

NON-CONFIDENTIAL PROJECT INFORMATION

Host Country(ies):	Malaysia
Name of Borrower(s):	Academic Medical Centre Sdn Bhd (“AMC” or “the project Company”), a private limited corporation organized under the laws of Malaysia.
Project Description:	<p>AMC will construct and establish: (i) a 600 bed teaching hospital, which will be a collaboration between AMC and Johns Hopkins Medicine International L.L.C.; (ii) a graduate private medical school in collaboration with Johns Hopkins University’s School of Medicine (“JHUSOM”), a division of Johns Hopkins University, and a private undergraduate medical school with the Royal College of Surgeons of Ireland (“RCSI”); (iii) a research center also in collaboration with JHUSOM; and (iv) associated ancillary facilities (together “the Project” or the “Perdana Medical Center”). The project will be classified as a Public Private Partnership (“PPP”) by the Government of Malaysia and will be subject to long-term affiliation, collaboration and licensing agreements with Johns Hopkins Medicine International L.L.C., Johns Hopkins University, and RCSI. The hospital will be the first private teaching hospital in Malaysia.</p> <p>The recognition of the Malaysian Government of AMC as a PPP is significant as such accreditation is only extended to projects that are recognized as having national importance from the perspective of being strategic in nature and having a high multiplier effect as well as increasing the business competitiveness of Malaysia.</p>
Proposed OPIC Loan:	\$250,000,000 with a [12.5] year tenor inclusive of a [3.5 year] principal grace period followed by a [9] year principal amortization period based on a sculpted loan amortization profile.
Total Project Costs:	\$802,293,217 which will include building and construction related costs, land costs, financing costs, and other pre-operating expenses during construction related to the development of the project.
U.S. Sponsor:	The Johns Hopkins University, a Maryland nonprofit corporation (“JHU”) and John Hopkins Medicine International, L.L.C., a for-profit, privately held Maryland limited liability company (“JHMI” or “Johns Hopkins Medicine International”), (together “Johns Hopkins”). Johns Hopkins Medicine International is the

	entity that Johns Hopkins Hospital is using to expand its extensive knowledge base in medicine, nursing, public health, medical education, research and health care administration with a goal to improve health care delivery through sustainable, high-impact collaborations throughout the world.
Foreign Sponsor:	Chase Perdana Sdn BHD (“Chase Perdana”), a privately held Malaysian corporation that is 100% owned by Empire Holdings Limited, a privately held holding company incorporated in Seychelles that is 100% owned by Tan Sri Datuk Dr Mohan Swami JP, a Malaysian citizen.
Policy Review	
U.S. Economic Impact:	The project is not expected to have a negative impact on the U.S. economy. There is expected to be some initial and operational U.S. procurement associated with this project, which is expected to have a positive impact on U.S. employment. The project is expected to have a net positive five-year U.S. balance of payments impact.
Developmental Effects:	This project will have a positive developmental impact by helping address the shortage of local and specialty talent facing the Malaysian healthcare sector by establishing the first fully-integrated private medical school, teaching hospital, and research center in Malaysia. By providing advanced teaching methodologies and medical technologies, the project will position Malaysia as a regional health hub. The project will be the first health education system outside of the U.S. to incorporate Johns Hopkins’ new interdisciplinary Genes to Society curriculum, a new education curriculum that will improve the transfer of medical knowledge to Malaysia. The project will have a significant employment impact in the host country, particularly for professional/technical positions.
Environment:	<p>Screening: The project has been reviewed against OPIC’s categorical prohibitions and has been determined to be categorically eligible. Construction and operation of hospitals are screened as Category B projects under OPIC’s environmental and social guidelines because impacts are site specific and readily mitigated. The primary environmental concerns related to this project are impacts from construction, the management and disposal of waste and the assurance that appropriate health and safety measures have been instituted for employees. Additionally, OPIC considers issues related to quality of care in evaluating healthcare facilities to ensure the facility contributes to improved public health in the host country.</p> <p>Applicable Standards: OPIC’s environmental and social due diligence indicates that the project will have impacts that must</p>

be managed in a manner consistent with the following Performance Standards:

P.S. 1: Social and Environmental Assessment and Management Systems;

P.S. 2: Labor and Working Conditions;

P.S. 3: Pollution Prevention and Abatement;

P.S. 4: Community Health, Safety and Security

Land for the project is being acquired from a government institution and P.S. 5 (Involuntary Resettlement and Land Acquisition) is not triggered at this time. The site is predominantly paved over as a parking lot for an agricultural exposition and as such has little biodiversity value. Areas that are not paved are covered in grasses that have been regularly mowed. Therefore P.S. 6 (Biodiversity Conservation and Sustainable Management of Natural Resources) is not triggered at this time.

The project is not expected to impact Indigenous Peoples or cultural heritage. The project site is located in a semi-urban setting and has been used as an agricultural research area for more than 30 years. Therefore, P.S.'s 7 and 8 are not triggered by the project at this time.

In addition to the Performance Standards listed above the following International Finance Corporation (IFC)

Environmental Guidelines are applicable to this project

- (i) The International Finance Corporation (IFC) April 2007 Environmental, Health and Safety Guidelines for Health Care Facilities; and
- (ii) The IFC April 30, 2007 Environmental, Health, and Safety General Guidelines.

Environmental and Social Risks and Mitigation: The project will be required to develop an Environmental and Social Management System for construction, including a community grievance mechanism. Key environmental impacts during construction are associated with erosion and surface water runoff and potential social impacts associated with on-site construction camps. The project is located 2-3 km from the nearest residential area, and impacts from noise, dust and increased traffic are unlikely to adversely impact these residents.

Once the teaching hospital has been commissioned, it will apply for Joint Commission International (JCI) accreditation. OPIC

	<p>will require that JCI accreditation be achieved no later than thirty-six months after the commissioning of the project and that accreditation be maintained throughout the term of OPIC support. JCI requires effective management including written plans for safety and security, hazardous materials, emergency management, fire safety, medical equipment, and utility systems. In addition to written plans, JCI requires that one or more qualified individuals oversee the planning and implementation of the facilities management program to manage the risks and develop a monitoring program to provide data on incidents, injuries and other events that support planning and further risk reduction. Moreover, the organization must educate and train all staff members regarding their roles in the organization's plans for fire safety, security, hazardous materials and emergencies.</p>
<p>Workers Rights:</p>	<p>In accordance with OPIC's Environmental and Social Policy Statement, this project has been classified as <i>Special Consideration</i> due to the identification of higher risk employment factors and management factors.</p> <p>This project will rely on a large pool of contracted foreign nationals working in a labor-intensive industry that presents a higher risk to workers due to labor conditions and the nature of the work in the construction sector in Malaysia, as documented in the State Department's <i>Country Reports on Human Rights Practices</i>. It is anticipated that this project will engage approximately 2,000 unskilled laborers during the peak of the construction phase; approximately 1,500 of these workers are expected to be foreign nationals of South Asian or Southeast Asian origin. Additionally, the project management has limited experience applying international labor standards to a relatively large workforce.</p> <p>Under <i>Special Consideration</i>, the project will be required to demonstrate compliance with the OPIC labor requirements set forth in the loan agreement through the following measures: 1) provide annual reports to OPIC that summarize general working conditions including non-compliance issues, grievances, and actions taken to improve the worker-management relationship; and 2) conduct one or more independent labor audits during the construction period.</p> <p>OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, timely payment of all wages, hours of work, minimum age, and hazardous conditions. The project company will also be</p>

	required to operate in a manner consistent with the requirements of the International Finance Corporation's Performance Standard 2 on Labor and Working Conditions. Standard and supplemental contract language will be applied to all workers of the project.
Human Rights:	OPIC issued a human rights clearance for this project on November 13, 2012.