifecycle.



## Climate Change Risks Screening

CIFI's Climate Change Risk Screening Tool incorporates two globally recognized sources to assess climate-related risks at the country level: Germanwatch's Global Climate Risk Index and the Notre Dame Global Adaptation Initiative (ND-GAIN).



**ND-GAIN**  
Notre Dame Global  
Adaptation Initiative

The **ND-GAIN Index** evaluates a country's vulnerability to climate change and other global challenges, as well as its readiness to enhance resilience. It provides a composite score that reflects both exposure and adaptive capacity.



**GERMANWATCH**

The **Global Climate Risk Index**, developed by Germanwatch, analyzes and ranks countries based on the extent to which they have been affected by extreme weather events, including storms, floods, and heatwaves.

By integrating these indices, the tool enables a comprehensive assessment of a project's climate risk exposure, informing the design of appropriate adaptation or mitigation measures prior to investment.

## Screening Tool Process



ND-GAIN  
Notre Dame Global  
Adaptation Initiative

Using these two sources, CIFI obtains an initial country-level climate risk score, which is then correlated with the availability and strength of relevant national laws and regulations to establish a preliminary assessment.

In the second phase, CIFI incorporates an evaluation of direct project-level risks, including potential impacts that may be exacerbated under global climate change scenarios.

This multidimensional analysis integrates both physical and transition risks to produce a final Climate Change Risk Score.

1

2

### 1st Risk Score approach

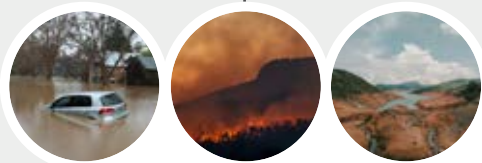
HIGH

MODERATE HIGH

MODERATE

LOW

3



### Transitional & Physical Risk Analysis

Before determining the final risk score, CIFI conducts a comprehensive analysis of climate-related impacts on the project, guided by the disclosure principles outlined in the IFRS S2 Climate-related Disclosures Standard, issued by the International Sustainability Standards Board (ISSB).

This assessment focuses on three key dimensions:

- Transitional risks, such as regulatory changes, market dynamics, and reputational exposure;
- Acute physical risks, including the severity and frequency of extreme weather events; and
- Chronic physical risks, related to long-term shifts in climate patterns, such as rising temperatures or sea levels.

This layered analysis ensures a robust understanding of climate-related vulnerabilities and informs the development of appropriate mitigation or adaptation strategies prior to investment.

4

### Final Risk Score

VERY HIGH

HIGH

MODERATE

LOW

NONE OR STABLE

The final score integrates multiple dimensions by weighing the project's sector and subsector, the global climate risk indices, and the severity of projected climate-related impacts. This composite score provides a comprehensive assessment of the project's overall climate risk exposure, supporting informed investment decision-making.



# Impact Calculator

CIFI has developed and integrated a suite of calculators into its management system to quantify the positive impact of its investment portfolio. These tools apply standardized methodologies to generate consistent, data-driven estimates across key sustainability indicators. The metrics presented below are based on simulation models and should be interpreted as indicative estimates rather than audited data.

## Greenhouse Gas Emissions Reduction

Calculated using the reported annual renewable energy generation per project and the corresponding national emission factor, sourced from official databases.

INITIAL DATA		RESULTS	
COUNTRY	Dominican Republic	tCO <sub>2</sub> e	68,062
EMISSION FACTOR NES tCO <sub>2</sub> / MWh	0.73	READY	
MWh/YEAR	93,300		

## People Benefiting from Access to Energy / Clean Energy

Estimated by dividing the reported energy generation of each project by the average per capita energy consumption in the respective country, based on official national statistics.

INITIAL DATA		RESULTS	
COUNTRY	Chile	PEOPLE BENEFITED FROM ACCESS TO ENERGY/YEAR	2,113
ENERGY CONSUMPTION PER CAPITA	3,879.68	READY	
kWh/YEAR	8,196,000.00		

## People with Access to Communication

Derived from the number, location, and type of telecom base stations constructed or managed by the client. This data is extrapolated using national population statistics. In some cases, the metrics also reflect improvements in service quality, capacity, or coverage.

INITIAL DATA		RESULTS	
Select the following options		COVERAGE AREA (km²/TOWER)	50.854
TYPE	Coverage	POPULATION DENSITY (PEOPLE/km²)	25
LOCATION OF TOWERS	Mountain_terrain	PEOPLE BENEFITED FROM TELECOMS (#PEOPLE)	1,911,603
NUMBER OF TOWERS	1,500	READY	
TRAFFIC NEED	Place of higher need for traffic		

## Jobs

Based on the number of direct and indirect jobs (including subcontractors) created during the construction and operational phases of each asset.

## Digital ESMS: Impacta App

CIFI's Impacta App is a strategic digital platform designed to enhance ESG management across its investment portfolio. Developed as part of CIFI's broader digitalization efforts, the application provides seamless access for CIFI, its clients, and investors to monitor and manage ESG processes and track the positive impact of financed projects.

Tailor-made to support the full ESG lifecycle, the app is user-friendly, comprehensive, and aligned with CIFI's Environmental and Social Management System (ESMS). It facilitates the execution of each ESG step throughout the investment process and offers clients a secure interface to access project-specific data, including standardized templates for submitting mandatory environmental and social (E&S) reports.

The platform guides users through the ESMS and enables the registration, tracking, and management of all ESG-related aspects, including:

- Initial E&S project screening and categorization
- Due diligence process status
- Project-specific E&S action plans
- Portfolio-level impact indicators
- E&S Key Risk Indicators (KRI)
- Annual E&S monitoring reports
- Development impact indicator reports









# Corporate Social Responsibility

In 2024, CIFI continued to strengthen its commitment to Corporate Social Responsibility (CSR) through a series of targeted initiatives aligned with its core values and sustainability objectives. These efforts reflect CIFI's dedication to fostering environmental stewardship, social inclusion, gender equality, and employee well-being. The following highlights illustrate the breadth and impact of CIFI's CSR activities throughout the year.

## BIODIVERSITY AND ENVIRONMENTAL STEWARDSHIP

In 2024, CIFI participated in Panama's National Day of Reforestation, with staff and their families planting native trees in the Cabobre Community, located in the eastern region of Panama Province. This initiative, carried out in collaboration with the Ministry of the Environment, the NGO ANARAP, and other private sector partners, resulted in the planting of 1,111 trees to help restore degraded land and protect the Pacora River basin.

Additionally, for the second consecutive year, CIFI supported Fundacion Tortuguillas' sea turtle conservation efforts. Staff and their families engaged in an immersive environmental education experience that included a beach cleanup and the release of turtle hatchlings in Punta Chame, Western Panama Province. These efforts contributed to the protection of endangered marine species and the preservation of coastal ecosystems.



## COMMUNITY ENGAGEMENT

CIFI and its staff partnered with Junior Achievement Panama to deliver an environmental education program at the Sara Sotillo Public School, located near CIFI's headquarters. The program, titled "Guardians of the Planet," promotes environmental awareness and stewardship among students aged 9 to 12, encouraging them to develop creative solutions to local environmental challenges.

In addition, CIFI made an in-kind food donation to support patients and their families at Panama's National Oncology Institute, reinforcing its commitment to community care and solidarity.

## GENDER EQUALITY

In support of gender equity, CIFI donated menstrual hygiene products to shelters for vulnerable women operated by the Municipality of Panama, helping to promote health and dignity.

CIFI also sponsored the Annual Conference of Panama's Association of Women Directors, an NGO that advocates for equal representation of women on corporate boards. The event featured the participation of renowned author Sharon Lechter, further elevating the dialogue on women's leadership.

## WORKPLACE WELL-BEING AND PROFESSIONAL DEVELOPMENT

CIFI continued to invest in the professional growth and well-being of its employees by offering 19 training courses and workshops in 2024. Topics included finance, technology, ESG, leadership, and communication skills, with full participation from staff. CIFI also hosted a specialized workshop on building healthy relationships and parenting roles, reflecting its holistic approach to employee support.

Furthermore, CIFI welcomed nine young professionals into its internship program, providing them with hands-on experience in project implementation and an opportunity to contribute meaningfully to sustainable development in the region.





# Human Rights

Infrastructure investment is an indispensable condition for economic and social development in Latin America and the Caribbean as it improves the coverage and quality of public services, reduces costs and opens access to different markets. However, like any business enterprise, it can pose risks or have impacts on human rights. Specifically, some risks might be heightened by industries and local contexts' particularities.

*CIFI meets its responsibility to respect human rights by upholding its Human Rights Statement, a policy commitment approved by its Board of Directors; by identifying, assessing and addressing human rights risks and impacts throughout the complete financing lifecycle; and by establishing and implementing a Grievance Mechanism and Internal Complaints Procedure.*

## OUR COMMITMENT

CIFI's business activities are guided by the EPs and the IFC PS for Social and Environmental Sustainability and are carried out in accordance with the International Bill of Human Rights, the International Labor Organization's (ILO) Declaration of Fundamental Principles and Rights at Work and the United Nations Guiding Principles for Business and Human Rights (UNGPs), along with other internationally recognized human rights standards. CIFI conducts business with the idea of identifying, preventing, mitigating, and managing potential adverse human rights impacts, and has included its Human Rights Statement into CIFI's ESMS.

CIFI acknowledges that specific circumstances may require the consideration of additional human and environmental rights covenants to be properly addressed and considered, including addressing issues that may arise for indigenous peoples or other vulnerable groups, as well as minority groups. Additionally, CIFI ensures that all acts by its staff, clients, and business partners do not promote violence, intimidation, repression, or reprisals towards organizations that express dissenting opinions regarding CIFI's partners or activities.

CIFI expects its clients, business partners, and other companies involved in the projects it finances to assess their actual and potential human rights impacts, as well as to prevent, mitigate, and act upon their adverse impacts in ways that are consistent with the UNGPs, regardless of their size, sector, operational context, ownership, and structure. To support this effort, CIFI has provided tools, policies, plans, and procedures to ensure respect for human rights in all its operations.





Photo by Min An on Pexels.

## CIFI'S APPROACH

- Identify and assess human rights risks and impacts prior to making financing decisions.
- Prevent, mitigate, and account for human rights impacts and risks during the financing lifecycle.
- Externally report on the implementation of the Human Rights Statement annually through its E&S Annual Reporting, and encourage clients and businesses to do so, as well.
- Prevent and mitigate adverse human rights impacts by providing capacity building and/or incentives to clients and business partners.
- Implement and effectively manage a fair and legitimate external grievance mechanism for project-affected individuals and communities.
- Require clients to design and implement a human rights policy and operational-level internal and external grievance mechanisms.
- Promote and encourage meaningful stakeholder engagement with clients and business partners throughout the life of the project, especially regarding vulnerable and project-specific groups, to ensure that stakeholders' views and inputs are considered.

# Climate Change

## CLIMATE CHANGE POLICY

In connection with the United Nations Framework Convention on Climate Change (UNFCCC), CIFI has fully acknowledged the financial sector's responsibility for achieving the Paris Agreement's objectives on climate change through its investment decisions and its corporate operations and mitigation plans. Furthermore, CIFI has decided to spearhead the necessary transition of financial institutions in Latin America and the Caribbean and raise ambitions to align with a 1.5°C global warming scenario economy.

CIFI recognizes climate change risks and impacts as a global challenge and aims to identify and manage those risks by financing projects aligned with the Paris Agreement, Good International Industry Practices (GIIP), the SDGs, and the International Financial Reporting Standards (IFRS). To this end, CIFI:

- Adopts a high-level commitment to act.
- Assesses physical and transitional climate risks and impacts before investing through the due diligence process.
- Develops adaptation and mitigation strategies at the project level for risks and impacts identified during due diligence.
- Measures financed GHG emissions during the life of the loan.
- Conducts scenario analyses and discloses residual, unmitigated risks to relevant stakeholders to inform decision-making.
- Establishes targets in line with market-driven business strategies following global trends.
- Reports progress to relevant stakeholders through regular IFRS reporting.

## CLIMATE CHANGE STRATEGY

Building on this policy foundation, CIFI's Climate Change Strategy operationalizes its commitment to climate alignment by integrating climate considerations into its investment approach, risk management systems, and business development efforts. The strategy is designed to align CIFI's operations and portfolio with a 1.5°C global warming scenario, while fostering sustainable, clean, and economically viable investment opportunities across the region.

### Strategic Objectives

The Climate Change Strategy is guided by three overarching objectives, namely to:

1. Contribute to a clean world by financing opportunities that reduce GHG emissions and support the transition to a low-carbon economy.
2. Enhance risk management and sustainability through strict adherence to CIFI's ESG standards and policies, improved transparency and disclosure, and the reduction of climate-related financial risks.
3. Strengthen business operations by enhancing CIFI's reputation, expanding access to climate finance, and identifying long-term investment opportunities aligned with global climate goals.

Through this strategy, CIFI aims to position itself as a regional leader in climate-aligned finance, mobilizing capital toward projects that deliver measurable environmental benefits, promote resilience, and create long-term value for stakeholders.

In alignment with the Paris Agreement, institutional investors are increasingly mobilizing capital to support decarbonization across Latin America and the Caribbean. Between 2020 and 2022, over 50% of mitigation finance in emerging markets, including the LAC region, originated from private sector actors, with a strong focus on clean energy and sustainable infrastructure. Globally, more than 500 financial institutions managing over US\$29 trillion have committed to net-zero targets, reinforcing the shift toward climate-aligned investment portfolios.

Within this global and regional momentum, CIFI has adopted a clear decarbonization pathway by prioritizing asset allocation in projects with low carbon intensity and progressively divesting from carbon-intensive sectors. This strategic approach not only supports the transition to a low-carbon economy but also enhances portfolio resilience and aligns CIFI's long-term sustainability objectives.







Photo by Jose on Pexels.

2019

**ESG STRATEGY**

- With the support of SustainAbility, identification of climate change as a key priority with potential high impact on its performance.
- Climate Change Policy Framework.
- Carbon Footprint review and first data collection.

2020

**SOUTH POLE ADVISORY**

- Phase 1: High-level Carbon Footprint (from 2019 data), climate risk assessment, and peer review.
- Phase 2: Decarbonization paths (2020) GHG Footprint scope 1 and 2.
- Phase 3: GHG Footprint, scope 3 by 2020.

2021

**POLICY UPDATE**

- Fossil Fuel Exclusion List (2021 update).
- Partnership for Carbon Accounting Financials (PCAF) affiliation.
- Annual GHG Footprint.

2022

**PARIS ALIGNMENT**

- South Pole Assessment: Paris Alignment and transitional and physical risk assessment.

2023

**CLIMATE CHANGE STRATEGY**

- Annual GHG Footprint.
- Decarbonization – Net Zero target.

2030

- 45% Emissions Reduction – Paris Agreement.
- Net Zero target 70% alignment.

2050

**NET ZERO TARGET 100%**

- 90% emissions reductions and 10% abatement.

# DECARBONIZATION PATHWAY

Understanding climate change-related impacts and risks and CIFI's decarbonization pathway.



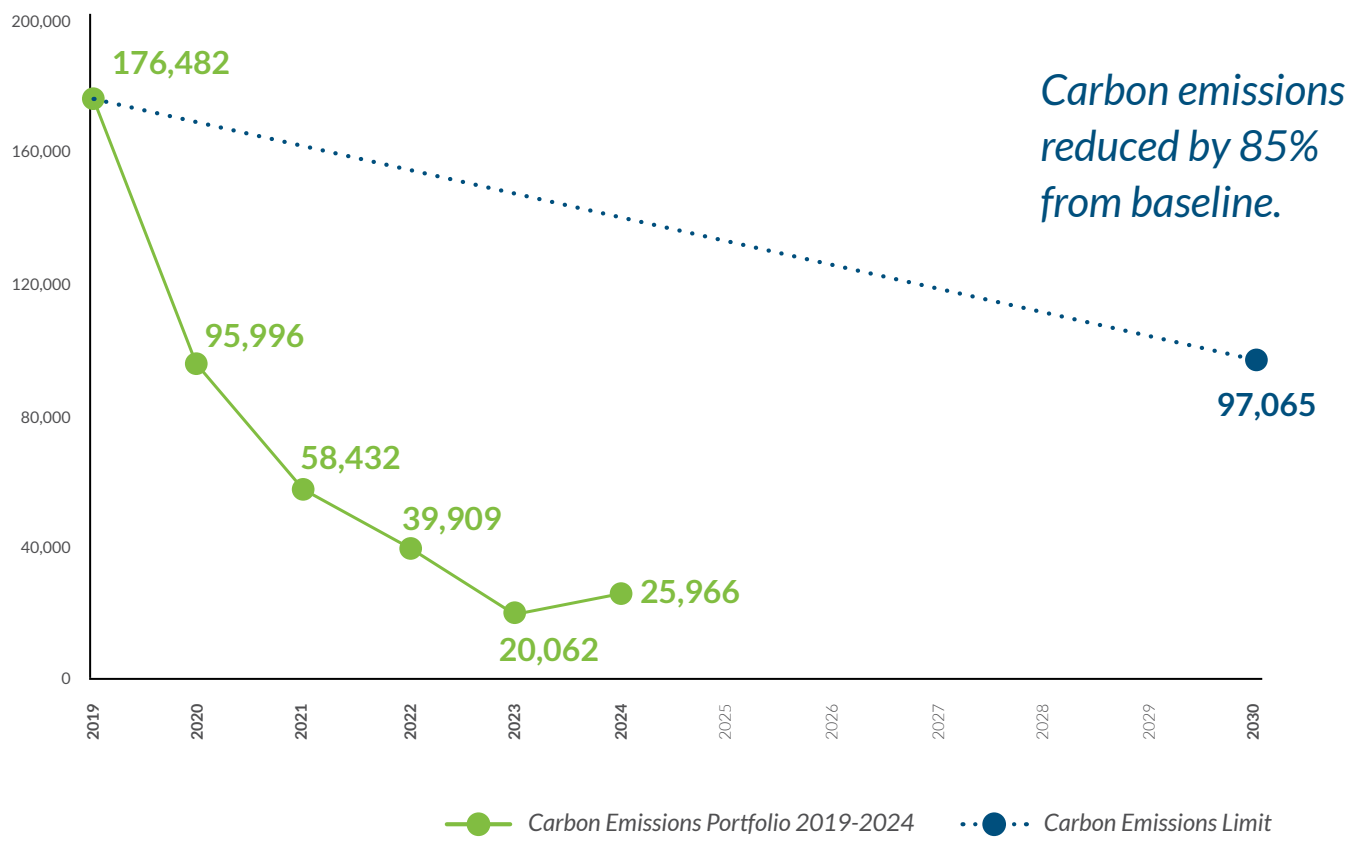




# SCIENCE-BASED TARGETS

In 2023, CIFI formally approved its Climate Change Strategy, establishing clear goals to align its investment portfolio with the objectives of the Paris Agreement. This alignment is guided by a methodology developed by the Partnership for Carbon Accounting Financials (PCAF), which includes modeling a carbon budget based on the current portfolio composition. Notably, CIFI has consistently maintained emissions levels significantly below its internal targets demonstrating CIFI’s proactive approach to climate-aligned investing and its commitment to emissions reduction through robust policy implementation and high-quality data management.

## CARBON BUDGET 2030 (TOTAL tCO<sub>2</sub>e)



## PARIS AGREEMENT PORTFOLIO ALIGNMENT

The Paris Agreement is a landmark international treaty adopted at the 21st Conference of the Parties (COP21) to the United Nations Framework Convention on Climate Change (UNFCCC), held in Paris in December 2015. Its central objective is to limit global warming to well below 2°C above pre-industrial levels, with a strong aspiration to restrict the temperature increase to 1.5°C.



CIFI's Paris alignment assessment is designed to evaluate the extent to which its investment portfolio is consistent with a decarbonization trajectory that supports the goals of the Paris Agreement. This involves analyzing the carbon intensity of financed projects and comparing them against science-based benchmarks.

To support this analysis, CIFI references integrated assessment models and decarbonization scenarios developed by the International Energy Agency (IEA), which outlines sector-specific pathways required to achieve a 1.5°C–2°C climate target. Under these models, a portfolio is considered Paris-aligned when its carbon intensity falls below the thresholds defined in the relevant decarbonization pathways.

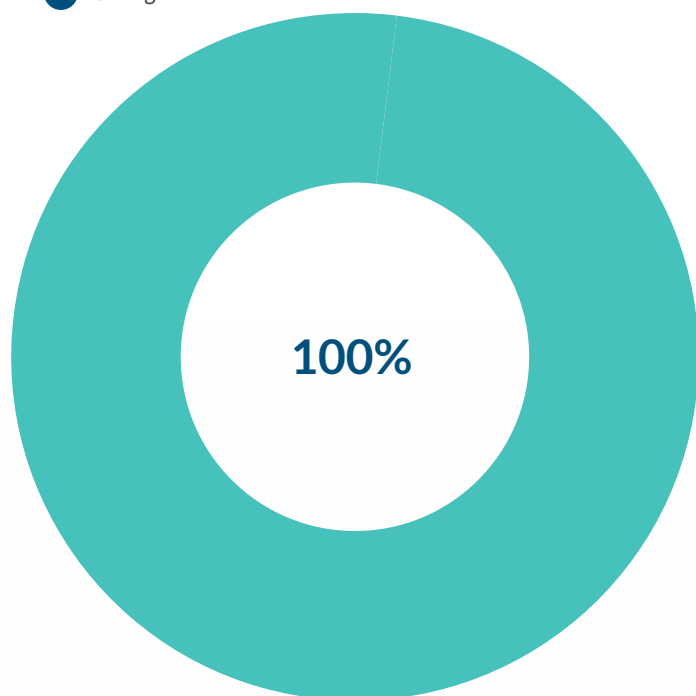


*This alignment process enables CIFI to monitor progress, identifies areas for improvement, and ensures that its capital allocation strategy contributes meaningfully to global climate objectives.*



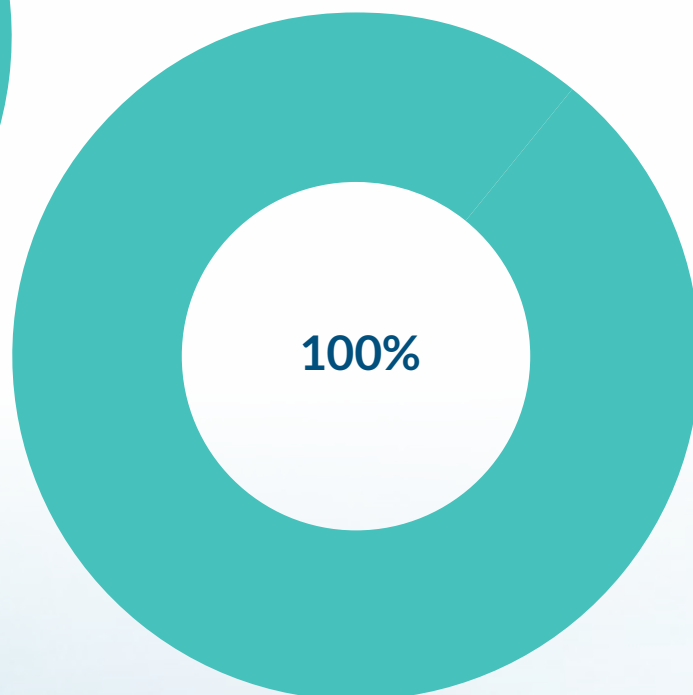
## ALIGNMENT BASED ON INVESTMENT WEIGHT FY2024

- *Aligned*
- *Unaligned*



## ALIGNMENT BASED ON WEIGHT OF FINANCED EMISSIONS FY2024

- *Aligned*
- *Unaligned*



# Climate Change Risks and Opportunities

## CLIMATE CHANGE RISK ASSESSMENT

In an era defined by systemic environmental transformation, climate change has emerged not only as a defining challenge but also as a strategic inflection point for the financial sector. CIFI, as a regional leader in sustainable finance, has embedded climate considerations into the core of its governance, risk management, and investment decision-making processes. Guided by the IFRS S2 Climate-related Disclosures, issued by the International Sustainability Standards Board (ISSB), CIFI's climate strategy reflects a forward-looking, risk-informed, and opportunity-driven approach.

## CLIMATE RISK ASSESSMENT FRAMEWORK

CIFI conducts a comprehensive climate risk screening of its portfolio, evaluating both physical and transition risks under multiple climate scenarios at every stage of the investment. Each project is assessed for its exposure to climate-related risks and categorized from *very low to high risk* based on the percentage of revenue at risk.

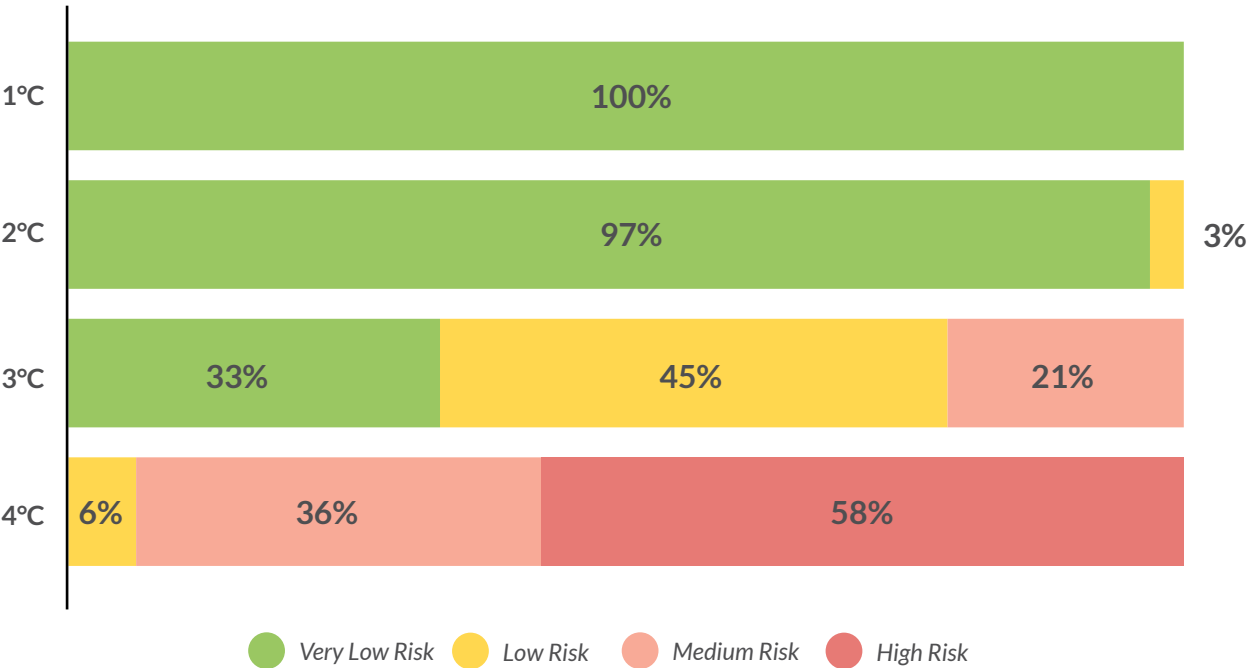
- **Physical Risks:** These include acute and chronic climate impacts such as extreme weather events, sea level rise, and temperature shifts.  
Under a 2°C scenario, 100% of CIFI's investment is classified as very low risk, reflecting our strategic focus on resilient sectors and geographies.
- **Transition Risks:** These arise from policy shifts, technological changes, and evolving market preferences in the transition to a low-carbon economy. CIFI proactively manages these risks by:
  - Divesting from carbon-intensive sectors.
  - Aligning investments with the IEA's Sustainable Development Scenario (SDS) and Stated Policies Scenario (STEPS).

# PORTFOLIO PHYSICAL RISK

The physical risk assessment across warming scenarios reveals a pronounced non-linear escalation in climate vulnerability, particularly beyond the 2°C threshold. Under both 1°C and 2°C scenarios, CIFI’s portfolio demonstrates exceptional resilience, with 100% of assets classified as very low risk an outcome that reflects the CIFI’s disciplined investment strategy and sectoral focus on climate-resilient infrastructure. However, under a 3°C scenario, an increasingly plausible trajectory given current global trends only 44% of the portfolio remains in the very low-risk category, while 36% shifts to low risk, 17% to medium, and 3% to high. This inflection point signals the emergence of material exposure to climate-related physical hazards, particularly in geographies or asset classes more sensitive to chronic climate stressors.

The 4°C scenario, though extreme, serves as a stress test for long-term resilience. In this case, the portfolio undergoes a structural transformation: 56% of assets are exposed to high physical risk, and the remainder to medium risk. While this scenario extends beyond the maturity horizon of most of CIFI’s current investments, many of which mature before 2040, it underscores the importance of forward-looking risk integration, especially as climate impacts are accelerating faster than previously modeled.

## PORTFOLIO PHYSICAL RISK LEVELS





# PORTFOLIO TRANSITIONAL RISK

The transition to a low-carbon economy presents a complex and evolving risk landscape, shaped by the interplay of regulatory ambition, technological disruption, and shifting market dynamics. CIFI’s transition risk assessment, grounded in the International Energy Agency’s (IEA) Stated Policies Scenario (STEPS) and Sustainable Development Scenario (SDS) for both 2025 and 2040, offers a forward-looking view of the portfolio’s exposure under varying decarbonization pathways.

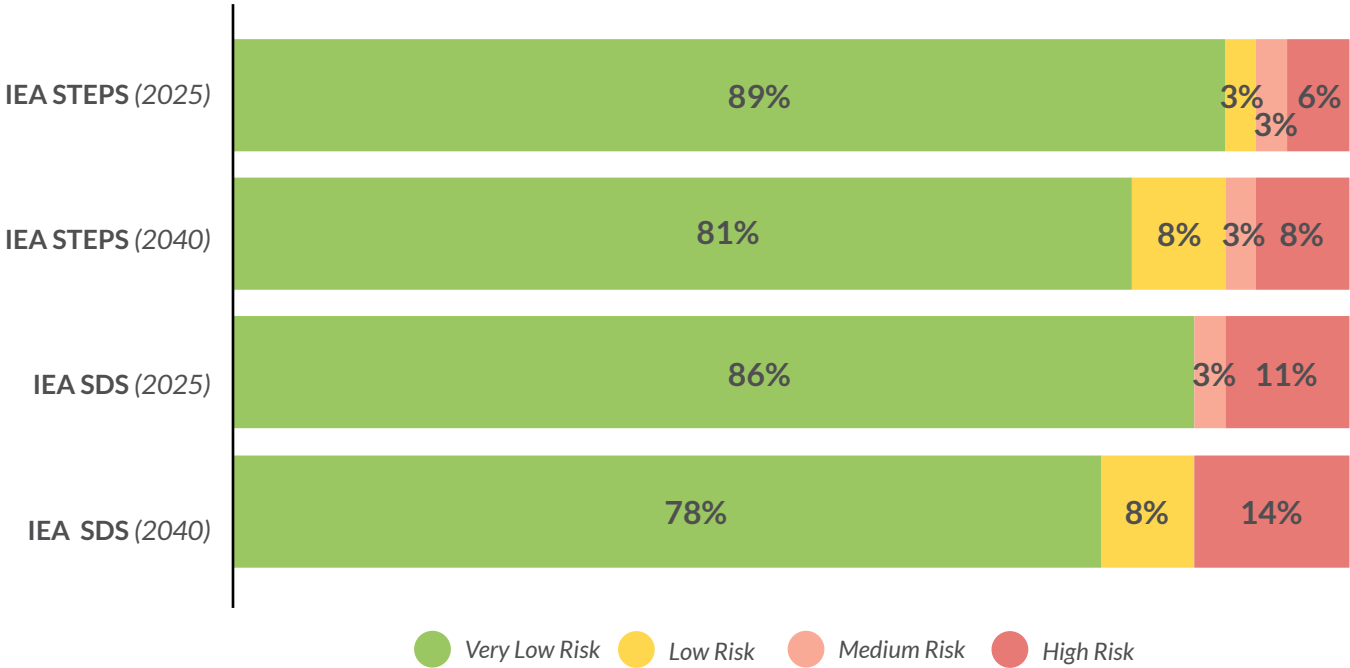
Under the IEA STEPS 2025 scenario, which reflects current policy commitments without assuming additional climate ambition, CIFI’s portfolio exhibits a robust risk profile, with 93% of assets classified as very low risk. This distribution suggests that, in a policy environment characterized by gradual and predictable regulatory evolution, the portfolio remains largely insulated from disruptive transition shocks.

Despite the long-term uncertainties inherent in global decarbonization pathways, CIFI’s portfolio continues to exhibit a strong and stable transition risk profile in the near to medium term. Under the IEA STEPS 2040 scenario, which reflects a continuation of current policy trends, 89% of the portfolio remains in the very low-risk category.

This consistency underscores the effectiveness of CIFI’s strategic positioning favoring sectors and technologies inherently aligned with the transition to a low-carbon economy. The emergence of medium risk at just 4% is not indicative of systemic vulnerability, but rather a reflection of prudent scenario stress testing. It highlights CIFI’s commitment to long term risk management, even in the face of modest regulatory tightening or technological shifts. In this context, the 2024 risk profile reaffirms CIFI’s resilience and validates its proactive approach to transition alignment, ensuring that the portfolio remains well-insulated from abrupt policy shocks or stranded asset risks.

The IEA SDS scenarios, which align with the Paris Agreement’s goal of limiting global warming to well below 2°C, present a more ambitious and accelerated transition pathway. In the 2025 SDS scenario, the share of very low-risk assets remains relatively high at 89%, but high-risk exposure increases to 7%, and medium risk appears at 4%. This reflects the early onset of regulatory tightening, carbon pricing, and market reallocation factors that disproportionately affect carbon-intensive or transition-lagging assets.

## PORTFOLIO TRANSITIONAL RISK LEVELS



*CIFI's climate risk management strategy reflects a deliberate and evolving integration of both physical and transition risk considerations into its investment and governance frameworks. While CIFI is in the process of aligning with the IFRS S2 Climate-related Disclosures, it has already adopted many of the standard's core principles, such as scenario analysis, risk categorization, and forward-looking assessments to enhance the resilience and transparency of its portfolio.*

*This integrated approach has enabled CIFI to maintain a consistently low exposure to climate-related financial risks, even under increasingly stringent global scenarios.*



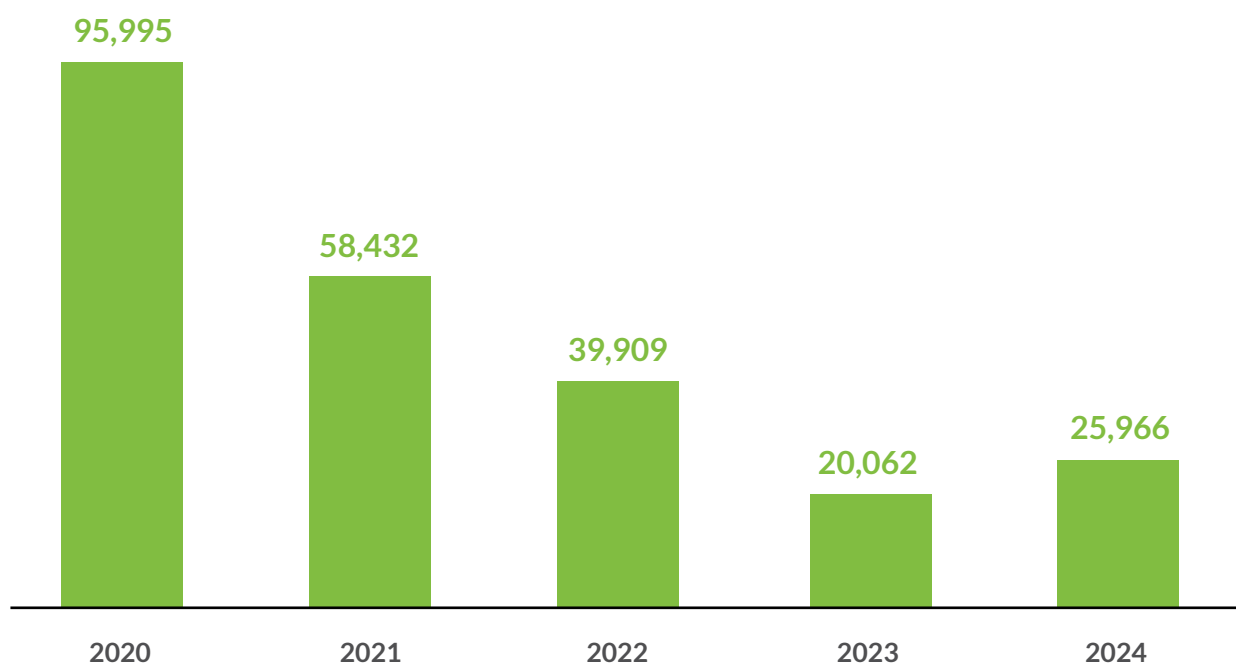
## CARBON FOOTPRINT

CIFI's carbon accounting framework is anchored in the Partnership for Carbon Accounting Financials (PCAF) methodology, ensuring scientific rigor and comparability across institutions. Since 2019, CIFI has progressively expanded the scope and granularity of its emissions reporting.

- **Scope 1, 2, and 3 Emissions:** CIFI collects emissions data directly from clients and calculates emissions using internal tools based on PCAF methodologies.
- **Coverage:** In 2024, 87% of the loan portfolio was assessed, with 90% of emissions calculated using a physical activity-based approach.
- **Operational boundaries:** Defined using the control approach, covering headquarters and directly controlled entities.

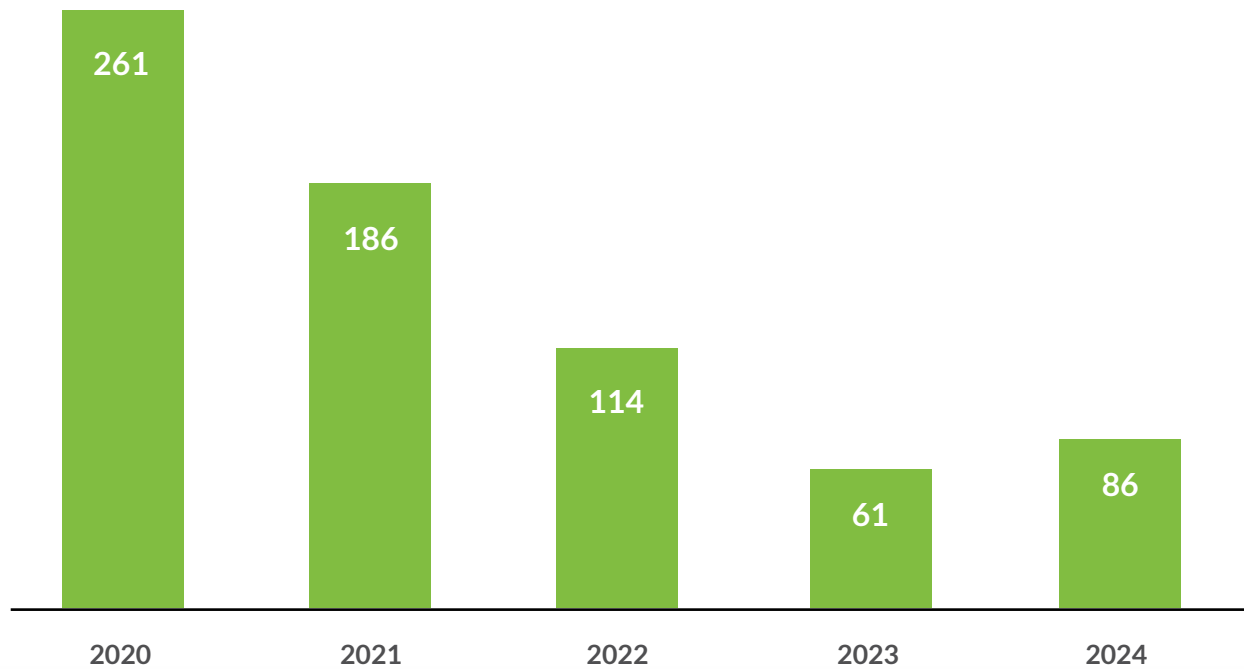
CARBON FOOTPRINT	2020	2021	2022	2023	2024
tCO <sub>2</sub> e/Employee	4.0	1.4	2.4	3.0	2.6
Total tCO <sub>2</sub> e Corporate	119	51	97	128	131
Total tCO <sub>2</sub> e Investments	95,996	58,432	39,909	20,062	25,966
tCO <sub>2</sub> e/MM US\$ Investments	261	186	114	61	86

### TOTAL tCO<sub>2</sub>e INVESTMENTS (SCOPE 3)





tCO<sub>2</sub>e/MM US\$



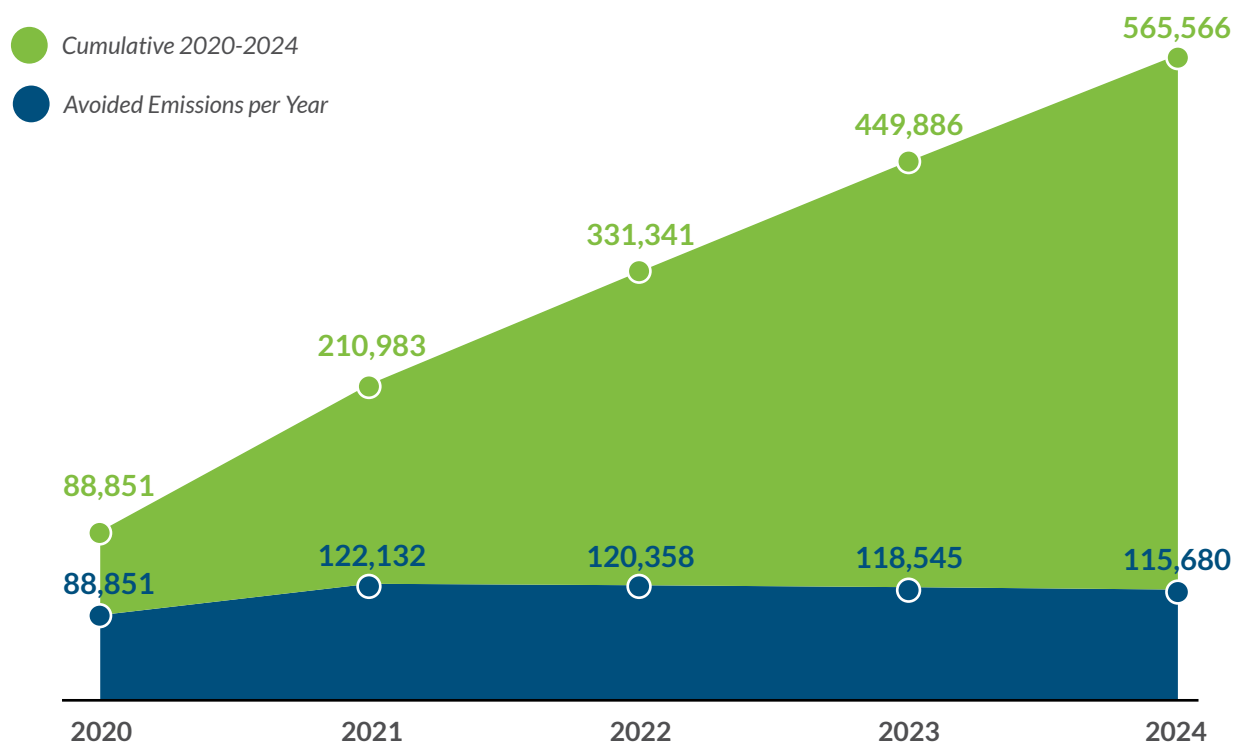
## GHG EMISSIONS AVOIDED

CIFI actively quantifies its positive climate impact through the measurement of GHG emissions avoided a metric that reflects the emissions displaced by investments in renewable energy and low-carbon infrastructure.

- Avoided emissions are calculated based on actual energy generation from CIFI's attributable share in clean energy projects, using official emissions factors from each country.
- In 2024, 57% of CIFI's balance sheet was allocated in green sectors. GHG avoided emissions are expected to continue increasing as projects currently under construction reach operational maturity.
- Green sectors investments contribute meaningfully to narrowing the US\$41 trillion global mitigation investment gap and the US\$600 billion annual adaptation financing shortfall, as identified by McKinsey and the United Nations.

KEY KPIs	2020	2021	2022	2023	2024
Avoided Emissions In Renewable Energy Portfolio (tCO <sub>2</sub> e)	933,355	1,079,394	1,142,380	1,197,743	1,207,450
Direct Attributable Avoided Emissions (tCO <sub>2</sub> e)	88,851	122,132	120,358	118,545	115,680
Renewable Energy Portfolio (% share)	49	47	51	61	58
Clean Energy Generation (Millions of kWh)	1,749	1,726	1,825	2,053	2,050
People Benefited from Access to Clean Energy	2,082,260	1,563,319	1,855,644	1,851,157	1,833,432

#### FINANCED EMISSIONS AVOIDED (tCO<sub>2</sub>e) FY2020-2024



Avoided emissions are calculated based on actual energy production from CIFI's directly attributable share in its investments in renewable energy projects.

GENERATED EMISSIONS VS AVOIDED EMISSIONS FY2020-2024

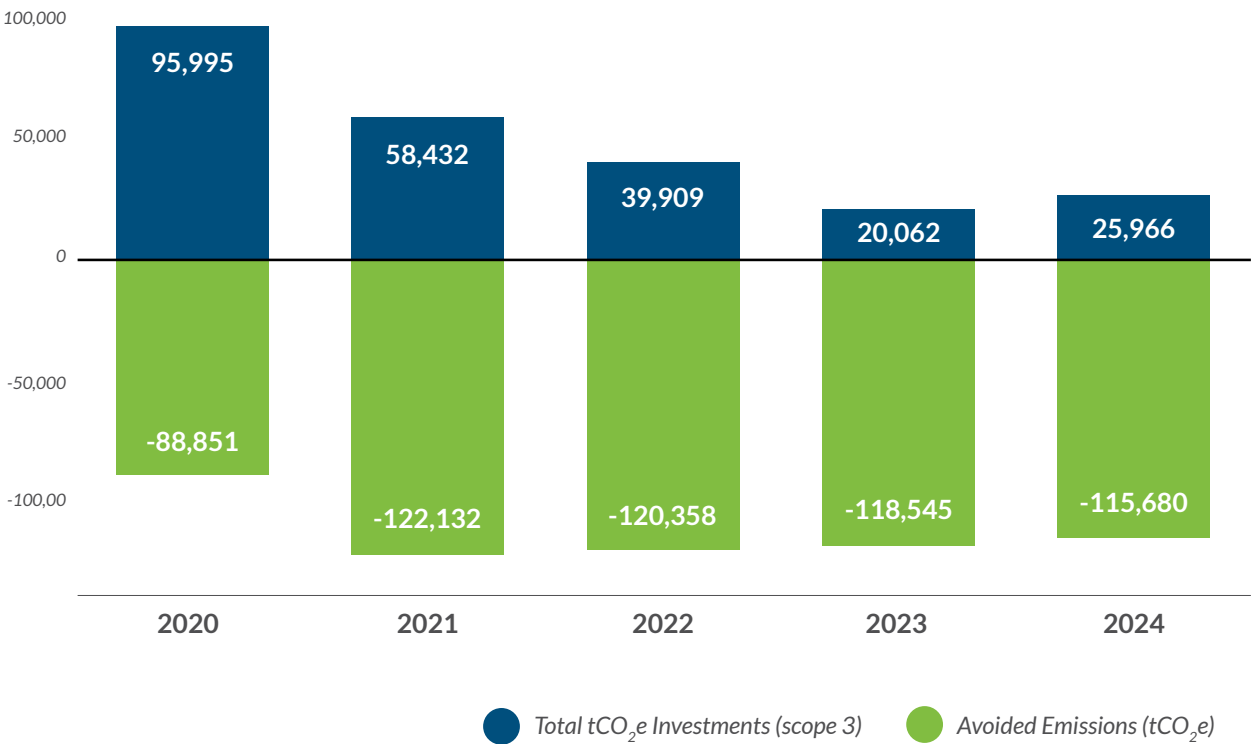






Photo by Steven Paton on Pexels.

# Gender Equality

CIFI's Gender Equality Policy was established in 2019 as a mandate from the Board of Directors in its commitment to delivering on gender equality and to strengthening corporate performance. CIFI embraces diversity, rejects all forms of discrimination and promotes women's empowerment.

CIFI's Gender Equality Policy provides:

- **Access to equal opportunities, including equal remuneration for work with comparable value, and access to leadership positions.**
- **Capacity building for career development, voice, and influence by ensuring that barriers do not exist for women's equal and full participation.**
- **A culture that rewards inclusiveness and prizes performance regardless of gender.**
- **An equitable balance in workloads and economic benefits, particularly with relation to family and caring responsibilities for both women and men.**
- **Equal health and safety measures in the workplace.**
- **A workplace free of discrimination and harassment of all kinds.**
- **Mechanisms to receive confidential complaints and provide effective and fair solutions.**

CIFI measures its progress and discloses its gender figures. Periodically, CIFI uses the Women's Empowerment Principles (WEP) Gap Analysis Tool to assess its progress and to identify opportunities for improvement. The results of this self-evaluation for 2024 demonstrate the importance placed on gender equality and the concrete steps that CIFI is taking through the introduction of policies and best practices. For instance, CIFI has a policy commitment of zero tolerance to all forms of harassment, including sexual harassment and takes proactive steps to recruit women at all levels, particularly in traditionally underrepresented roles. Furthermore, CIFI's approach to accommodate the work/life balance of its employees includes flextime, telecommuting, paid time off to attend healthcare appointments with dependents and paid maternity and paternity leave.











CIFI has managed to drive a sustained increase in gender parity amongst its workforce between 2020 and 2024; 43% of the members of the Board of Directors are women while 44% of the mid-level positions are held by women and 44% of the overall staff is composed by women.

In addition to measuring progress and transparently disclosing figures and efforts to improve, CIFI also focuses on its investments. Since 2018, CIFI gathers gender-differentiated statistics in line with international best practices to measure progress.

Since infrastructure development may impact women and men differently due to socioeconomic roles and varying degrees of access to property, public services, and natural resources, among others, CIFI's assessments consider the gender variable. The company's understanding of labor dynamics and the regional context allows it to provide guidance to clients and aims to reduce gender inequalities.



# CIFI'S CORPORATE FIGURES

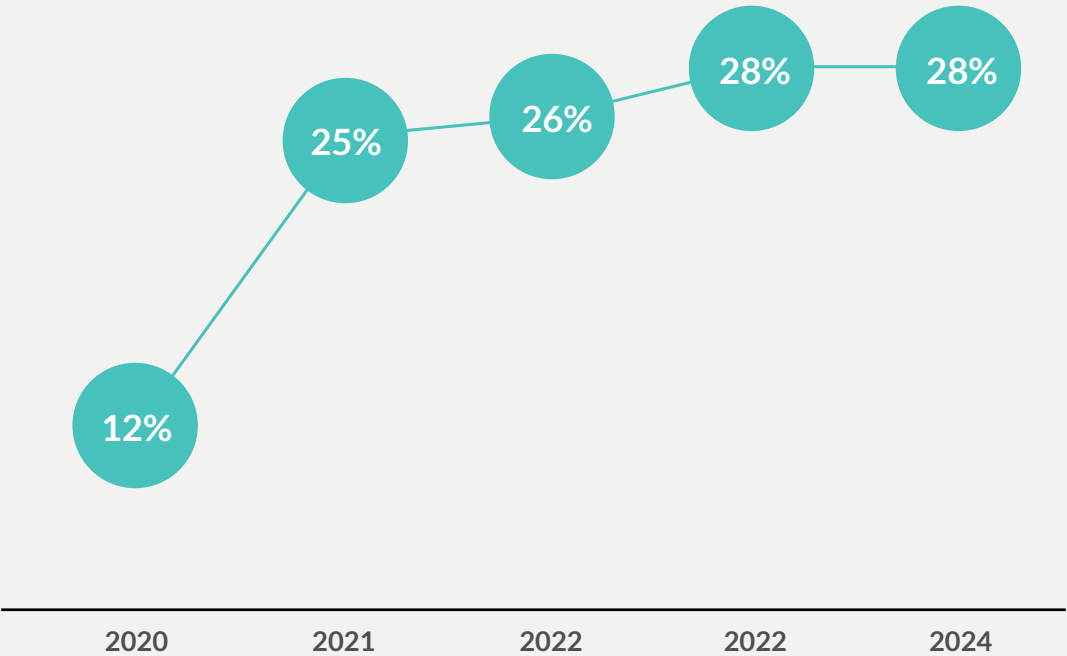
Percentage of Participation by Women



Photo by Jogendra Singh on Pexels.

INVESTMENT FIGURES

JOBS HELD BY WOMEN IN INVESTMENT PORTFOLIO FY2020-2024  
(percentage)



PROJECTS  
REPORTING DATA

43

48

44

41

37

Photo by Ketchum Community on Pexels.



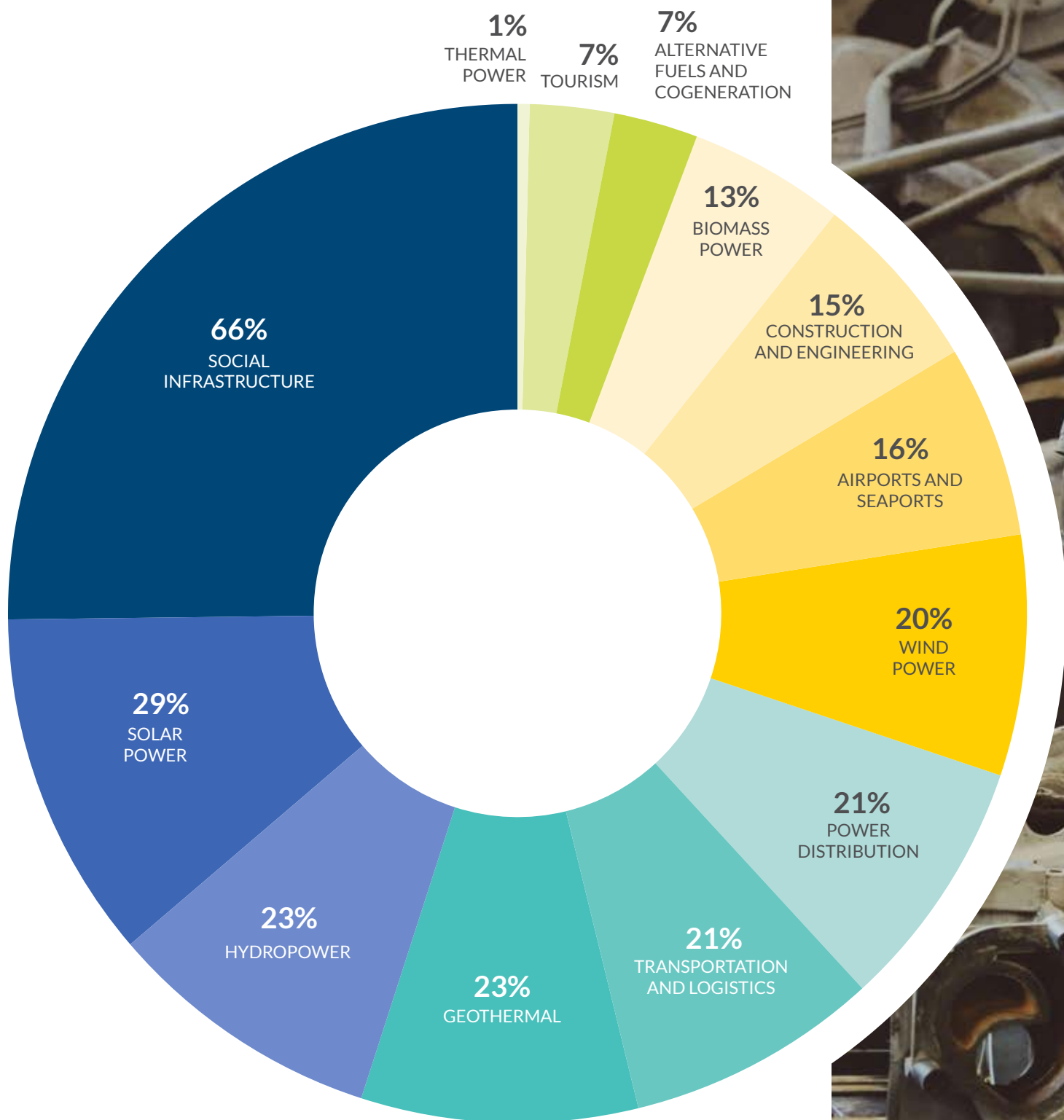


### JOBS HELD BY WOMEN IN INVESTMENT PORTFOLIO BY COUNTRY (percentage)

In Latin America and the Caribbean, there is a high concentration of women in economic activities related to the care sector, including healthcare, social assistance, education, and paid domestic work. This sector accounts for one third of female employment, according to the Economic Commission for Latin America and the Caribbean (ECLAC). If the right investments are made, those areas can become one of the most dynamic sectors for job creation. According to data from ECLAC and the International Labour Organization (ILO), by 2035, the investment needed to cover care needs in the region could generate 32 million direct jobs (81% of them for women) in universal early childhood and long-term care services. CIFI's portfolio reflects this possibility: there is a positive correlation between higher rates of women employment and the social infrastructure sector.



**JOBS HELD BY WOMEN IN CIFI'S  
PORTFOLIO BY SECTOR (percentage)**













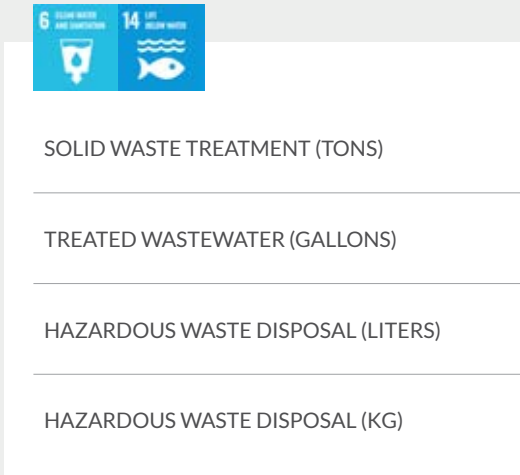
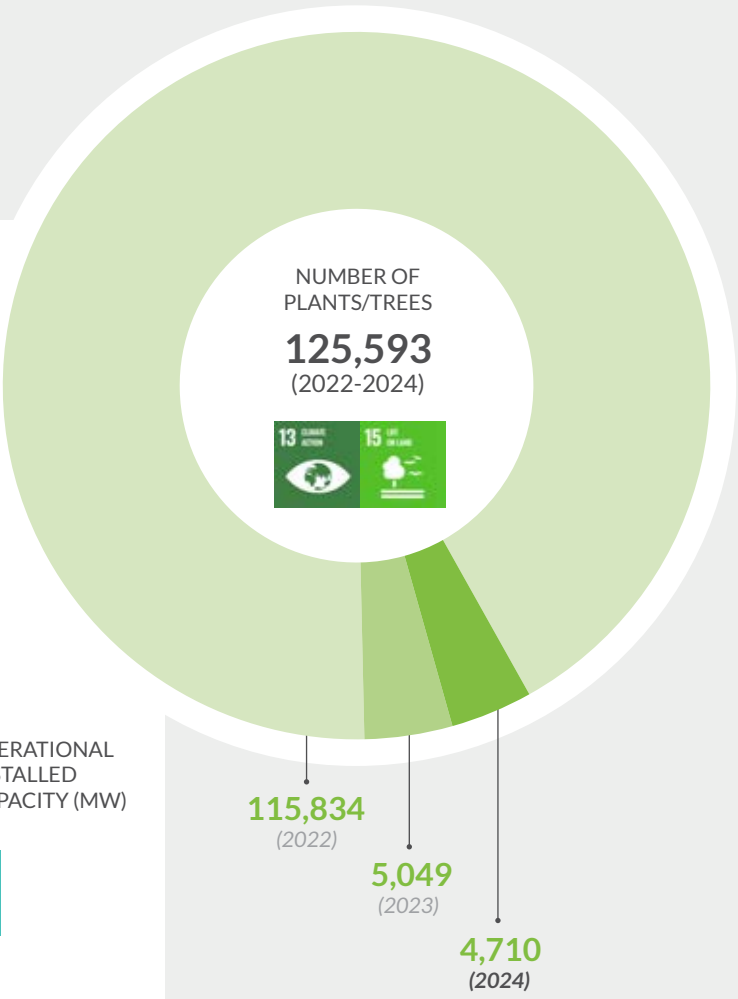
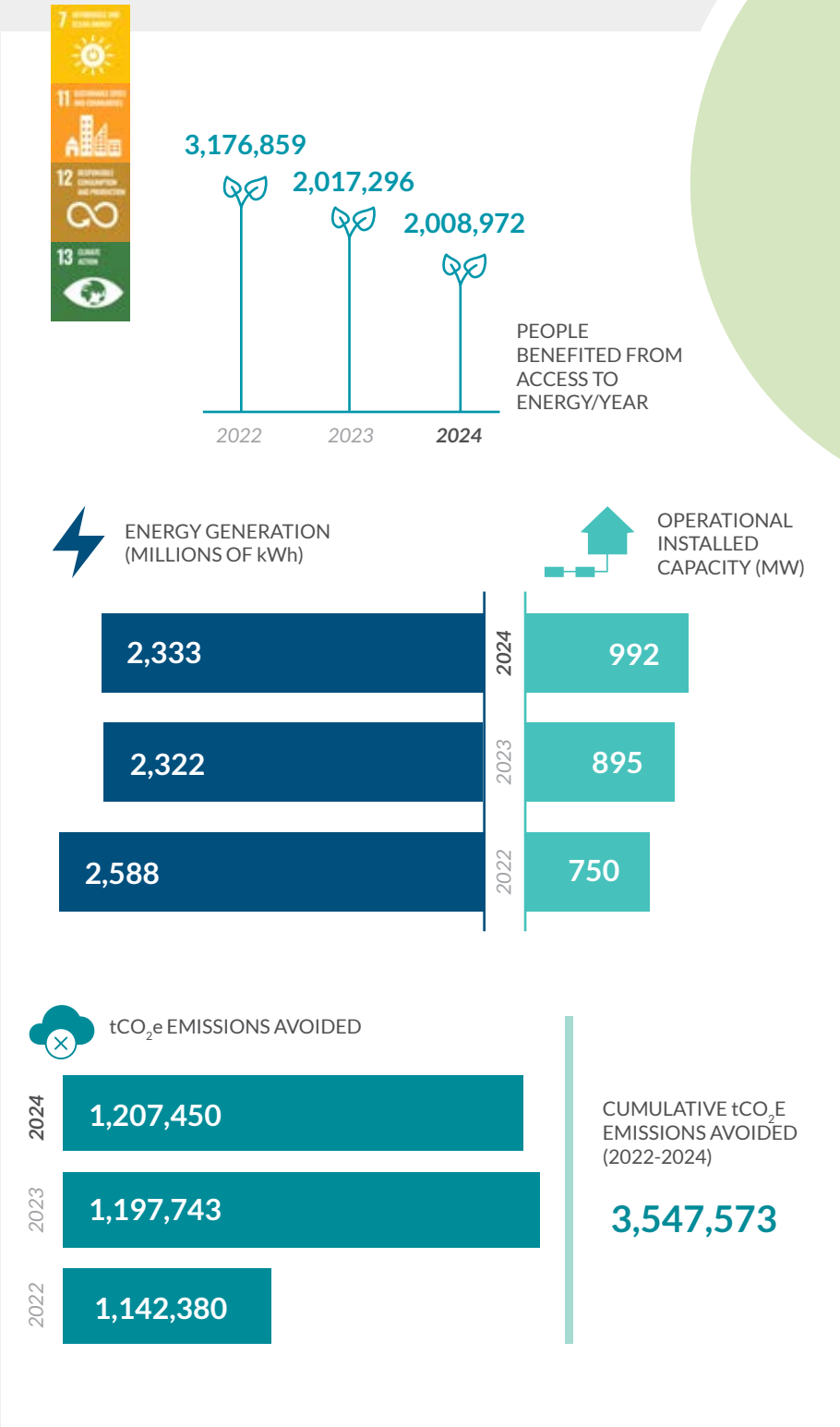
# Investment Impact

CIFI's commitment to sustainable development is reflected not only in its financial performance but also in the tangible, measurable impact it generates across Latin America and the Caribbean. Through strategic investments in infrastructure and energy, CIFI has positioned itself as a catalyst for inclusive growth, environmental resilience, and social progress. This section highlights the outcomes of that commitment, translating data into stories of transformation.

The following infographics and metrics illustrate the breadth and depth of CIFI's impact, including the contributions of the Sustainable Infrastructure Development Fund, and the Free Closed-End Investment Fund for the Development of Dominican Infrastructures I. These initiatives have mobilized capital towards projects that address critical development gaps, enhance local livelihoods, and align with global sustainability frameworks such as the Paris Agreement and the UN Sustainable Development Goals.

By visualizing the results of our investments, whether in terms of emissions avoided, jobs created, or communities reached, CIFI aims to provide stakeholders with a transparent and compelling view of how finance can drive positive change. These insights are not only a reflection of its past efforts but also a foundation for future action.

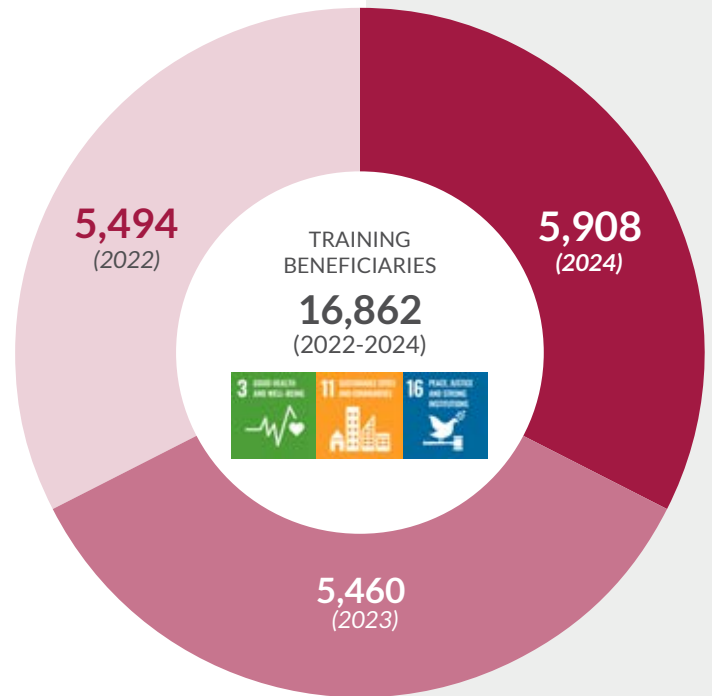
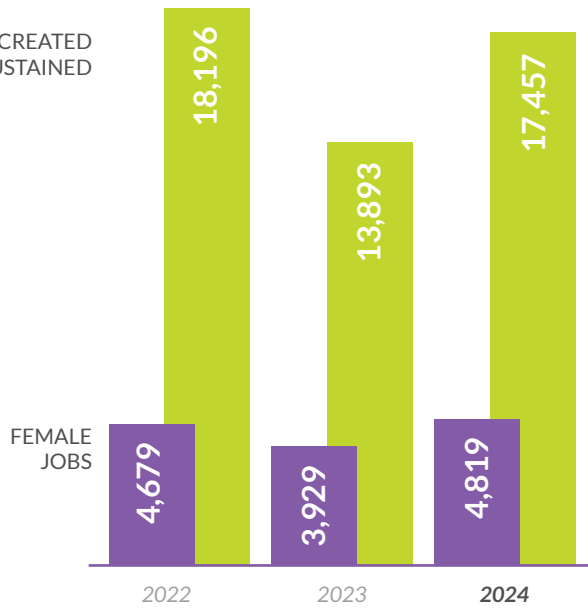
# CIFI's Portfolio Impact







## JOBS CREATED OR SUSTAINED



2022

2023

2024

SOCIAL INVESTMENT (US\$)

1,883,338

1,226,296

523,386

INCOME AND OTHER TAXES (US\$)

40,461,485

79,345,893

66,104,385

2022

2023

2024

302

71

8,441

28,322

33,000

21,118,309

21,103

4,800

304,618

2,655,134

8,591

978,110

## TELECOMMUNICATION TOWERS

2024



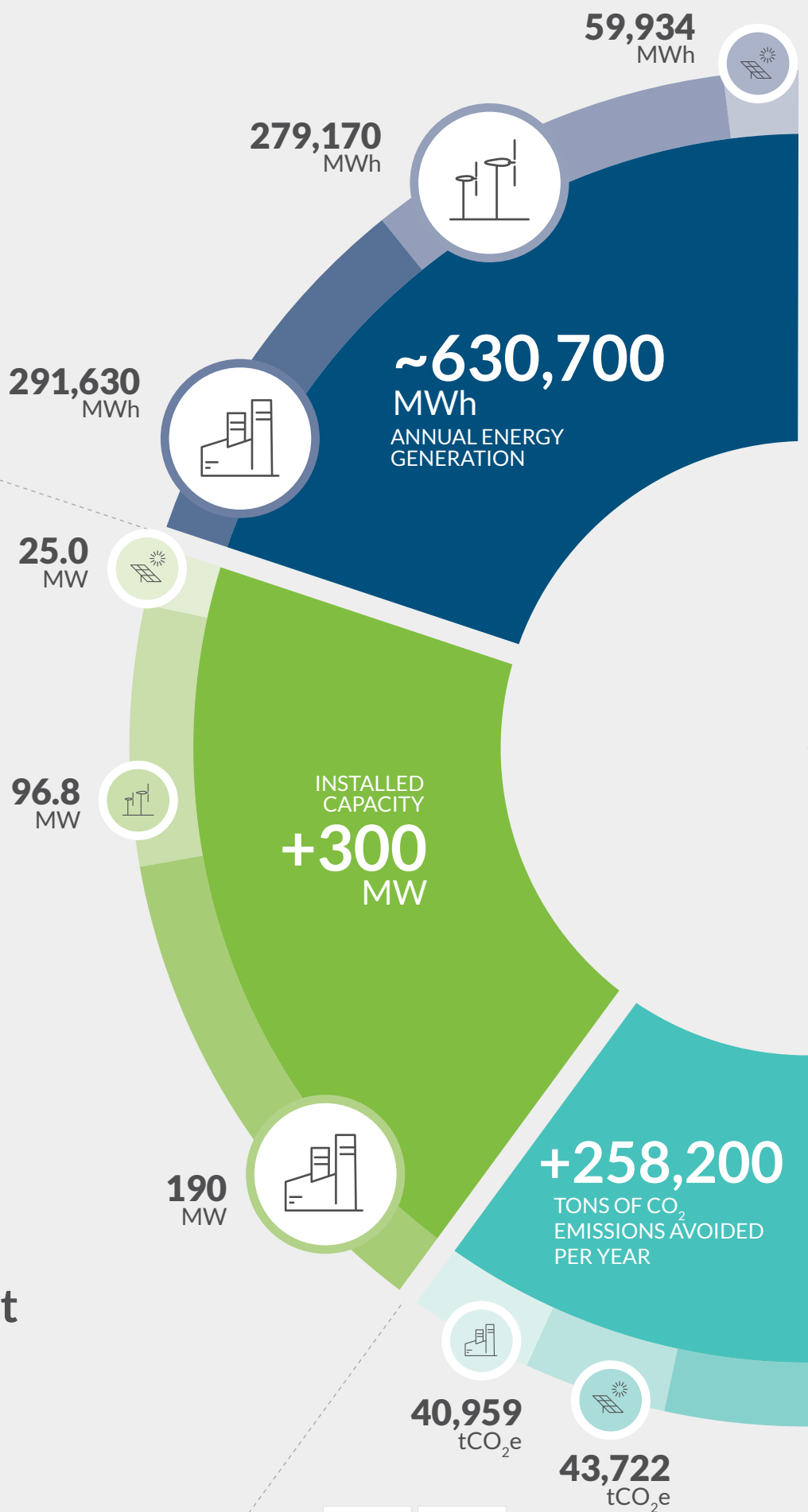
1,500

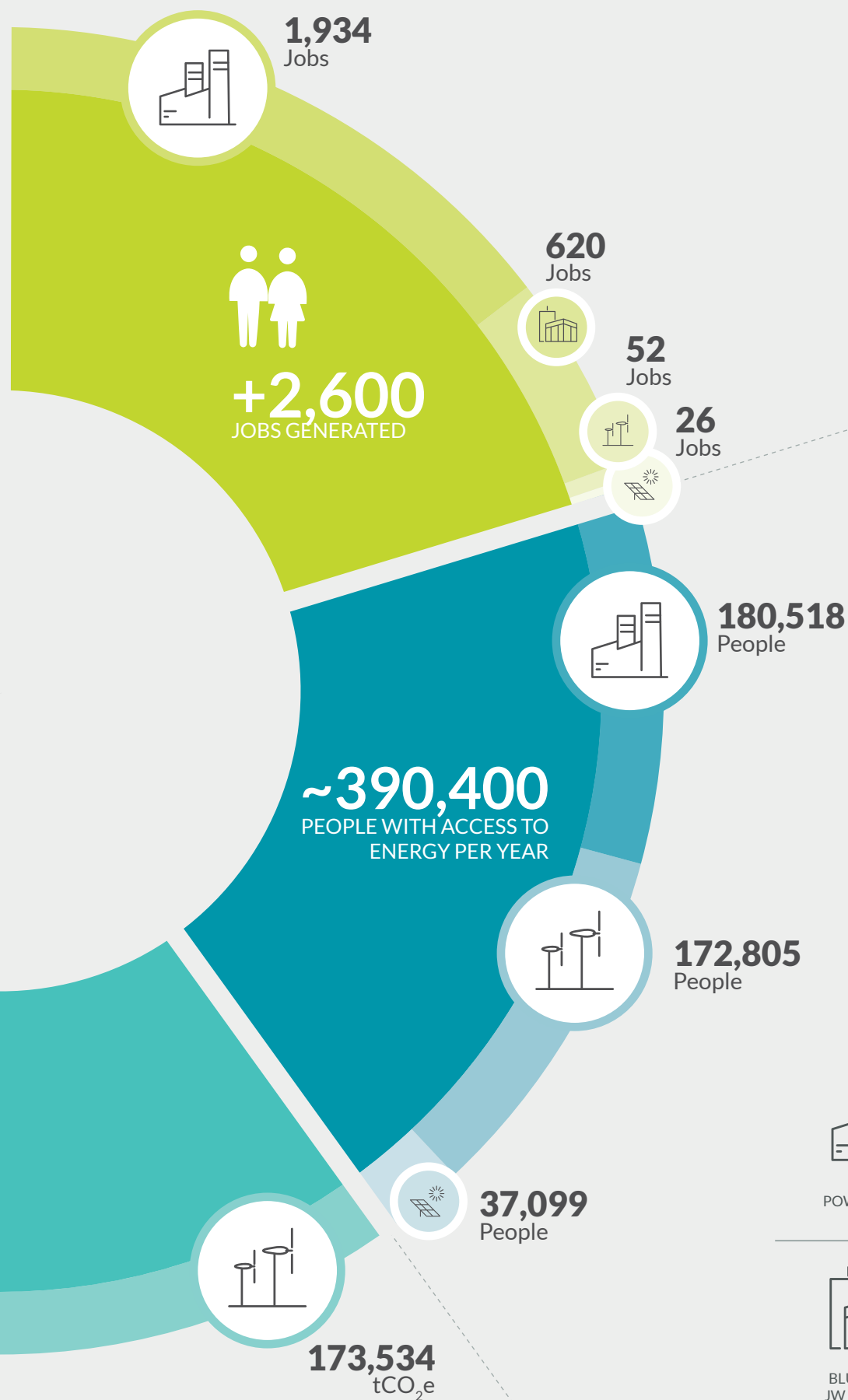
PEOPLE BENEFITED

1,911,603



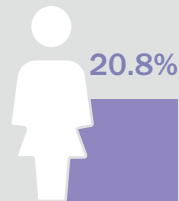
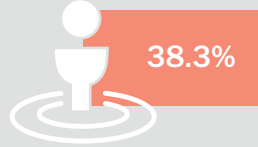
# Free Closed-End Investment Fund for the Development of Dominican Infrastructures I Impact



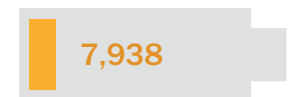
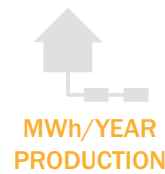
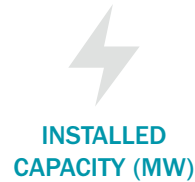
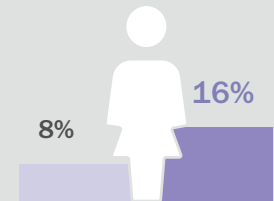
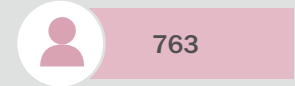




## ALMACENES DEL NORTE / PERU



## AXS\* / BRAZIL



## Sustainable Infrastructure Debt Fund Impact

LIGHT COLOR  
FY2023

DARKER COLOR  
FY2024

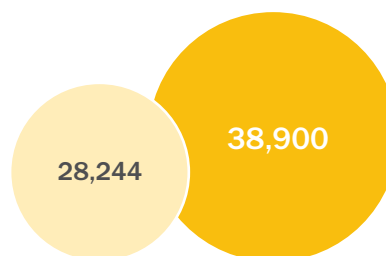
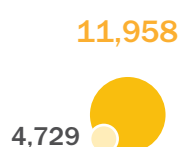
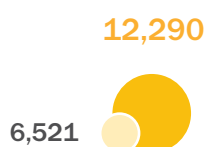
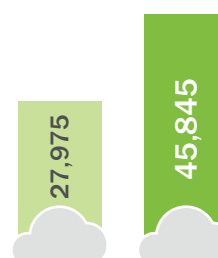
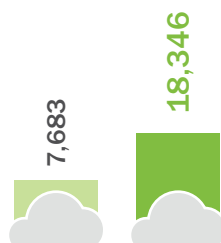
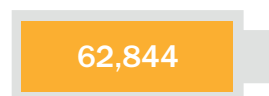
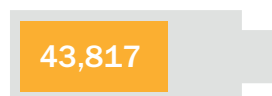
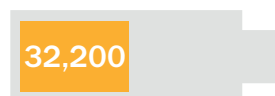
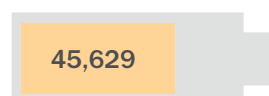
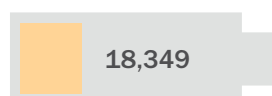
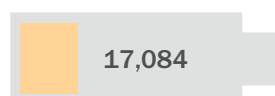
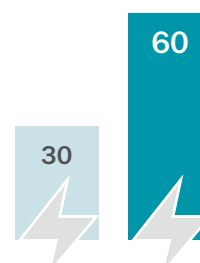
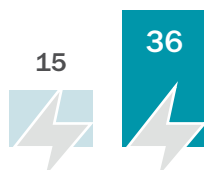
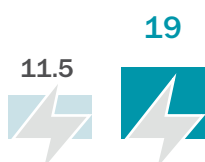
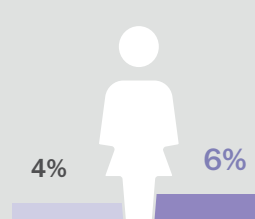
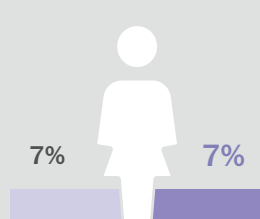
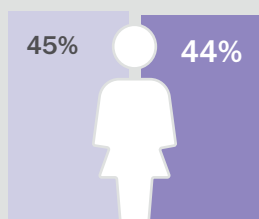
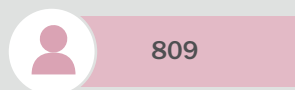
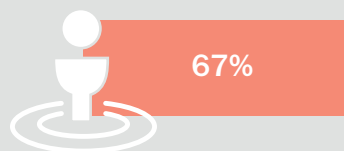
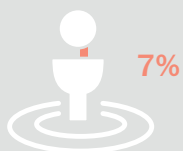
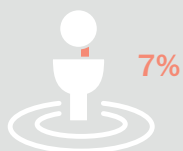
\*AXS solar farms were under construction  
during 2023.

# ORIGO / BRAZIL

# OENERGY / CHILE

# MONTE PLATA / DOMINICAN REPUBLIC

7 AFFORDABLE AND  
CLEAN ENERGY



# Equator Principles Annual Report 2024

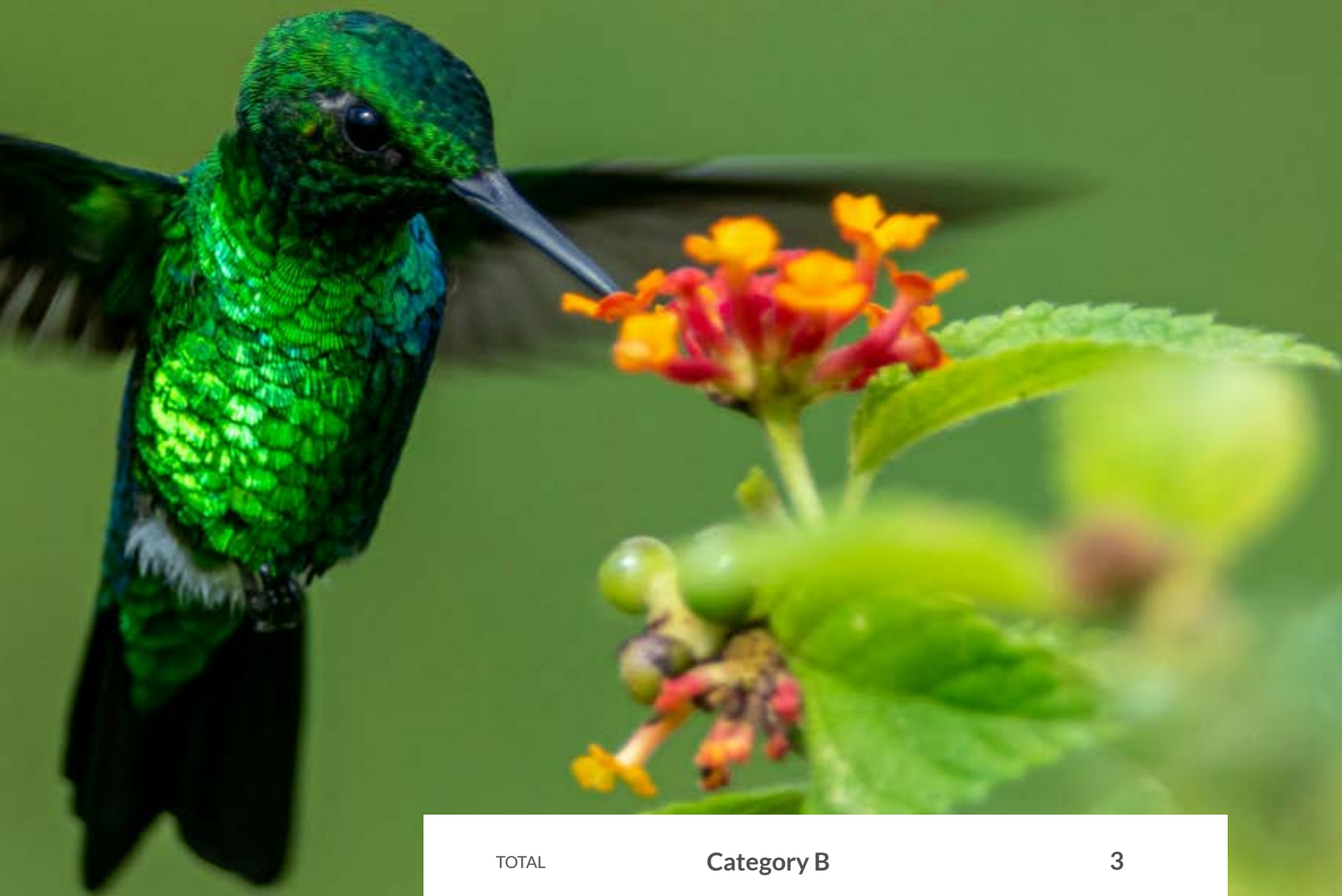
## REPORTING PERIOD:

From January 1 to December 31, 2024.

## Project Finance

Project name	Sector	Sub-sector	Country
Cancura	Power	Wind Power	Chile
Almacenes del Norte	Infrastructure	Logistical Centers	Peru
Four Seasons Tropicalia	Infrastructure	Leisure and Recreation	Dominican Republic





TOTAL	Category B	3
SECTOR	Power Infrastructure	1 2
REGION	Americas (Total)	3
COUNTRY DESIGNATION	Non-designated Designated	2 1
INDEPENDENT REVIEW	Yes No	1 2

# Acronyms

<b>ANARAP</b>	National Association of Reforesters and Related Workers of Panama (Asociación Nacional de Reforestadores y Afines de Panamá in Spanish)
<b>APP</b>	Application
<b>°C</b>	Degrees Celsius
<b>CEO</b>	Chief Executive Officer
<b>CIFI</b>	Corporacion Interamericana para el Financiamiento de Infraestructura
<b>CITES</b>	Convention on International Trade in Endangered Species of Wild Fauna and Flora
<b>CO2</b>	Carbon dioxide
<b>COP21</b>	21st Conference of the Parties
<b>CSR</b>	Corporate Social Responsibility
<b>DFIs</b>	Development Finance Institutions
<b>EHS</b>	Environmental, Health, and Safety
<b>EP</b>	Equator Principles
<b>EPFI</b>	Equator Principles Financial Institutions
<b>ERM</b>	Enterprise Risk Management
<b>E&amp;S</b>	Environmental and Social
<b>ESG</b>	Environmental, Social, and Governance
<b>ESMS</b>	Environmental and Social Management System
<b>FINNFUND</b>	Finnish Fund for Industrial Cooperation
<b>FY</b>	Fiscal year
<b>GCF</b>	Green Climate Fund
<b>GDP</b>	Gross domestic product
<b>GHG</b>	Greenhouse gas
<b>GIIP</b>	Good International Industry Practice
<b>IASB</b>	International Accounting Standards Board
<b>ICMA</b>	International Capital Markets Association
<b>IDB</b>	Inter-American Development Bank
<b>IEA</b>	International Energy Agency
<b>IFC</b>	International Finance Corporation
<b>IFRS</b>	International Financial Reporting Standards
<b>ILO</b>	International Labor Organization
<b>IRR</b>	Internal rate of return
<b>ISSB</b>	International Sustainability Standards Board
<b>Km</b>	Kilometer
<b>KPI</b>	Key performance indicator
<b>KRI</b>	Key risk indicator
<b>kWh</b>	Kilowatt-hour
<b>KYC</b>	Know Your Client

<b>LATAM</b>	Latin America
<b>LNG</b>	Liquefied natural gas
<b>m<sup>2</sup></b>	Square meter
<b>MM</b>	Millions
<b>MW</b>	Megawatt
<b>MWh</b>	Megawatt hour
<b>NBFIs</b>	Non-banking financial institutions
<b>ND-GAIN</b>	Notre Dame's Global Adaptation Index
<b>NGO</b>	Nongovernmental organization
<b>NORFUND</b>	Norwegian Investment Fund for Developing Countries
<b>PCAF</b>	Partnership for Carbon Accounting Financials
<b>PCB</b>	Polychlorinated biphenyl
<b>PCR</b>	Pacific Credit Rating
<b>PDC</b>	Portfolio Decarbonization Coalition
<b>PS</b>	Performance Standard
<b>Q</b>	Quarter
<b>S.A.</b>	Corporation (Sociedad Anonima in Spanish)
<b>SDGs</b>	Sustainable Development Goals
<b>SDS</b>	Sustainable Development Scenario
<b>SIDF</b>	Sustainable Infrastructure Debt Fund
<b>STEPS</b>	Stated Policies Scenarios
<b>TCFD</b>	Task Force on Climate-related Financial Disclosures
<b>tCO<sub>2</sub>e</b>	Tons of carbon dioxide equivalent
<b>UN</b>	United Nations
<b>UNGPs</b>	United Nations Guiding Principles for Business and Human Rights
<b>UNFCCC</b>	United Nations Framework Convention on Climate Change
<b>US\$</b>	United States dollar
<b>WEO</b>	World Energy Outlook







