

SECTION I: NON-CONFIDENTIAL PROJECT INFORMATION

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| Host Country: | Guatemala |
| Name of Borrower: | Mercury Mortgage Finance-Guatemala, Ltd. (“Mercury”), organized in the Cayman Islands |
| Project Description: | Mercury will provide long-term, U.S. Dollar fixed-rate mortgage loans to low- and middle-income home buyers in Guatemala and provide a platform for local and regional securitization of Guatemalan mortgages. |
| Proposed OPIC Loan: | \$100,000,000 with a nine and a half year tenor, and a cap on outstanding principal of \$50,000,000. |
| Total Project Costs: | \$140,223,010 |
| U.S. Sponsor: | Hencorp Becstone, LLC and The Eduardo Solorzano Family Trust |
| Foreign Sponsor: | Bright Business Managers Corp., organized in the British Virgin Islands; Corporacion de Occidente, S.A., organized in Guatemala; and Profin Intertrade, Ltd., organized in the British Virgin Islands |
| Policy Review | |
| U.S. Economic Impact: | The project is not expected to have a negative impact on the U.S. economy or employment. There is no U.S. procurement associated with this project, and the project is expected to have a neutral impact on U.S. employment. The project will have a negative five-year U.S. balance of payments impact. |
| Developmental Effects: | This project will have a positive developmental impact on the host country, Guatemala, primarily by increasing the supply of fixed-rate, long-term mortgages to residents. The entry of a dedicated non-bank mortgage lender will broaden the universe of home buyers by offering more affordable purchase terms than currently available. The project will also help to meet the deficit in housing supply by encouraging property developers to increase the supply of new housing units. |
| Environment: | Loans to mortgage companies for the purposes of providing long-term, fixed-rate mortgage loans to low-income home buyers are screened as Category C projects under OPIC’s environmental and social guidelines. Environmental, health, safety and social impact concerns are minimal. Mercury Mortgage Finance Guatemala, Ltd. will be required to develop an environmental and social policy that will be used to guide the project and achieve sound and sustainable environmental and social performance. The Borrower will also be required to develop and implement an appropriate grievance mechanism. |
| Workers Rights: | OPIC’s statutorily required standard worker rights language will |

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| | be supplemented with provisions concerning the right of association, organization and collective bargaining, the timely payment of wages, and hours of work. 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. |
| Human Rights: | OPIC issued a human rights clearance for the project on March 21, 2011. |