

NON-CONFIDENTIAL PROJECT INFORMATION

Host Country or Location:	Jerusalem
Name of Borrower(s):	Miranda Falcon Realty Ltd, formerly known as Baladi building and Real Estate Ltd.
Project Description:	33,240 m ² mixed-use development comprising retail, office, residential space, a supermarket, and underground parking in the predominantly Palestinian area of East Jerusalem (the "Project").
Proposed OPIC Loan:	\$17,600,000 million loan with a 17 year term
Total Project Costs:	\$35,522,154
U.S. Sponsor and Guarantor:	Farid Jaber
Foreign Sponsor:	None
Policy Review	
U.S. Economic Impact:	<p>Since the Project involves the construction of commercial space in East Jerusalem, there is no potential for an adverse effect on the U.S. economy. With initial U.S. procurement for legal services, the Project is expected to have a small, but positive, impact on U.S employment and a net negative effect on the U.S. balance of payments over the first five years.</p> <p>OPIC issued a clearance for U.S. economic impact for this project on July 16, 2012.</p>
Developmental Effects:	<p>The Project will have a positive developmental impact in the territory with the construction of a multi-use mall in East Jerusalem. While the western parts of Jerusalem have seen significant development, East Jerusalem has not kept pace. This uneven development has left a dearth of rental space for residents and commercial operations. Through this investment, OPIC will support the construction of this mall that will house residential, commercial and office space, and a supermarket, of which there are few in the area. There will also be new jobs with training related with the construction and operation of the new mall.</p> <p>OPIC issued a clearance for developmental effects for this project on July 16, 2012.</p>
Environment:	Screening: This Project has been reviewed against OPIC's categorical prohibitions and determined to be categorically eligible. Medium-scale construction projects are screened as

Category B under OPIC's environmental and social guidelines because impacts are site specific and readily mitigated. Construction of commercial buildings generally results in minimal impacts if proper procedures are enforced during the construction and operations phases. The major environmental concerns are disposal of wastewater, supply of potable water, removal and disposal of solid waste, implementation of adequate life safety and fire protection measures, and implementation of procedures to assure safe working conditions for workers during construction and operation.

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:

PS1: Social and Environmental Assessment and Management Systems;

PS2: Labor and Working Conditions;

PS3: Pollution Prevention and Abatement;

PS4: Community Health, Safety and Security.

In addition to the Performance Standards listed above, the IFC's April 30, 2007 Environmental, Health, and Safety General Guidelines are applicable to this project.

The Project is not located in or near protected areas or sensitive eco-systems and significant biodiversity impacts are not anticipated. Additionally, the Project does not involve any physical or economic displacement, impacts on indigenous peoples or cultural heritage. Land was acquired through negotiated settlement. Therefore, P.S.'s 5, 6, 7 and 8 are not triggered by the Project at this time.

Environmental and Social Risks: The Project has an Environmental and Social Policy, but a Grievance Mechanism specific to the Project has not yet been prepared. An Environmental and Social Impact Assessment was not required for the Project. The Project site is undeveloped and uninhabited and contains no ecologically sensitive vegetation. Water will be delivered to the site via the local water company. Sewage and solid waste will be disposed of by the municipality. There will be no hazardous materials stored on site. The on-site grocery store does not use CFC's, halogens or other substances scheduled for phase-out under the Montreal Protocol. Electricity is delivered to the site by the local electricity company, however,

	<p>there will be one small backup generator on site. CO2eq emissions are estimated to be less than 1500 tons annually.</p> <p>Risk Mitigation: The Project will be required to submit a Grievance Mechanism, Life and Fire Safety Plan and Occupational Health and Safety Plan.</p> <p>OPIC issued a clearance for environmental effects for this project on September 4, 2012.</p>
<p>Workers Rights:</p>	<p>OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, hours of work and the timely payment of wages. Standard and supplemental contract language will be applied to all workers of the Project. The Project will be required to operate in a manner consistent with the requirements of the International Finance Corporation's Performance Standard 2 on Labor and Working Conditions</p> <p>OPIC issued a clearance for worker rights for this project on June 1, 2012.</p>
<p>Human Rights:</p>	<p>OPIC issued a human rights clearance for this project on June 15, 2012.</p>