

**INFORMATION SUMMARY FOR THE PUBLIC
BANCO INDUSTRIAL S.A. DPR II**

Host Country	Republic of Guatemala
Name of Borrower	Industrial DPR Funding Ltd., a limited liability company incorporated under the laws of the Cayman Islands.
Project Description	The proceeds of the loan will be used to expand Banco Industrial, S.A. (the “Bank”)’s portfolio of affordable mortgage loans insured by government mortgage insurer Instituto de Fomento de Hipotecas Aseguradas (“FHA”) to home buyers throughout Guatemala (the “Project”).
Proposed OPIC Loan/Guaranty	\$150 million
Total Project Costs	\$200 million
U.S. Sponsor	Wells Fargo Bank, N.A.
Foreign Sponsor	Banco Industrial, S.A., a financial services company organized and existing under the laws of the Republic of Guatemala.
Policy Review	
U.S. Economic Impact	The Project is not expected to have a negative impact on the U.S. economy. There is no U.S. procurement associated with this Project, and, therefore the Project is expected to have a neutral impact on U.S. employment. The Project is not expected to have an impact on the U.S. balance of trade.
Developmental Effects	This Project is expected to have a highly developmental impact in Guatemala. The Bank will use the proceeds from a DPR securitization to issue nearly 3,000 new mortgage loans that will be insured by the government’s FHA program. Guatemala suffers from a housing deficit of approximately 1.5 million homes, which is expected to worsen over time as the percentage of the population living in urban areas increases from 52% in 2017 to 75% by 2032. The Project will enable the Bank to obtain long term funding at a lower cost than available in the domestic market, which will allow the Bank to better match its source of funding with its assets and extend longer tenors to its mortgage borrowers. The Project is expected to benefit underserved populations, as approximately one-third of the Bank’s mortgage borrowers are women, and 20% of the home buyers are located outside of Guatemala City.

<p>Environment</p>	<p>Loans to commercial banks for the purposes of mortgage lending are screened as Category C projects under OPIC's environmental and social policies, but are subject to conditions related to the use of proceeds. Excluded activities include lending to entities engaged in categorically prohibited activities or activities likely to have a significant adverse impact on the environment.</p> <p>The financial institution has an environmental and social management system commensurate with the environmental and social risks of its downstream investments and it will be used to achieve sustainable environmental and social performance.</p>
<p>Social Assessment</p>	<p>The Project will be required to operate in a manner consistent with the International Finance Corporation's Performance Standards, OPIC's Environmental and Social Policy Statement and applicable local laws.</p> <p>OPIC's statutorily required language regarding the rights of association, organization and collective bargaining, minimum age of employment, and prohibition against the use of forced labor, will be supplemented with provisions concerning non-discrimination, hours of work, the timely payment of wages, and hazardous working conditions. Standard and supplemental contract language will be applied to all workers of the Project, including any contracted workers.</p> <p>The Project has in place an appropriate labor management system, which includes human resources policies and employment contracts.</p>