

**Plaza Logistica S.R.L.
Information Summary for the Public**

Host Country:	Argentina
Name of Borrower(s):	Plaza Logistica S.R.L. and its subsidiary Tomtur S.A., incorporated in Argentina
Project Description:	Expansion of Plaza's warehousing operations in the Metropolitan Area of Buenos Aires through the purchase of land and construction of two Class A warehouses.
Proposed OPIC Loan:	\$10,000,000 with an eleven year tenor
Total Project Costs:	\$59,900,000.
U.S. Sponsor:	Blue Water Worldwide LLC, a Delaware limited liability company.
Foreign Sponsor:	Hijas Inversoras S.A., an Argentine company
Policy Review	
U.S. Economic Impact:	This project involves the construction and development of warehouse facilities in the greater Buenos Aires metropolitan area. The Project Company will notify OPIC should the exclusive lessee of one of the Project Company's warehouse facilities begin to export any of its products housed at such facility to the U.S. Given that this condition is documented in the OPIC finance agreement, it is not expected that this project will have a negative impact on the U.S. economy or U.S. employment. There will be a minimal amount of initial U.S. procurement associated with this project, which will have a small, but positive impact on U.S. employment. The project is expected to have a negative impact on the U.S. balance of payments over the first five years of operation following the completion of this phase of warehouse facility construction and expansion.
Developmental Effects:	This project will have a positive developmental impact in Argentina as it will increase the supply of class A warehouse facilities in the greater Buenos Aires metropolitan area, where demand for such space exceeds current supply. The project will further support growth in the Argentine private sector through strengthening reliability and efficiency of the country's logistics supply chain infrastructure. With an aim to reduce its energy usage and environmental impact, the Project Company will incorporate modern insulation and ventilation technology in all its warehouse facilities and is currently installing solar panels at one facility.
Environment:	Screening: The Project has been reviewed against OPIC's categorical prohibitions and has been determined to be categorically eligible. Construction and operation of warehousing facilities are screened as Category B projects under OPIC's environmental and social guidelines because impacts are

site-specific and readily mitigated. Environmental and social issues associated with the Project include land acquisition and the need for a robust Social and Environmental Management Plan for the construction and operation of the warehouses.

Applicable Standards: OPIC's environmental and social due diligence indicates that the Project will have impacts that must 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

P.S. 5: Land Acquisition and Involuntary Resettlement

In addition to the Performance Standards listed above, the following International Finance Corporation (IFC) Environmental Guidelines are applicable to this project:

- (i) The IFC April 30, 2007 Environmental, Health, and Safety General Guidelines.

Environmental and Social Risks and Mitigation: The Project involves the acquisition of three properties and construction of two Class A warehouses totaling 85,000 m² of warehousing space in the Buenos Aires area of Argentina. All properties have been zoned for commercial purposes and are located in urban areas. The Project will not involve the construction of new roads but will require construction of new transmission lines. Information regarding the transmission lines, such as route and length, are not yet known. OPIC will require submission of this information prior to the start of construction of the Project.

The Project does not have a formal environmental and social management plan (SEMP) in place. OPIC will require that one be developed and implemented in accordance with P.S. 1 and that evidence that one has been established be submitted to OPIC for review as a condition of first disbursement. Key issues that should be incorporated into the SEMP for Plaza include procedures for mitigating environmental and social impacts from construction such as erosion, land-clearing, stormwater pollution, noise and dust; establishing a community grievance mechanism; developing systems or plans for managing, handling and disposing of solid waste, sanitary wastes and hazardous materials both during construction and operation of the warehouses; assessing and mitigating potential environmental

	and social impacts to nearby communities such as noise, dust, groundwater use and hazardous materials release; and communicating with contractors and sub-contractors regarding OPIC's environmental and social requirements. In addition to a SEMP, the Project will be required to provide OPIC with a grievance mechanism and information regarding water wells and transmission lines associated with the Project.
Workers Rights:	OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, minimum age, the timely payment of wages, hours of work and hazardous working situations. Standard and supplemental contract language will be applied to all workers of the Project. The Project Company will be required to implement and operate the Project 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 this Project on August 17, 2011