

**PUBLIC SUMMARY – LLC WINNER IMPORTS UKRAINE, LTD**

Host Country:	Ukraine
Name of Borrower:	LLC Winner Imports Ukraine, Ltd, a limited liability company organized and existing under the laws of Ukraine.
Project Description:	The proceeds of the loan will be used to (i) expand Winner Import Ukraine’s automobile business, (ii) construct and operate “Winner Autocity”, which will have two new, state-of-the-art dealership facilities for Porsche and Land Rover/Jaguar automobiles, each of which will be “3S” (showroom, service and stock), and (iii) repay any outstanding balance of an existing OPIC loan.
Proposed OPIC Loan:	Up to \$20.0 million, with an approximately 10-year tenor including a minimum two and a half-year principal grace period during construction.
Total Project Costs:	Approximately \$26.8 million
U.S. Sponsors:	Mr. John Hynansky, Mr. Michael Hynansky and Ms. Alexandra Vadas (Hynansky), all U.S. citizens
Foreign Sponsor:	N/A
<b>Policy Review</b>	
U.S. Economic Impact:	This project will have a positive developmental impact on the host country, Ukraine. The project will generate a significant number of new local jobs. Running a dealership for premium automobile brands requires a highly trained sales force, mechanics, accountants, communications and advertising specialists, IT specialists, service personnel, warehouse managers, and customer relations specialists. All dealer activities will be undertaken in accordance with international brand standards, which the project company will enforce.
Developmental Effects:	The project is not expected to have a negative impact on the U.S. economy or employment. U.S. procurement is expected to have a positive impact on U.S. employment. The project will have a negative five-year U.S. balance of payments impact.
Environment:	<p><b>Screening:</b> Operations associated with the expansion of auto dealerships are screened as Category B projects under OPIC’s environmental and social guidelines because impacts are limited and readily mitigated. The primary environmental and social concerns related to this Project are associated with vehicle and worker safety and used oil management.</p> <p><b>Applicable Standards:</b> OPIC’s environmental and social due diligence indicates that the investment will have impacts which must be managed in a manner consistent with the following International Finance Corporation’s (IFC) Performance Standards (PS):</p>

	<p>-PS 1: Assessment and Management of Environmental and Social Risks and Impacts;          -PS 2: Labor and Working Conditions;          -PS 3: Resource Efficiency and Pollution Prevention;          -PS 4: Community Health, Safety, and Security; and          -PS 5: Land Acquisition and Involuntary Resettlement.</p> <p>Since the Project will acquire a small parcel of land through a negotiated transaction at market rates, OPIC will require the Project to comply with the Performance Standard 5: Land Acquisition and Involuntary Resettlement. The dealership operations of the Borrower will be located in a commercial area where issues associated with PS 6: Biodiversity Conservation and Sustainable Management of Living Natural Resources are not triggered. There are no Indigenous Peoples or Cultural Heritage sites that are expected to be adversely impacted by the Project activities. Thus, PS 7 and PS 8 are also not triggered.</p> <p>Consistent with the requirements of PS 3 (Resource Efficiency and Pollution Prevention), in addition to the Performance Standards listed above, IFC’s Environmental, Health, and Safety (EHS) General Guidelines (2007) are also applicable to this project.</p> <p>The Project’s greenhouse gas (carbon dioxide equivalent) emissions are estimated to be less than 800 tons per year.</p> <p><b>Environmental and Social Risks:</b> The Borrower operates its business operations so as to comply with both its corporate policies and Ukrainian regulations. The Borrower has adopted detailed procedures relating to vehicle and worker safety and used oil management. In addition, employees receive extensive orientation training as well as annual refresher training specific to their jobs.</p> <p><b>Risk Mitigation:</b> The Borrower will be required to implement its environmental and social management system that will be used to guide the Project’s environmental and social performance. The Borrower will also be required to continue implementing its grievance mechanism. In addition, the Borrower will be required to comply with applicable provisions of IFC’s EHS General Guidelines (2007).</p>
Workers Rights:	<p>OPIC’s statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, hours of work, the timely payment of wages, and hazardous work situations. Standard and supplemental contract language will be applied to all workers of the Project. The Project will be required to operate in a manner consistent with the requirements of the International Finance Corporation’s Performance Standard 2 on Labor and Working Conditions.</p>
Human Rights:	<p>OPIC issued a Human Rights Clearance for this Project on April 13, 2012.</p>

