

INFORMATION SUMMARY FOR THE PUBLIC
Sheraton-Aloft Dakar

Host Country	Senegal
Name of Borrower	VACAP Hospitality S.A.
Project Description	The construction and operation of the 250-room Sheraton Dakar and 150-room Aloft Dakar hotels (the “Project”), is a highly developmental project that is expected to improve tourism infrastructure; contribute to reducing unemployment, particularly for women; and grow local small and medium-sized businesses as part of its supply chain in Senegal. The Project not only fits OPIC’s strategic priority of supporting projects in low-income countries, but also is expected to qualify for OPIC’s 2X Women’s Initiative and Excellence in Design for Greater Efficiencies (“EDGE”) certification.
Proposed OPIC Guaranty	\$64 million (15-year tenor)
Total Project Costs	\$128 million
U.S. Sponsor	Marriott International, a Delaware corporation
Foreign Sponsor	VACAP S.A., a Senegalese company
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 expected to have a negative five-year U.S. trade balance impact.
Developmental Effects	This Project is expected to have a highly developmental impact in Senegal with the construction of two international branded hotels that will target international business and diplomatic travelers to Senegal. This Project will support Senegal’s <i>Plan Sénégal Emergent</i> , a wide-ranging national development plan that seeks to reach three million annual travelers to Senegal by 2023, up from 1.4 million in 2017. In addition, the Project is expected to provide employment to over 300 workers, most of which will be unskilled positions that pay almost three times the national minimum wage. Over half of these new employees are expected to be women and young adults.
Environment	<u>Screening</u> : The Project has been reviewed against OPIC’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 OPIC'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 IFC's 2012 Performance Standards ("PS") and industry-specific best practices.

Applicable Standards: Under OPIC's Environmental and Social Policies, the Borrower is required to comply with applicable national laws and regulations related to environmental and social performance. OPIC's environmental due diligence indicates the Project will have impacts which must be managed in a manner consistent with the following IFC's PS:

- 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
- PS 4: Community Health, Safety, and Security

A desk-review due diligence assessment indicates the Project involves the rehabilitation of an existing hotel and construction of new hotel located on the Atlantic Ocean coastline in the city of Dakar, Senegal. The Project site is not located in or near any protected area or sensitive ecosystem and adverse impacts on biodiversity are not anticipated. Therefore P.S. 6 is not triggered at this time.

The Project will be required to meet applicable provisions of the IFC EHS General Guidelines (2007) and the EHS Guidelines for Tourism and Hospitality Development (2007).

Environmental and Social Risks and Mitigation: The Borrower prepared an Environmental and Social Impact Assessment ("ESIA") to identify and manage the environmental risks associated with the Project. The Project ESIA includes an Environmental Management Plan, Hygiene, Health and Safety at Work Plan, and Emergency Response Plan that identifies its procedures to ensure a safe and healthy work environment. The Borrower will be required to develop and implement a certified Life and Fire Master Plan for the Project prior to commissioning.

Social Assessment	<p>The Project will have impacts that must be mitigated in a manner consistent with the IFC's PS, OPIC's Environmental and Social Policy Statement, and applicable local laws. 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 the 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 rehabilitation of an existing hotel and construction of a second hotel on a beachfront site in Dakar, Senegal. The Project has in place appropriate oversight for working conditions during construction activities and will be required to provide an operational phase human resources manual. The Project's labor management system incorporates Marriott International's corporate social policies, are in alignment with local law and IFC PS.</p> <p>This review covers the commensurate human rights risks associated with hotel construction in Senegal.</p>
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