

**FOUR RIVERS REAL ESTATE, PTE. LTD.
INFORMATION SUMMARY FOR THE PUBLIC**

Host Country:	Burma
Name of Borrowers:	Four Rivers Real Estate, Pte. Ltd., a Singapore limited liability company, (“FRRE”) and a Burmese joint venture company established for this real estate project.
Project Description:	<p>Rangoon office rent is higher than every market in Asia except Tokyo and Shanghai. The supply-demand imbalance in the Rangoon office market that the Project will help address, has wide implications for the economic development of Burma. Lack of reasonably priced international-grade office space has delayed investment into the country by multinational firms increasingly seeking to enter as the economy opens up.</p> <p>OPIC support for the Project enables the Sponsor to initiate the development of its 6 story office building, complete its construction, and to operate it in a market in which most real estate projects fail to reach completion due to lack of funding.</p>
Proposed OPIC Loan:	\$6,255,000 with an 8 year tenor
Total Project Costs:	\$12,510,000
U.S. Sponsor:	Four Rivers, a Cayman Islands company majority-owned by US citizens.
Foreign Shareholder	A Burmese citizen owns a minority share of the Burmese joint venture company.
Policy Review	
U.S. Economic Impact:	The Project is not expected to have a negative impact on the U.S. economy. The U.S. economy will benefit from the Project’s expected initial and operational procurement of services, which will have a small, but 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 on Burma’s commercial real estate sector. The Project will develop an international standard office building in Rangoon, Burma. Rangoon currently has a shortage of international standard office buildings, driven by the rapid growth of MNCs and NGOs after years of limited or no investment in new or refurbished commercial real estate infrastructure. In addition, this Project is expected to create permanent local jobs in a low-income country suffering from a high unemployment rate, provide employees with English language training and tuition benefits for employees and their dependents.

<p>Environment:</p>	<p>The Project is not expected to have significant adverse environmental, social, health, or safety impacts if the Borrower implements the planned mitigation measures. To ensure acceptable environmental and social impacts, the following conditions should be included in the Loan Agreement:</p> <ol style="list-style-type: none"> 1. The Borrower (and the Borrower’s contractors) shall comply with: <ol style="list-style-type: none"> a. The International Finance Corporation’s (IFC) 2012 Performance Standards b. The April 30, 2007 IFC Environmental, Health, and Safety (EHS) General Guidelines 2. Prior to first disbursement the Borrower shall submit the following deliverables for OPIC’s approval: <ol style="list-style-type: none"> a. ESMS b. Stakeholder Engagement Plan and Grievance Mechanism. c. Site Acquisition Plan 3. Prior to the start of construction, the Borrower shall submit the following deliverables for OPIC’s approval: <ol style="list-style-type: none"> a. EIA 4. Prior to occupation, the Borrower shall submit the following deliverables for OPIC’s approval: <ol style="list-style-type: none"> a. Life and Fire Safety Plan 5. The Borrower shall notify OPIC immediately, and in no event later than 48 hours after the Borrower should have become aware through the exercise of reasonable due diligence and care, of any accident that results in the loss of life or that has, or that could reasonably be foreseen to have a material adverse impact on the environment. The Borrower shall submit to OPIC within 30 days after the occurrence of such event a summary report thereof.
<p>Workers’ Rights:</p>	<p>OPIC’s standard worker rights language will be supplemented with the following requirements for the Borrowers to :</p> <ol style="list-style-type: none"> a) Operate the Project in a manner consistent with the requirements of the International Finance Corporation’s Performance Standard 2 on Labor and Working Conditions; b) With respect to workers, not take any actions, or otherwise interfere with, coerce or penalize, on the basis of the right of association or on the basis of organization

	<p>and collective bargaining activities or membership that may result in any form of retaliation, including, but not limited to, termination, suspension, demotion, blacklisting or transfer of any Worker by the Project Company, or by an officer, agent or representative thereof;</p> <ul style="list-style-type: none"> c) Not employ persons, formally or informally, under the age of fifteen (15) for general work and persons under the age of eighteen (18) for work involving hazardous activity; d) Not require hourly or quota-based wage Workers to work more than 48 standard hours of work per week and that all Workers shall be guaranteed a weekly 24-hour rest period; e) Pay all wages, including all legally-mandated bonus pay and premium pay for overtime work, in full, in legal tender, and in a timely fashion, to Workers except when Workers have agreed otherwise; and f) Ensure that Workers have the right to remove themselves from hazardous situations without jeopardizing their continued employment.
Human Rights:	OPIC issued a human rights clearance for the Project on July 31, 2015.