

REPORT FROM OPIC MANAGEMENT TO THE BOARD OF DIRECTORS

SECTION I: NON-CONFIDENTIAL PROJECT INFORMATION

Host Country:	Nicaragua
Name of Borrower:	Banco de Crédito Centroamericano S.A. (“Bancentro” or the “Bank”)
U.S. Sponsor:	Mr. Roberto Zamora Llanes
Foreign Sponsor:	N/A
Project Description:	Expansion of Bancentro’s existing program for providing fixed-rate, longer term, low-income residential mortgages through addition of a \$7 million tranche for qualified borrowers in specific areas of Nicaragua who were affected by Hurricane Felix of 2007 (the “Project”).
Total Project costs:	\$7 million (expansion of a previously approved and executed \$10 million facility to \$17 million).
Proposed OPIC Loan:	Direct loan of up to \$7 million for a period of 25 years.
Developmental Effects:	The project will have strong developmental benefits. The project will provide financial infrastructure development through the expansion of the mortgage finance program of Bancentro and the mortgage market at large in the host country. The project is expected to assist in developing the construction and all associated real estate sectors. In addition, the additional \$7 million loan will assist Bancentro in its effort to provide mortgage loans to downstream borrowers that have been affected by Hurricane Felix for the construction of new houses, reconstruction of totally destroyed houses and also for the reinforcement and improvement of partially damaged homes.
Environment:	The project has been screened as Category C.