

INFORMATION SUMMARY FOR THE PUBLIC

Host Country:	Ghana
Name of Borrower:	LuccaHealth Medical Specialty Center Ghana Ltd. (“LHMSC”)
Project Description:	LHMSC will build and operate an ambulatory surgery and medical imaging center in Accra, Ghana.
Proposed OPIC Loan:	\$7,500,000
Total Project Costs:	\$15,869,166
U.S. Sponsor:	BlackIvy LLC
Foreign Sponsor:	A foreign investor with less than 10% ultimate ownership of the Borrower.
Policy Review	
U.S. Economic Impact:	The Project is not expected to have a negative impact on the U.S. economy or employment. U.S. procurement associated with the Project is expected to have a positive impact on U.S. employment. The Project is expected to have a positive five-year U.S. current account impact.
Developmental Effects:	This Project is expected to have a developmental impact by expanding the availability of medical services in Ghana. According to the World Bank, Ghana has less than one bed per thousand people, and spends just under four percent of GDP on healthcare spending. This facility will be among a limited few internationally certified medical facilities in the region, providing services for Ghanaians and other West Africans that currently seek such treatments overseas. Located on the grounds of an existing medical compound, this private outpatient facility will provide ambulatory surgery and diagnostic imaging services, conducting an estimated 35,000 patient consultations per year. This Project will also hire and train new local staff to operate the facility and help Ghana in its pursuit of UN Sustainable Development Goal #3 (Good Health and Well-Being).
Environment:	The Project has been reviewed against OPIC’s categorical prohibitions and has been determined to be categorically eligible. Projects involving investments in healthcare facilities are generally screened as Category B projects under OPIC’s environmental and social guidelines because impacts are site-specific and readily mitigated. The primary environmental and social issues associated with the Project include the need for a robust environmental and social management system to ensure the Project is developed, implemented, and managed in accordance with the IFC’s 2012 Performance Standards and 2007 Environmental Health and Safety (EHS) General Guidelines and Health Care Facility Guidelines. The Project is subject to a Climate Resiliency Screening per Executive Order 13677. In addition, OPIC considers issues related to quality of care in evaluating health care facilities to ensure they contribute to improved public health within the country.

Under OPIC's Environmental and Social Policy (January 2017), the Borrower is required to comply with applicable national laws and regulations related to environmental performance. OPIC's environmental due diligence indicates that the Project will have impacts which must be managed in a manner consistent with the following International Finance Corporation's Performance Standards (PS):

- 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

A desk-review due diligence assessment indicates the Project is located in the East Legon community of Accra, approximately 5.4 km from the Kotoka International Airport. The Project is being developed through the renovation and the addition of a third floor (totaling 13,078 sq. ft.) to an existing facility. The Project does not affect protected areas or sensitive ecosystems and adverse impacts on biodiversity are not anticipated. Therefore, P.S. 6 is not triggered at this time. The Project will be required to meet applicable provisions of the IFC Environmental Health and Safety General Guidelines and Health Care Facility Guidelines. OPIC's Policy on Health Care Projects: The Project must obtain satisfactory accreditation based on a quality evaluation of the technical competence of the institution's resources and organization by an internationally recognized accreditation organization. All health care projects must maintain this accreditation throughout the term of OPIC support. All hospitals, medical centers, and other projects that purchase pharmaceuticals for the purpose of providing them, directly or indirectly, to patients shall restrict drug purchasing to pharmaceuticals registered for use in the host country and to drug suppliers that comply with the World Health Organization's Good Manufacturing Practices for both imported and locally produced goods.

The primary environmental risks associated with the Project are specific to the facility design and operation of a specialized health care facility. The Borrower will develop the facility design for compliance with IFC guidelines and JCI accreditation for healthcare facilities including experienced medical management team, reliable energy supply and backup power generation, hazardous and medical waste management and disposal, sterile ventilation system, water purification system, fire safety and emergency plan. The Borrower will develop its environmental management system to include policy, procedures, roles and responsibilities to identify and manage the environmental risks of Project implementation. The Borrower sources its pharmaceutical supplies from companies that meet WHO Good

	<p>Manufacturing Practices. The Borrower will obtain JCI healthcare facility accreditation for the Project.</p>
<p>Social Assessment:</p>	<p>The Project will be required to operate in a manner consistent with the International Finance Corporation’s Performance Standards, OPIC’s Environmental and Social Policy Statement and applicable local laws. OPIC’s statutorily required language will be supplemented with provisions concerning the rights of association, organization and collective bargaining, minimum age of employment, prohibition against the use of forced labor, non-discrimination, hours of work, the timely payment of wages, and hazardous working conditions. Standard and supplemental contract language will be applied to all workers of the Project, including contracted workers. The Project entails the development of an ambulatory surgery and imaging services center co-located within a modern healthcare facility in Accra, Ghana. The Project will also operate a telemedicine partnership with New York University’s Langone Medical Center for specialist consultations and referral services. The Project is in the process of developing plans to identify and mitigate potential social risks, drawing upon established U.S. best practices. Specifically, OPIC will require Project-specific plans related to human resources management, contractor management, and information dissemination to stakeholders. The Project will be required to submit final social plans for OPIC review and approval prior to first disbursement. This review covers the commensurate human rights risks associated with medical projects in Ghana</p>