

## Information Summary for the Public

<b>Host Country:</b>	Afghanistan
<b>Name of Borrower:</b>	Kabul Grand Residences LLC (the “Borrower”), a limited liability company organized in the state of Delaware
<b>U.S. Sponsor:</b>	Apus Apartments LLC, a limited liability company organized in the state of Delaware
<b>Foreign Sponsor:</b>	Fathi Taher, a Jordanian citizen
<b>Project Description:</b>	Construction and operation of a 150-unit apartment complex in Kabul, Afghanistan.
<b>Total Project Costs:</b>	\$36,000,000
<b>Proposed OPIC Loan:</b>	\$27,000,000
<b>Developmental Effects</b>	This project will have a positive developmental impact in Afghanistan as it will provide secure housing to local residents, expatriate workers, foreign diplomats, international aid workers, and U.S. government personnel. The project will support the creation of local jobs with training opportunities and various benefits, including those which specifically address the needs of female apartment management staff. The property manager also has an equal employment opportunity policy that is consistent with ILO Convention 111 standards.
<b>Environment:</b>	<p>Construction of and operations associated with apartments or housing in an urban setting are 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 concerns related to this project are the provision of potable water in conformance with World Health Organization drinking water standards, the management and disposal of liquid and solid waste, adequacy of life safety and fire protection measures, and the assurance that appropriate health and safety measures have been instituted for residents, employees and construction workers.</p> <p><u>Applicable Standards</u> The project and its contractors will be required to construct and operate the facility in accordance with: (i) applicable provisions of the International Finance Corporation’s April 30, 2007 Environmental, Health, and Safety General Guidelines; and (ii) all applicable environmental, health, and safety requirements of Afghanistan.</p> <p><u>Impacts and Mitigation Measures</u> The apartment complex will be located on a previously disturbed site adjacent to the Grand Hotel Kabul which is currently under construction. The site is not located in a floodplain or near areas of cultural or ecological significance. The project will not result in adverse impacts on</p>

	<p>protected areas or critical habitats. The project will not result in physical or economic displacement.</p> <p>Potable water will be provided to the apartment residents from on-site wells which will be treated and tested to assure its portability. Sanitary wastes will initially be disposed of in an on-site septic system which will be serviced by contractors similar to arrangements at the nearby embassy. Once operational, the apartments will be connected to the municipal sewage plant.</p> <p>Solid wastes will be removed by contractors and taken to local landfills. The Borrower has prepared a plan for the management and minimization of solid wastes from the apartment complex that includes recycling procedures and other measures to reduce waste.</p> <p>The apartments will be connected to the electrical grid; however, a small 150 kV backup generator will be installed on site. CO<sub>2eq</sub> emissions from this unit are anticipated under conservative assumptions to be less than 1000 tons annually. The apartment design includes a number of measures to promote energy and water conservation such as water saving showerheads, electronic sensors, and temperature control in public areas and apartments. An Occupational Health and Safety Plan for operations has been prepared for the operational phase of the project.</p> <p>The project will be required to develop and implement an Occupational Health and Safety Plan for the construction phase of the project and a Life Fire Safety Master Plan that meets the requirements of the NFPA 101 or equivalent.</p>
<b>U.S. Economic Impact:</b>	<p>This project involves the provision of rental housing in Afghanistan and therefore is not expected to have a negative impact on the U.S. economy or U.S. employment. There will be initial U.S. procurement associated with this project which will result in a positive impact on U.S. employment. The project is expected to have negative impact on the U.S. balance of payments over the first five years of operations.</p>
<b>Workers Rights:</b>	<p>OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, minimum wage, timely payment of wages, hours of work, minimum age, and hazardous working conditions. Standard and supplemental contract language will be applied to all workers of the project.</p>
<b>Human Rights:</b>	<p>In consultation with the Department of State, the project received a Human Rights Clearance on October 22, 2010.</p>