

INFORMATION SUMMARY FOR THE PUBLIC

Host Country:	El Salvador
Name of Project Company:	La Hipotecaria S.A. de C.V., a company organized under the laws of El Salvador
Project Description:	Guaranty of interest and ultimate principal repayment for \$33.75 million of U.S. trust certificates, which will be supported by payments in respect of \$33.75 million of the \$37.8 million of BBB- (Global) rated Senior El Salvadoran notes secured by a \$45 million pool of El Salvadoran low-income mortgages.
Proposed OPIC Guaranty:	\$33.75 million
Total Project Costs:	\$45,000,000 total project size (\$37,800,000 in A Notes, \$5,400,000 in B Notes and \$1,800,000 in C Notes)
U.S. Beneficiary:	A to-be-formed Delaware Statutory Trust
Foreign Sponsor:	La Hipotecaria (Holding) Inc., a company organized under the laws of the British Virgin Islands
Policy Review	
U.S. Economic Impact:	This project is not expected to have a negative impact on the U.S. economy or employment. The project involves the securitization of mortgages for sale to U.S. and Panamanian investors, in order to free up capital for use in the provision of mortgage services wholly within El Salvador. The project does not involve U.S. procurement, so it should have a neutral impact on U.S. employment. The project will have a net positive five-year impact on the U.S. balance of payments over the first-five years.
Developmental Effects:	This project will have a positive developmental impact on the host country through the securitization in Panama of mortgages issued in El Salvador. This project will be the first cross border securitization for La Hipotecaria's El Salvadorian operations and will enable to the company to issue new mortgages in El Salvador, many of which will target low-income borrowers.
Environment:	<p>Mortgage securitizations are screened as Category C projects under OPIC's environmental and social guidelines. Environmental, health, safety and social impact concerns are minimal.</p> <p>The project will be required to develop an environmental and social policy that will be used to guide the project and achieve sound and sustainable environmental and social performance. The Borrower will also be required to develop and implement an appropriate grievance mechanism.</p>

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Workers Rights:	OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the rights of association, organization and collective bargaining. 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.
Human Rights:	OPIC issued a human rights clearance for the project on July 27, 2012