

Annexure 2

Providing Underutilized Lands/ Properties to Eligible Investors for Optimal Utilization

Instructions for Investors

01. Interested parties must submit their Expressions of Interest (EOIs) in the prescribed submission form along with all supporting documents.
02. EOIs must strictly follow the instructions given in the Invitation for EOI.
03. Details of available lands/properties and lease conditions are given in Annexure 1.
04. Eligibility of investors
 - I. **For natural person (individual)**- Must be a citizen of Sri Lanka (Please provide a valid identification document)
 - II. **For a legal person**: Must be legal person established under any written law in Sri Lanka. (Proof documents must be attached.)
 - III. Intended investors should not have been blacklisted.
05. Evaluation criteria: Marks will be allocated for the following criteria. Submission of supporting documents along with the EOI submission form is mandatory to receive marks for each item. Documents will not be accepted after the EOI submission deadline.
 - I. **Financial capability**: Mode of financing of the proposed investment and the turnover of the existing business will be evaluated.
 - a) Turnover of the existing business will also be evaluated to understand the financial sustainability for the investment.
 - b) The financing capacity and financial approach will be evaluated with the own financing though foreign investment, local investment and the mixed financing approaches as follows.

| Source of finance | Amount |
|---|--------|
| Owned funds (foreign currency investment) | |
| Owned funds (local currency investment) | |
| Loan (from foreign banks) | |
| Loan (from local banks) | |
| Other (please specify) | |
| Total | |

- II. **Experience:** Relevant experience in similar type projects for the proposed investment will be considered. Marks will be allocated based on the successful completion of such projects. Further marks will be allocated proportionally if 50 percent or more of the physical progress.

Successful completion of other project or ongoing project experiences will also be considered.

- III. **Competency of the investor:** The investor's technical competency will be evaluated based on the scale and the nature of the proposed project.

The number of staff (specially the technical capability of the proposed team), availability of the relevant machinery/equipment, and vehicles/special-purpose vehicles will be assessed according to the specific requirements of the proposed project along with the supporting documents of ownership or method of mobilizing such machinery and equipment.

06. A maximum of five investors with the highest scores will be shortlisted per land/property. Only those shortlisted will be invited to submit a Request for Proposal (RFP).

07. General Instructions

- I. Permission will not be granted for any activities other than those mentioned in the investment proposals within the designated land area, including mining.
- II. Developments will not be allowed in buffer zones of natural reservoirs and the applicable laws and regulations for buffer zones must be strictly adhered by the investors.
- III. Sub-lease, mortgage, or other related transfers are not permitted.
- IV. Initial activities or approvals from the relevant authorities should commence within 6 months of the date of signing the lease agreement.
- V. Land development and utilization should take place within the first 2 years.
- VI. The proposed project/investment should comply with the prevailing laws of Sri Lanka.