

Initial Project Summary

Project Location: Almaty City Region, Kazakhstan

Name of Applicant: Koyankus Delaware Statutory Business Trust

Name of Project: Koyankus Housing Development

Project Description: The proposed project supports the U.S. capital markets funding for the first phase (“Koyankus”) of a four city master planned development (“G-4 Cities”), which has been designed and approved by the Kazakh Government. Koyankus will be located within “Gate City”, the first of the four new cities. Koyankus will be located approximately 1.5 km north of the existing Almaty City boundary. Koyankus comprises 181 hectares and will involve the construction of approximately 8,000 housing units, including apartments, townhomes and single family residences. In accordance with the approved master plan, Almaty Regional Authorities will be responsible for funding and constructing/providing roads, gas, electricity, sewage collection and treatment, safe drinking water, district heating, telecommunications, schools, health facilities, and civic facilities.

Environmental and Social Categorization and Rationale: The Project has been reviewed against OPIC’s categorical prohibitions and determined to be categorically eligible. The Project is screened as Category A because the total number of new housing units exceeds 2,500. The primary environmental and social issues associated with new, large housing developments include project siting concerns (e.g., seismic and flooding vulnerabilities) and the need to ensure that all residential units are habitable (e.g., units will be supplied with potable water and provided adequate sanitation and constructed with safe and healthy materials) and have appropriate life safety and fire protection measures. Construction impacts involve potential impacts on nearby communities, including those related to dust, noise and traffic congestion.

Environmental and Social Standards: International Finance Corporation’s (IFC) Performance Standards (January 2012) 1 (Assessment and Management of Environmental and Social Risks and Impacts), 2 (Labor and Working Conditions), 3 (Resource Efficiency and Pollution Prevention), 4 (Community Health, Safety and Security), 6 (Biodiversity Conservation and Sustainable Resource Management), and Performance Standard 8 (Cultural Heritage) are applicable to the Project. It is understood that the land acquisition process has been successfully completed and there are no outstanding issues related to resettlement or compensation in regards to the Koyankus site. Significant economic displacement is unlikely during the construction phase, although the potential exists for some disruption of local businesses. The applicability of Performance Standard 5 (Land Acquisition and Involuntary Resettlement) will be evaluated during due diligence. There are no Indigenous Peoples potentially affected by the Projects and PS 7 (Indigenous Peoples) is not triggered at this time.

Location of Local Access to Project Information: The Russian Language Environment Impact Assessment of the broader Gate City Development is not available in electronic format. A hard copy of the document is available for review at the following location:

CS Development LLP
2011 Suyinbay Avenue
Almaty City
Republic of Kazakhstan 050016