

SECTION I: NON-CONFIDENTIAL PROJECT INFORMATION

Host Country:	Mexico
Name of Borrower(s):	Promotora de Infraestructura Registral, S.A. de C.V. SOFOM ENR, a Mexican financial entity.
U.S. Sponsor:	MBIA Insurance Corporation, a New York insurance corporation.
Foreign Sponsor:	State of Mexico, a state in Mexico.
Project Description:	Local capital markets bond issuance backed by the revenues of the State of Mexico's Public Registry of Properties.
Total Project Costs:	\$334 million (estimated)
Proposed OPIC Guaranty:	Up to \$250 million for up to 25 years.
Developmental Effects:	This project will have a developmental impact on the State of Mexico. It is expected to broaden the Mexican capital markets with associated improvements in governance and accountability while also creating employment and economic opportunities in mortgage lending and housing development sectors.
Environment:	Projects involving the development of database tools and records are screened as Category C projects under OPIC's environmental and social guidelines because the potential for adverse impacts is minimal.
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 wages, timely payment of wages, and hours of work. The use of proceeds from the bond issuance will be restricted with respect to the operations of the entity administering the property registry, including the employment of minors and other applicable labor law requirements. Standard and supplemental contract language will be applied to all workers of the Project.
Human Rights:	In consultation with the Department of State, this project received a Human Rights Clearance on January 13, 2009.

