

**Public Information Summary**  
**Construction Investment Company TM LLC**

<b>Host Country</b>	Ukraine
<b>Name of Borrower</b>	Construction Investment Company TM LLC (Ukraine)
<b>Project Description</b>	Construction and operation of the Sheraton Kyiv Olimpiyskiy hotel.
<b>Proposed DFC Loan</b>	\$27 million (13-year tenor)
<b>All-Source Funding Total</b>	\$54 million
<b>Policy Review</b>	
<b>Developmental Objectives</b>	<p>The Project is expected to have a highly developmental impact on Ukraine and to improve the country’s tourism infrastructure. Ukraine experiences above average levels of unemployment and human capital flight to the European Union with 11.2% of Ukraine’s population living outside of the country. The Project expects to hire over 170 new employees in Kyiv, the majority of which are expected to be young adults and women. New employees will be provided benefit packages that exceed local legal requirements, and unskilled workers will receive wages significantly higher than Ukraine’s minimum wage. The Project also will procure a large volume of goods and services from local suppliers, such as local furniture, paint, flooring, spa equipment, and foodstuffs, and it will contribute to Ukraine’s current account balance by generating international revenues.</p>
<b>Environment and Social Assessment</b>	<p><b>Screening:</b> The Project has been reviewed against DFC’s categorical prohibitions and has been determined to be categorically eligible. Projects involving investments in commercial developments are generally screened as Category B projects under DFC’s environmental and social guidelines because impacts are site-specific and readily mitigated. In addition to typical impacts from construction activities, the primary environmental issues associated with the Project include the need for life and fire safety measures and a robust environmental and social management system to ensure the Project is developed, implemented, and managed in accordance with the International Financial Corporation’s (“IFC”) 2012 Performance Standards (“PS”) and industry-specific best practices.</p> <p><b>Applicable Standards:</b> Under DFC’s Environmental and Social Policies, the Borrower is required to comply with the applicable national laws and regulations related to environmental and social performance. DFC’s environmental due diligence indicates the Project will have impacts which must be managed in a manner consistent with the following IFC 2012 PS:</p> <p>PS 1: Assessment and Management of Environmental and Social Risks and Impacts;</p>

	<p>PS 2: Labor and Working Conditions;  PS 3: Resource Efficiency and Pollution Prevention; and  PS 4: Community Health, Safety, and Security.</p> <p>A desk-review due diligence assessment indicates the Project involves the fit-out of a partially constructed hotel in downtown Kyiv, Ukraine. The Project site is not located in or near any protected area or sensitive ecosystem and adverse impacts on biodiversity are not anticipated. Therefore PS 6 is not triggered at this time.</p> <p>The Project will be required to meet applicable provisions of the IFC Environmental Health and Safety (“EHS”) General Guidelines (2007) and the EHS Guidelines for Tourism and Hospitality Development (2007).</p> <p>The Project’s estimated GHG emissions are less than 12,000 CO<sub>2</sub>eq. short tons on an annual basis.</p> <p><i>Environmental and Social Risks and Mitigation:</i> The Borrower has developed an Environmental and Social Management System (“ESMS”) to identify and manage the environmental risks associated with the Project. The Project’s ESMS includes an Environmental and Social Plan, Health and Safety Plan, and an Emergency Response Plan. The Borrower has also developed a Fire Protection and Life Safety Plan to address the risk associated with fire properly. The Project is expected to comply with the Borrower’s corporate policies and programs that are consistent with the industry best practices.</p> <p>The Project will have impacts that must be mitigated in a manner consistent with the IFC PS, DFC’s Environmental and Social Policy Statement, and applicable local laws. DFC’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 involves completing construction of a hotel in Kyiv, Ukraine. The Project will be required to provide a contractor labor management plan for the construction phase of the Project and an operational phase human resources manual, as well as a Project information dissemination plan. The Project’s operational labor management system incorporates Marriott International’s corporate social policies, and are in alignment with local law and IFC PS.</p> <p>This review covers the commensurate human rights risks associated with the construction of a hotel in Ukraine.</p>
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