

INFORMATION SUMMARY FOR THE PUBLIC
Sunshine Business Plc

Host Country	Ethiopia
Name of Borrower	Sunshine Business Plc
Project Description	The project is the construction and operation of a Marriott hotel in Addis Ababa, Ethiopia, a low-income country (the “Project”).
Proposed DFC Loan	\$50 million (15.5-year tenor)
All-Source Funding Total	\$106.8 million
Policy Review	
Developmental Objectives	The Project is expected to have a highly development impact in Ethiopia with the construction of an internationally branded hotel that will target international business, diplomatic travelers, and tourists to Ethiopia, generating much-needed income and foreign currency. This Project will support Ethiopia’s Sustainable Tourism Master Plan, which aims to attract five million visitors annually to the country by 2025. In addition, this hotel is expected to provide new, formal employment opportunities in Ethiopia, with many of the future potential staff expected to be women and young adults.
Environment Assessment	<p>Screening: The Project has been reviewed against DFC’s categorical prohibitions and has been determined to be categorically eligible. Projects involving investments in hotel developments are generally screened as Category B projects under DFC’s environmental and social guidelines because impacts are site-specific and readily mitigated.</p> <p>DFC’s environmental due diligence indicates the Project will have impacts which must be managed in a manner consistent with following the International Finance Corporation’s (IFC) Performance Standards (PS):</p> <ul style="list-style-type: none"> • PS 1: Assessment and Management of Environmental and Social Risks and Impacts; • PS 2: Labor and Working Conditions; • PS 3: Resource Efficiency and Pollution Prevention; and • PS 4: Community Health, Safety, and Security. <p>A desk-review due diligence assessment indicates 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. In addition to the above standards, the Project will be required to comply with the IFC’s Environmental Health and Safety (EHS) General Guidelines (2007) and the IFC’s EHS Guidelines for Tourism and Hospitality Development (2007).</p>

	<p>Environmental and Social Risks and Mitigation: 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 IFC’s 2012 PS and industry-specific best practices.</p> <p>The Borrower prepared an Environmental Impact Assessment to identify and manage the environmental risks associated with the Project. The design, construction, and operation of the Project will be guided by a set of plans, policies, and programs in accordance with Marriott’s design and operational requirements. The Borrower will be required to comply with IFC and Marriott standards for implementing the construction works. Implemented together, these standards, policies, plans and programs constitute the Project’s Environmental and Social Management System.</p> <p>The Project will comply with Marriott’s life and fire safety standards. The Borrower will be required to develop and implement a certified Life and Fire Master Plan for the Project prior to occupancy.</p> <p>The Project will be required to operate in a manner consistent with the IFC’s PS, DFC’s Economic and Social Policy and Procedures, and applicable local laws.</p>
<p>Social Assessment</p>	<p>DFC’s statutorily required language will be supplemented with provisions concerning the rights of association, organization and collective bargaining, minimum age of employment, prohibition against the use of forced labor, 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 contracted workers.</p> <p>The Project involves the construction and operation of a Marriott hotel in Addis Ababa, Ethiopia. Land for the Project was leased from the city of Addis Ababa and did not require any physical or economic displacement. The Project has an appropriate human resources management system in place for the anticipated workforce; however, to ensure alignment with the IFC PS, the Sponsor will be required to develop an internal grievance mechanism including an anonymous channel.</p> <p>This review covers the commensurate human rights risks associated with hotel construction and operation in Ethiopia.</p>