

MAS Fabric Park: General Rate Sheet

1. Land

Period of lease is 30 years with a one-off Land lease premium of US \$ 50,000 per acre which is to be paid up-front. 10% of the premium is be payable in advance.

An annual ground rent of US \$ 4,235 per acre per annum is charged based on an annual increment by LIBOR + 3%.

2. Buildings

Annual Building rent of US \$ 1.60 per Sq.Ft per annum is charged for existing buildings and increased annually by LIBOR + 3%. This is to be paid in advance annually.

3. Water Supply, Effluent Treatment & Hydrant System

3.1. Water Supply (Potable Water Standard - WHO / SLS 614)

MAS Fabric Park (MFP) supplies treated water at LKR 63.00 / M³, in line with existing BOI national rates.

3.2. Raw Effluent & Sewerage

MFP accepts raw effluent & sewerage (upper threshold limits apply) at the rate of US \$ 0.55 / M³ where billing volume is 90% of water supply meter reading.

3.3. Hydrant System

MFP provides a designated fire hydrant water supply connection with 10 - 12.5 bar on-line pressure at LKR 63.00 / M³

4. Electricity

Electricity is provided via the national grid at prevailing Ceylon Electricity Board rates (Annexure 01).

5. Steam Generation

Centralized 08 bar steam supply is available. One 10 ton HFO boiler on standby. Steam rates based on formula (Annexure 02).

6. Connection Charges

All connection fees are charged at actual cost. Connection estimates are given based on client capacity requirements. Applicable for water supply, effluent treatment, fire hydrant system, steam generation & electricity.

7. Security Deposit

Security Deposit is in line with the prevalent Ceylon Electricity Board rate. Twice the monthly electricity cost applies.

8. Service Charge

MFP charges US \$ 2,000 per month for providing the following range of services.

- Fire fighting team
- 10 Bar pressurized fire hydrant system
- Security and access control
- Street lights
- Waste removal and disposal
- Cleaning and maintenance of all common areas

9. Utility Deposit

A 3 month' deposit is payable on all utilities.

10. Housing

Three & Four bedroom chalets are available on AC / Non AC / Furnished / Non-furnished basis. Rates are dependent on period of occupation & level of service required. US \$ 750 per month upwards.

(Please note that all rates quoted above are subject to Government Levies and are contingent upon requirement that may vary with quotation period)

Annexure 1: National Electricity Board Rates

Tariff Category	Rate - LKR
CEB Industrial Purpose Tariff*	
<i>KwH Charges</i>	
Day Tariff (05.30am – 06.30pm)	10.45 per KwH
Peak Tariff (06.30pm – 10.30pm)	13.60 per KwH
Off-Peak Tariff (10.30pm – 05.30am)	7.35 per kwH
<i>KVA Charges (Maximum Demand)</i>	850 per KVA
*15% Fuel Adjustment Charge Applicable	

CEB General Purpose Tariff 1	
<i>KwH Charges</i>	
Flat Rate	19.40 per kwH
<i>KVA Charges</i>	850 per KVA
CEB General Purpose Tariff 2	
<i>KwH Charges</i>	
Flat Rate	19.50 per kwH
<i>KVA Charges</i>	No

Annexure 2: Calculation of Steam Price

$$WR = \left\{ C_{fuel} + C_{water} + C_{el} + [C_{Pro} + C_{spares} + C_{OM}] \times [1 + X]^{(n-1)} \right\}$$

- *WR* : Steam price
- *C_{fuel}* : Cost of fuel
- *C_{water}* : Cost of water US \$ / ton
- *C_{el}* : Cost of electricity US \$ / ton
- *C_{pro}* : Profit US \$ / ton
- *C_{spares}* : Cost of spares US \$ / ton
- *C_{OM}* : Cost of operation & maintenance US \$ / ton
- *n* : Year

Inquiries

Michael Jayawardana

Business Development & Projects Lead

Mob : +94 77 22 77 887

Dir : +94 37 73 88 200

E mail : michaelj@masholdings.com

