

POLITICAL RISK INSURANCE
INFORMATION SUMMARY FOR THE PUBLIC
BMR Energy, LLC

Host Country:	Jamaica
Foreign Enterprise:	BMR Jamaica Wind Limited, a company incorporated under the laws of Jamaica (the “Foreign Enterprise”)
Project Description:	The Project comprises the development, construction, commissioning and operation of a 36.3MW wind farm in St. Elizabeth Parish, Jamaica. The Project benefits from a 20-year power purchase agreement with private electric utility Jamaica Public Service Company Limited, a limited liability company organized under the laws of Jamaica (“JPSCo”).
Proposed OPIC Insurance Amount:	Up to \$34 million
Total Project Costs:	\$89.6 million
Insured Investor:	BMR Energy, LLC (“BMR”)
Policy Review	
U.S. Economic Impact:	The Project is not expected to have a negative impact on the U.S. economy. U.S. procurement is expected to have a small, but positive impact on U.S. employment. The Project is expected to have a net negative five-year impact on the U.S. balance of payments impact.
Developmental Effects:	This Project is expected to have a positive development impact in Jamaica with the construction of a wind power plant. Currently, Jamaica is highly reliant on expensive imported fossil fuels. The government of Jamaica has begun an effort to diversity the country’s power supply away from imported fossil fuels and in the process reduce generation costs. This facility will be the second wind power plant in the country and assist Jamaica in its goal of having 20% of power generated by renewables in 2030. The Project will also be involved in community benefit activities related to the promotion of renewable power.
Environment:	Screening: This Project has been reviewed against OPIC’s categorical prohibitions and determined to be categorically eligible. Wind farms not located in sensitive ecological areas and that demonstrate minimal potential for significant adverse impacts on

wildlife and community are typically screened as Category B under OPIC’s environmental and social guidelines because impacts are site specific and readily mitigated. The major environmental and social concerns related to the Project include potential impacts to avifauna, potential impacts to community such as noise and shadow flicker and disruption of farming/land use.

Applicable Standards: OPIC’s environmental and social due diligence indicates that the Project will have impacts that must be managed in a manner consistent with the following Performance Standards:

- PS1: Assessment and Management of Environmental and Social Risks and Impacts;
- PS2: Labor and Working Conditions;
- PS3: Resource Efficiency and Pollution Prevention;
- PS4: Community Health, Safety and Security;
- PS5: Land Acquisition and Involuntary Resettlement; and
- PS6: Biodiversity Conservation and Sustainable Management of Living Natural Resources.

Based on BMR’s representations, the Project will not impact any Indigenous Peoples or cultural sites. Therefore, P.S.’s 7 and 8 are not triggered at this time.

In addition to the Performance Standards listed above, the IFC’s April 30, 2007 Environmental, Health, and Safety (EHS) Guidelines for Wind Energy, IFC’s April 30, 2007 EHS Guidelines for Electrical Transmission and Distribution and relevant sections of the IFC’s April 30, 2007 General EHS Guidelines are applicable to this project.

Environmental and Social Risks and Mitigation: The Project involves development, construction, commissioning and operation of a 36.3MW wind farm and associated infrastructure, including a 19 km transmission line, in St. Elizabeth Parish, Jamaica. BMR developed an Environmental Impact Assessment (EIA) (February 2014) and a Social Impact Assessment (December 2013), which were submitted to the Jamaican authorities for approval and permitting purposes. An Environmental Management and Monitoring Program was developed as part of the EIA which includes the key measures that BMR will need to implement during the construction and operations phases of the proposed project in order to meet Jamaican licensing conditions.

	<p>BMR will retain an experienced wind farm construction manager to oversee the necessary site works, including EHS management. The company will also retain the services of its EIA consultancy and associated expert sub-consultants to conduct necessary monitoring work (e.g. for noise, birds and bats) for a period agreed with regulators and lenders.</p> <p>BMR initiated its stakeholder engagement process in early 2013, and regular engagement continues to the present day. Public disclosure of the wind farm’s formal EIA and consultation process began with an advertised EIA comment period from April 22 to May 21, 2014 followed by a public meeting, as required by Jamaican regulations. No significant E&S concerns were raised in this meeting or during the comment period. BMR will continue to keep key stakeholders informed of project developments and OPIC will require that BMR develop a project-specific public grievance mechanism through which interested and affected parties can contact the company, raise project-related concerns and receive responses in a systematic way during both the construction and operations phases.</p> <p>BMR commissioned a noise assessment and a shadow-flicker assessment from US-based consultants. The assessments indicate that potential impacts to nearby residences or communities are within IFC and international thresholds and are not anticipated to result in significant impacts. The Project will be required to maintain a robust stakeholder engagement process and community grievance mechanism to receive and respond to feedback, concerns and complaints from the community.</p> <p>Land for the Project is being leased from the National Land Agency (NLA). The Project will not involve any physical resettlement. However, the development will affect six crop/vegetable growers and one livestock owner, who use a combined total of 9 ha of land that will be impacted by the Project. Through consultations with the farmers, BMR will compensate for construction-phase livelihood disruption and will provide alternative land if necessary to replace the productive lands permanently acquired by the Project for turbine pads. In addition, required road modifications for transporting the turbines and the transmission line right of way will have minor temporary disturbance on neighboring lots. This is expected to be minimal and the Project is in consultation with potentially affected landowners; however, OPIC will require demonstration that those lots and/or households affected by the land acquisition or use are compensated in accordance with PS 5.</p>
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	<p>A full years' worth of seasonal field-based bird studies will be available before operations begin, authored by a specialist consultant affiliated with BirdLife. The outcomes of studies to date have been used to make adjustments to turbine locations, e.g. a number of turbines were relocated to agricultural land in order to avoid patches of forest which are frequented by birds and bats and represent more valuable habitat. OPIC will require that BMR prepare a bird monitoring plan in collaboration with a qualified expert (ornithologist or biologist) for OPIC's review and approval.</p>
<p>Workers' Rights:</p>	<p>OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, minimum age, hours of work, the timely payment of wages, and hazardous work situations. The Project will also be required to operate in a manner consistent with the requirements of the International Finance Corporation's Performance Standard 2 on Labor and Working Conditions. Standard and supplemental contract language will be applied to all workers engaged by the Project.</p>
<p>Human Rights:</p>	<p>OPIC issued a human rights clearance for this Project on May 13, 2014.</p>

