

SECTION I: NON-CONFIDENTIAL PROJECT INFORMATION

Host Country:	United Mexican States (“Mexico”)
Name of Borrower(s):	Eolica Tres Mesas, S. de R.L. de C.V (“Tres Mesas 1”), a single-purpose vehicle organized as a limited liability company established under the laws of Mexico and Eolica Tres Mesas 2, S. de R.L. de C.V (“Tres Mesas 2”) a single-purpose vehicle organized as a limited liability company established under the laws of Mexico (collectively the “Borrowers”).
Project Description:	<p>Tres Mesas will develop, construct, own, and operate a 62.7 MW wind farm in the State of Tamaulipas, Mexico (“Project 1”). The Project will benefit from power purchase agreements (“PPA”) with subsidiaries of Sigma Alimentos S.A. de C.V., a Mexican company (“Sigma”) that is a subsidiary of Grupo Alfa, S.A.B de C.V (“Alfa”), one of the largest conglomerates in Latin America.</p> <p>Tres Mesas 2 will develop, construct, own, and operate an 85.8 MW wind farm in the State of Tamaulipas, Mexico (“Project 2”). The Project will benefit from a PPA with subsidiaries of Walm-Mart de México, S.A.B, de C.V (“Walmex”). North American Development Bank (“NADB”), a bi-national development finance institution, will co-finance Project 2 with OPIC.</p> <p>Tres Mesas 1 and Tres Mesas 2 (collectively the “Projects”) are being developed on the same project site and will share a number of facilities. The loans for Project 1 and Project 2 will be cross-collateralized</p>
Proposed OPIC Loan:	<p>For Project 1: A \$90 million OPIC investment guaranty with a term up to 19 years.</p> <p>For Project 2: A \$96 million OPIC local currency guaranty denominated in Mexican Pesos with a term up to 16.5 years. Local financial institutions that will be beneficiaries of the OPIC local currency guaranty may require appreciation cover of up to \$64 million. The total maximum OPIC exposure for Project 2 will be capped at an amount not to exceed \$160 million. Total exposure inclusive of the appreciation cover will not decline directly with underlying amortization. OPIC will retain the right to elect payment of claims on the amortization schedule, or in a lump-sum termination. OPIC’s combined total</p>

	exposure under Project 1 and Project 2 will not exceed \$250 million.
Total Project Costs:	For Project 1, approximately \$147.0 million. For Project 2, approximately \$253.6 million.
U.S. Sponsor:	Oak Creek Energy Systems, Inc. (“OCES”), a privately held California company.
Foreign Sponsor:	N/A

Policy Review	
U.S. Economic Impact:	Clearance is in process
Developmental Effects:	Clearance is in process
Environment:	<p>Screening: The Project has been reviewed against OPIC’s categorical prohibitions and determined to be categorically eligible. The Project is screened as Category A because the Project represents a large-scale greenfield wind project in an area with diverse and abundant fauna species which could have significant adverse environmental and social impacts that are diverse and irreversible. The major environmental and social concerns related to the Project include its potential impacts on fauna including migrating birds and bats, potential for significant habitat alteration and potential impacts from leasing land held in communal tenure.</p> <p>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> <p>PS1: Assessment and Management of Environmental and Social Risks and Impacts; PS2: Labor and Working Conditions; PS3: Resource Efficiency and Pollution Prevention; PS4: Community Health, Safety and Security; PS5: Land Acquisition and Involuntary Resettlement; and PS6: Biodiversity Conservation and Sustainable Management of Living Natural Resources.</p> <p>In addition to the Performance Standards listed above, the IFC’s April 30, 2007 Environmental, Health, and Safety (EHS) Guidelines for Wind Energy and the IFC’s April 30, 2007</p>

	<p>Environmental, Health, and Safety General Guidelines are applicable to this project.</p> <p>The Project will not impact any Indigenous Peoples or cultural sites. Therefore, PS's 7 and 8 do not apply to this project.</p> <p>Environmental and Social Risks and Mitigation: The proposed project involves the construction and operation of a 150 MW wind farm and construction of transmission line (18 km of a 34.5 kV transmission line and 12 km of a 115 kV transmission line), internal access roads (66 km), substation, construction offices, operation and maintenance buildings, warehouses and parking lots.</p> <p>The Project conducted an Environmental Impact Assessment (EIA) for the Project per local requirements. It should be noted that while the EIA covers the Tres Mesas Wind Farm which is intended to be developed in five stages totaling 152 to 436 turbines (1.6 to 3.3 MW each) and 500 to 700 MW, the OPIC Project involves the construction and operation of the first two stages, totaling 45 turbines (3.3. MW each) and 150 MW. An Environmental Management Plan was developed through the EIA process. The Plan identifies potential impacts, proposes mitigation measures to address potential impacts and outlines indicators, means of verification and responsible party.</p> <p>The project site primarily comprises private and ejido, or communal, properties which have the corresponding leases. The Project does not involve involuntary resettlement or curtailment of access to land or other forms of resource use during operation. OPIC will require documentation that the process of land acquisition or lease was carried out in accordance with PS 5 and that the Project develop and implement a robust stakeholder engagement plan and community grievance mechanism.</p> <p>Due to its location, the State of Tamaulipas is a transition zone between temperate and tropical climate regions and as a result contains high richness of bird species. Vegetation found at Tres Mesas consists of sub-montane scrub and therefore serves as the second largest habitat in the State of Tamaulipas for maintenance of migratory birds. In addition, the project area has high diversity of resident and terrestrial bird species. The Project, in particular construction of roads, has the potential to fragment habitat for these species. The baseline fauna</p>
--	---

	<p>assessment detected 101 species under conservation status as per the NOM-059-SEMARNAT-2010, of which 9 are endangered species, 29 are threatened and 63 under special protection. The group with the highest number of species is birds, followed by reptiles, terrestrial mammals, amphibians and bats. OPIC will require development and implementation of flora and fauna management and monitoring plans.</p> <p>Environmental and social due diligence for the Project is ongoing. Due to security reasons, an on-site Environmental and Social due diligence visit is still pending for the Project. OPIC's environmental and social assessment, public project summary and conditions that will be included in the finance agreement will be updated and based on findings from additional environmental and social due diligence.</p>
Workers' Rights:	Clearance is in process
Human Rights:	Clearance is in process