Public Information Summary
Dar Es Salaam Insurance Co.
Registration No: 266-2009-002
September 29, 2009

Host Country:	Iraq
Name of Reinsured:	Dar Es Salaam Insurance Company
Insured:	Summit Global Group LLC
Description of PRI:	Commitment to provide reinsurance of Iraqi insurer covering political risks for the construction and operation of a 300-room, international business class hotel to be located in the Green/International Zone of Baghdad.
Project Description:	Construction and operation of a 300-room international business class hotel to be located in the Green/International Zone of Baghdad.
Total Project Cost:	Up to $100,000,000
Proposed OPIC Reinsurance Amount:	Up to $24,750,000
Developmental Effects:	The project will have a positive developmental impact on the host country through the generation of foreign exchange earnings and the creation of new permanent jobs. All of the new employees hired for the project will receive training in Iraq, and certain managers will receive training in the United Arab Emirates.
Environment:	Construction and operation of a hotel in an urban setting is screened as Category B under OPIC's environmental guidelines because impacts are site specific and readily mitigated. The major concerns related to the construction and operation of a hotel in an urban setting are the availability of potable water for guest services, the disposal of wastewater and solid waste, and the adequacy of life safety and fire protection measures. Applicable Standards. The project and its contractors will be required to construct and operate the facility in accordance with (i) The International Finance Corporation's April 30, 2007 Environmental, Health, and Safety Guidelines for Tourism and Hospitality Development; (ii) Applicable provisions of the International Finance Corporation's April 30, 2007 Environmental, Health, and Safety General Guidelines; and (iii) All applicable environmental, health, and safety requirements of Iraq. Impacts and Mitigation Measures. The hotel is located in a previously developed urban area. The site is not located in a floodplain or near areas of cultural or ecological significance.

	The project will not result in adverse impacts on protected areas or critical habitats. The project will not result in physical or economic displacement. Although the hotel will be connected to the electrical grid, the hotel is expected to operate diesel generators for as long as 12 hours per day to insure uninterrupted power. Two boilers will be used for hot water and laundry steam. The project's direct, annual emissions of greenhouse gases are estimated to be less then 50,000 tons of CO_{2eq}. The project will incorporate energy efficiency measures in the design of the cooling and refrigeration systems as these systems are expected to represent the major energy draw at the hotel. Water and wastewater utilities will be provided by the Baghdad municipal authorities. The hotel design will include water conservation measures including the use of flow reducers in plumbing fixtures, minimizing water use in cooling equipment and the installation of water efficient washers in the laundry. The project regularly will test the water to ensure potability. The project will be required to develop and implement an occupational health and safety plan, an emergency response plan, and a food safety plan. The project will be required to demonstrate that the hotel's life and fire safety master plan meets the requirements of the NFPA 101 or equivalent.
Workers Rights:	OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, minimum age requirements, timely payment of wages, minimum wages, hours of work, and hazardous working situations. Standard and supplemental contract language will be applied to all workers of the project.
Human Rights:	In consultation with the Department of State, the project received a human rights clearance on September 29, 2009.