

### Information Summary for the Public

<b>Host Country:</b>	Georgia
<b>Name of Borrower:</b>	GMT Real Estate, LLC, incorporated in Georgia
<b>U.S. Sponsors:</b>	<p>1) GMT Group, Inc. a Nevis corporation, which is wholly-owned through GeoStar, Inc. a Nevis holding company, by a Guernsey Island trust, the beneficiaries of which are members of the Sterling Crum family of Kirkland, Washington.</p> <p>2) Silk Road Partners, Inc., incorporated in the state of Washington, the sole owner of which is Richard Dortch.</p> <p>3) Creekside Partners, LLC, incorporated in the state of Oregon, owners of which are Keith Barnes and Donna Barnes.</p>
<b>Foreign Sponsors:</b>	<p>1) Municipality of Tbilisi</p> <p>2) George Tavadze and Kakha Gvelesiani, Georgian citizens.</p>
<b>Project Description:</b>	Construction and operation of a multi-use building complex in the center of Tbilisi - office space, executive apartments (managed by Marriott International), condo-apartments, a retail area (including art exhibition space, health club, and street retail shops), a restaurant, and underground parking.
<b>Total Project Cost:</b>	\$95 million
<b>Proposed OPIC Loan:</b>	\$40 million, 15 Years
<b>Developmental Effects</b>	This project has a strong developmental impact on the host country by offering modern office and retail space, executive apartments, and condominiums to accommodate the growing number of international corporations entering the Georgian market. In addition to providing local employment opportunities, the project will contribute to the community by supporting local museums and the arts. The project company is a founder and sponsor of the first public-private initiative to create an Art District in downtown Tbilisi. The Art District will actively engage businesses in strengthening the links between existing museums and artistic, educational, and cultural institutions.
<b>Environment:</b>	Medium-scale construction projects and food and entertainment establishments are screened as Category B under OPIC's environmental guidelines because impacts are site specific and readily mitigated. The major concerns related to construction projects are the proximity of the construction site to sensitive habitats, the disposal of wastewater and solid waste, and the

	<p>adequacy of life and fire protection measures. Food and entertainment establishments have additional concerns related to hygiene and the adequate training of workers.</p> <p><u>Applicable Standards.</u> The project and its contractors will be required to construct and operate the project in accordance with (i) Applicable provisions of the International Finance Corporation’s General Environmental and Health and Safety April 30, 2007 Guidelines; (ii) All applicable environmental, health and safety requirements of Georgia with respect to the Project.</p> <p><u>Impacts and Mitigation Measures.</u> This multi-use building complex is located in downtown Tblisi. The project will require the clearing of land on the site but, the site is not located in a floodplain or near areas of cultural or ecological significance. The project will not result in adverse impacts on protected areas or critical habitats nor will the project result in physical or economic displacement.</p> <p>The city will supply potable water to residents and businesses, wastewater will be discharged to a municipal treatment plant, and solid wastes from both construction and operation of the complex will be disposed of at a certified disposal facility owned by the municipality. There will be no bulk storage of hazardous wastes on site. Pool maintenance will be done by an outside contractor.</p> <p>Electricity to the complex will be provided through a connection to the municipal line. There will be boilers on-site for heating and a back-up generator to supply emergency power. Energy and water conservation measures have been taken into account in the design of the building and high efficiency appliances, low flush toilets and high performance shower heads will be used.</p> <p>The project will be required to develop and implement an occupational health and safety plan and to demonstrate that the school’s life and fire safety master plan meets the requirements of the NFPA101 or equivalent.</p>
<b>Worker Rights:</b>	<p>OPIC’s statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, timely payment of wages, hours of work, and hazardous working situations. Standard and supplemental contract language will be applied to all workers of the Project.</p>
<b>Human Rights:</b>	<p>In consultation with the Department of State, the project received a Human Rights Clearance on November 19, 2008.</p>