

Summary of Investment Information Amata Hotels (37848) in Myanmar

Description of the Project:

United International Group Limited (the “Company”) is expanding its existing operation in Myanmar through the construction of (i) a new 144-room hotel in Bagan; and (ii) a new 110-room hotel and 20 villas in Nyaungshwe Township (together, the “Project”). The Project will be undertaken in 2 phases: Phase I comprises of 72 rooms in Bagan, 55 rooms and 20 villas in Nyaungshwe Township, and shared facilities such as lobby, restaurant, etc. in both hotels; while Phase II comprises of 72 rooms in Bagan and 55 rooms in Nyaungshwe Township.

The Company currently owns and operates the following hotels in Myanmar: (i) the 92-room Amata Ngapali Beach Resort in Thandwe; (ii) the 76-room Amata Garden Resort in Nyaungshwe Township; and (ii) the 31-room Amata Boutique House in Bagan.

Project Sponsor and Shareholders of the Project Company:

The Company is wholly owned by U Win Aung (the “Sponsor”) and his wife. Mr. Win Aung is a local entrepreneur in Myanmar having founded and managed a number of businesses including furniture distribution and manufacturing of timber products before founding the Company. Mr. Win Aung is a member of both the Myanmar Tourism Federation and Myanmar Hotelier Association.

Total Project Cost and Amount and Nature of IFC’s Investment:

Total Project cost is estimated to be US\$29 million and IFC is considering the provision of a C loan of US\$13.5 million, out of which US\$8.5 million will support the development of Phase I of the Project, and US\$5 million will support the development of Phase II of the Project.

Project Location:

The Project properties will be located in Nyaungshwe Township and Bagan, Myanmar.

Expected Development Impact of the Project:

- i. Construction of tourism-enabling infrastructure: The Project will add quality accommodation to key tourism areas. This is critical to the development of Myanmar’s tourism sector.
- ii. Employment creation and knowledge sharing: The Project will create a significant number of direct and indirect employment opportunities for the local communities. It will also promote the transfer of hotel management expertise and knowledge to the local staff through training.
- iii. Benefits to the local economy and supply linkages: The Project will help create demand for locally-sourced materials, services, and labor both during the construction and operation phases, which are primarily sourced from local SMEs.

iv. Increase in domestic revenues and foreign exchange: The Project is expected to contribute to the domestic economy through increased tax revenues as well as foreign exchange inflow.

v. Private sector development: The successful implementation of the Project, which is a significant expansion by a local hotel chain, will send a positive signal to other investors considering investment in the tourism sector of Myanmar.

IFC's Expected Role & Additionality:

IFC's additionality includes: (i) providing long-term financing that are not readily available in Myanmar; (ii) sharing of global industry knowledge and expertise; (iii) improving the environmental and social standards of the Company; and (iv) supporting the expansion of a local hotel chain.

Environmental and Social Categorization Rational: B

This is a Category B project according to IFC's Policy on Environmental and Social Sustainability because a limited number of specific environmental and social impacts may result that can be avoided or mitigated by adhering to generally recognized performance standards and guidelines.

Description of Main Environmental & Social Risks and Impacts of the Project

The key environmental and social (E&S) issue associated with this projects relates to UIG's corporate capacity, management systems and performance to date in managing environmental and social risks. These risks and issues are of two types: (i) risks associated with any hospitality development which include: life and fire safety, managed through adoption of an internationally recognized design code and operations; efficiency of raw material, water and energy use in hotel design and operations; emissions and waste management and disposal; labor and working conditions; and management of contractors and suppliers (during construction and operational phases), and (ii) risks deriving from the project's location including cumulative and project-related impacts on critical habitat and biodiversity in the Inle Lake area; and on cultural heritage in Bagan area and finally the engagement with local communities, government agencies, civil society organizations and peers in tourism industry.

The company has presented the information about how these E&S issues and impacts are being addressed, to ensure that the Project complies with the E&S requirements including: the host country laws and regulations; IFC's Performance Standards; and the relevant World Bank Group (WBG) EHS Guidelines. Further details on the potential environmental and social impacts, corresponding mitigation measures, and guidance on how and where information about the Project can be obtained are provided in the IFC Environmental and Social Review Summary (ESRS) disclosed together with this SII.

For inquiries and comments about the project contact:

For more details on the project, contact:

Contact Person: Ms Wai Wai Khin

Company Name: Amata Hotel Group
Address: No.10. Inya Yeik Tha Street, Kaba Aye Pagoda Road,
Mayangone Tsp. Yangon. Myanmar
Email: secretary.amata@amataresort.com
Phone: (959) 73065169
Facsimile: (951) 657690

Local access of project documentation:

Project documentation will be available at the main entrances of the Amata Ngapali Beach Resort, Amata Boutique House Bagan and Amata Garden Resort Inle.

For inquiries and comments about IFC, contact:

General IFC Inquiries
IFC Corporate Relations
2121 Pennsylvania Avenue, NW
Washington DC 20433
Telephone: 202-473-3800
Fax: 202-974-4384

投资信息摘要
CPLF-世纪阳光（项目编号：36836）中国
(参考译文)

项目描述:

世纪阳光集团控股有限公司（世纪阳光，或公司）是一家香港联交所上市公司（股票代码：0509），成立于 2000 年，主营业务包括肥料生产及镁合金制造，该等业务分别位于江苏省东海县及吉林省白山市。

为了提高肥料生产过程中的能源利用，世纪阳光计划完成下列项目（该项目）：（1）汽轮发电机改造；（2）蒸汽管道保温完善；和（3）热硫酸利用改造。

项目发起人和项目公司股东:

池文富先生为该公司的创办人、董事会主席、首席执行官，同时为该公司的最大股东（33.65% 股权）。

国际金融公司是公司的 5.4% 股东。

项目总成本以及国际金融公司的投资:

该项目总成本预计为三百五十万美金。国际金融公司拟提供最高 200 万美元的 A 类贷款。

项目地点:

该项目的生产线在中国江苏省东海县。

项目预期的发展影响:

1. 碳排放/环境变化：该项目预计每年可以增加发电量 1,940 万千瓦（否则这些电会用其他的方式来生产），相等于节省标煤 7,845 吨。
2. 示范作用：世纪阳光的清洁和节能生产过程可以给中国其他的肥料生产公司起到示范作用。

国际金融公司的角色和预期发展贡献:

国际金融公司的预期发展贡献包括：（1）给世纪阳光提倡环保节能生产的认可；（2）给该项目及时地提供长期融资；和（3）通过分享国际金融公司的专业知识和经验，帮助该公司评估该项目的成果。

环境和社会评级依据：C类

该公司经营中的环境及社会风险在国际金融公司以前的尽职调研中已经做出评估。纾缓潜在环境及社会影响的措施已确定并纳入环境及社会评估摘要和环境及社会行动计划并已在 2014 年 1 月 29 日在国际金融公司网站上披露。

能源效益的机会在尽职调研中已经被提出。该项目可以提高生产效率并减低单位产品的碳排放。该项目不需要大型施工，所以环境及社会风险被评为 C 类。

更多项目信息，请联系：

世纪阳光集团控股有限公司
海港中心 26 楼 2605 室
港湾道 25 号
香港湾仔

项目文件当地公示：

- 1、左庄村 江苏省连云港市东海县山左口乡左庄村村民委员会
- 2、鲁庄村 江苏省连云港市东海县山左口乡鲁庄村村民委员会
- 3、双湖村 江苏省连云港市东海县山左口乡双湖村村民委员会
- 4、石桥河村 江苏省连云港市东海县山左口乡石桥河村村民委员会

关于国际金融公司，请联系：

国际金融公司一般询问处
国际金融公司企业关系部
纽约宾西法尼亚大街 2121 号
华盛顿特区 20433
电话：202-473-3800
传真：202-974-4384
电子邮件：Webmaster