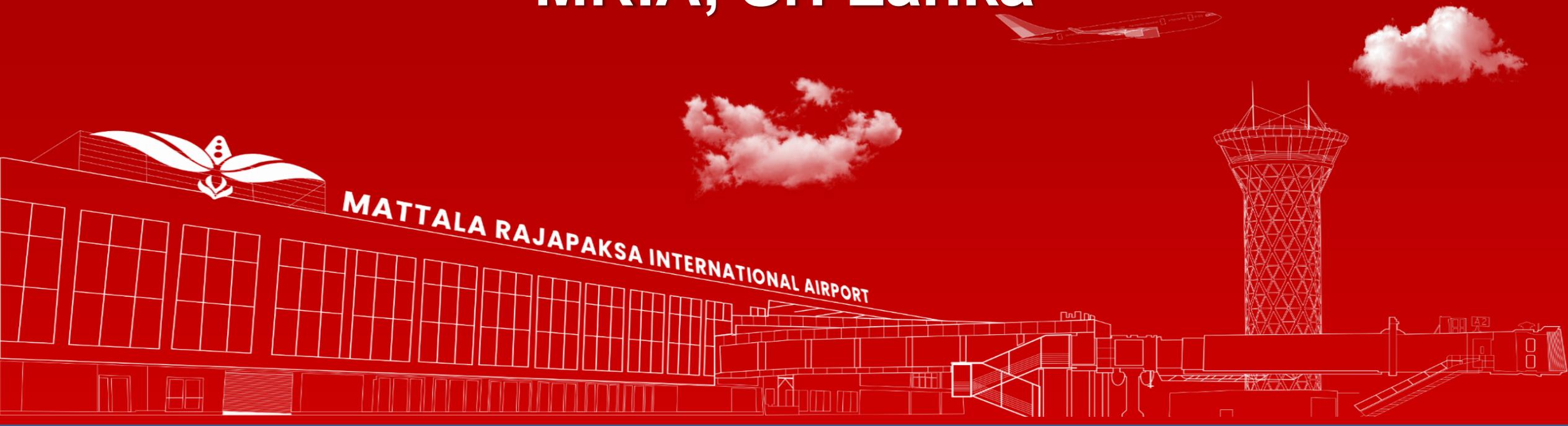




Airport & Aviation Services
(Sri Lanka) (Private) Limited

Invitation for the Expressions of Interest (EOI) for Aviation Business Ventures at MRIA, Sri Lanka





Airport & Aviation Services
(Sri Lanka) (Private) Limited

Airport and Aviation Services (Sri Lanka) (Private) Limited is a fully government owned company with statutory powers to manage and develop civil international airports in Sri Lanka

AASL manages and operates Bandaranaike International Airport (BIA) and Mattala Rajapaksa International Airport (MRIA) as main international airports. In addition to that, AASL manages Colombo International Airport, Ratmalana (CIAR), Batticaloa International Airport (BTIA), and Jaffna International Airport (JIA).

Mattala Rajapaksa International Airport (MRIA)

- Opened on 18th March 2013
- ICAO : VCRI
- IATA : HRI
- Passenger Volume – 01 MN per Year
- Total Terminal floor area is over 10,000 sqm
- Apron Area – 10 parking bays
- Cargo Terminal Area - 5,000 sqm
- Cargo Handling Capacity - 45,000 Mt per annum
- The Fire and Rescue Building has been designed to comply with Category 10



Geographical Location of MRIA

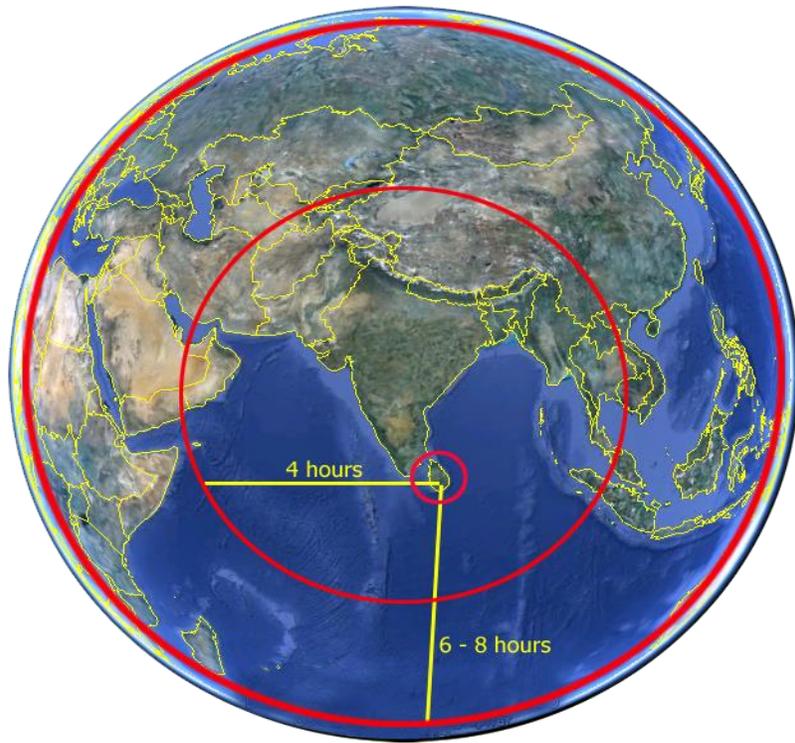


Figure 1: World Map

Note: Most countries except Americas are reachable within 4, 6 hours or maximum 8 hours



Figure 2 : Area Map

Exotic Tourist Destination

Mattala Rajapaksa International Airport as an international airport could capitalize as a gateway to the tourist attractions of Southern and Eastern coast of the island.



Tourist Attractions

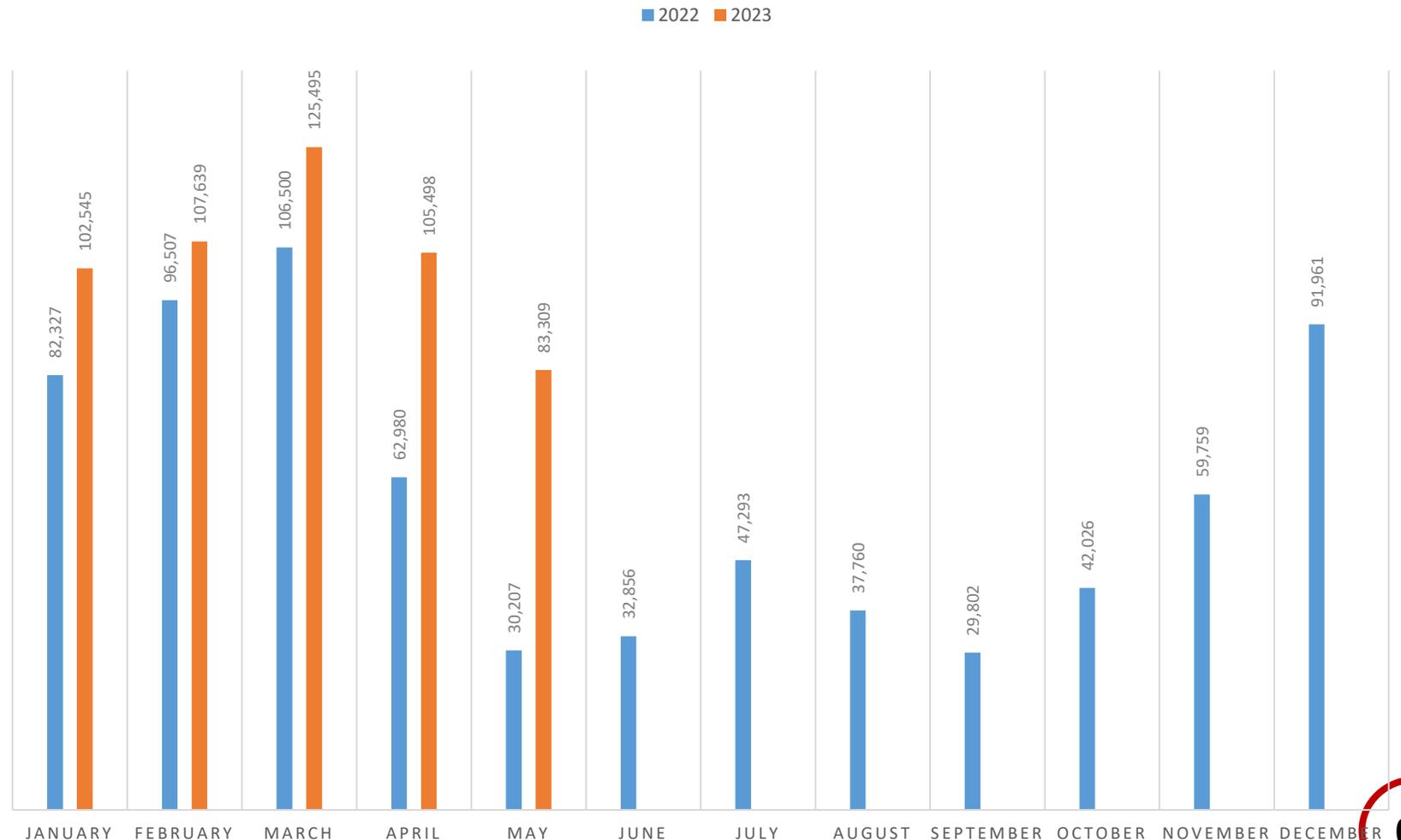
| Tourist attractions | Distance from MRIA (Min) | Distance from MRIA (KM) | |
|-----------------------------|---------------------------------|--------------------------------|-----------|
| Madunagala Hot Water Spring | 29Min | 20.3Km | |
| Wirawila Tissa Sanctuary | 33Min | 28.1Km | |
| Hambantota Beach | 29Min | 26.5Km | |
| Lunugamvehera National Park | 52Min | 34.6Km | |
| Kalametiya Bird Sanctuary | 48Min | 49.5Km | |
| Yala National Park | | 67Km | |
| Bundala National Park | 38Min | 31.5Km | |
| Kataragama | 40Min | 36.6Km | |
| Ella | 1hr 51Min | 86Km | |
| Little Adams Peak | 2hr | 89.1Km | |
| Diyaluma Waterfall | 1hr 35Min | 72.7KM | |
| Rawana Ella | 1hr 34Min | 80.35Km | |
| Demodara Nine arch Bridge | 2hr 2Min | 89.6Km | 06 |

Tourist Attractions – Hotels Distance From MRIA

| | Hotel | Distance from MRIA | | | |
|----|-----------------------------------|---------------------------|----|------------------------------|-------------------------|
| | | | 15 | Weerawila Rajawarna Resort | 30 min (25.9 km) |
| 1 | Bird Scenery Leisure Resort | 40 min (32.9 km) | 16 | Cinnamon Wild Yala | 59 min (51.1 km) |
| 2 | Bestlife Eco Resort | 03 min (01.4 km) | 17 | Anantara Peace | 59 min (66.0 km) |
| 3 | Birds Resort Hambantota | 38 min (31.3 km) | 18 | Rock Wild Yala | 54 min (42.6 km) |
| 4 | Vintara Eco Resort | 21 min (17.4 km) | 19 | Bungalow By The Beach | 48 min (49.6 km) |
| 5 | Lake Villa Resort | 34 min (29.0 km) | 20 | Ardeen Villa | 48 min (48.3 km) |
| 6 | The Oasis Beach Resort | 31 min (31.7 km) | 21 | Tranquil Wild | 26 min (23.5 km) |
| 7 | Jungle cabin | 45 min (38.3 km) | 22 | Mailagama Cinnamon Residence | 46 min (38.5 km) |
| 8 | Flameback Eco Lodge | 28 min (25.6 km) | 23 | Grand Tamarind Lake | 38 min (35.0 km) |
| 9 | Rice of Life by Tissa Inn | 30 min (26.5 km) | 24 | Lavendish Okrin Hotel | 38 min (34.5 km) |
| 10 | Dev's Campground Safari Camp | 30 min (27.6 km) | 25 | Refresh Cabana Gardens | 36 min (32.3 km) |
| 11 | EKHO Safari Tissa | 36 min (30.9 km) | 26 | Go Yala Farm Villa | 42 min (33.0 km) |
| 12 | Jetwing Yala Shangri | 59 min (50.6 km) | | | |
| 13 | La's Hambantota Golf Resort & Spa | 34 min (32.8 km) | | | |
| 14 | DoubleTree by Hilton | 30 min (25.9 km) | | | |

Tourist Arrivals to Sri Lanka

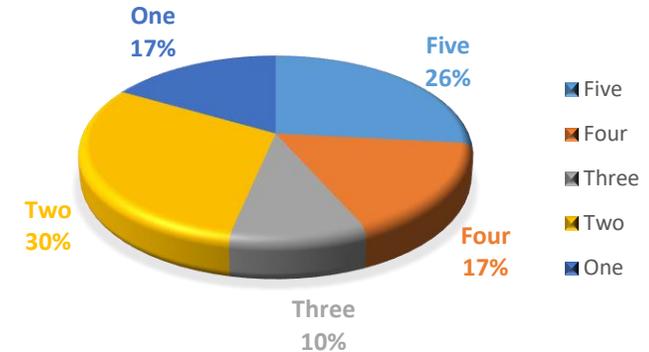
| Tourist Arrival to Sri Lanka 2022 & 2023 | | |
|--|----------------|----------------|
| Month | 2022 | 2023 |
| January | 82,327 | 102,545 |
| February | 96,507 | 107,639 |
| March | 106,500 | 125,495 |
| April | 62,980 | 105,498 |
| May | 30,207 | 83,309 |
| June | 32,856 | |
| July | 47,293 | |
| August | 37,760 | |
| September | 29,802 | |
| October | 42,026 | |
| November | 59,759 | |
| December | 91,961 | |
| Total | 719,978 | 524,486 |



SLTDA Registered Classified Hotels & Rooms

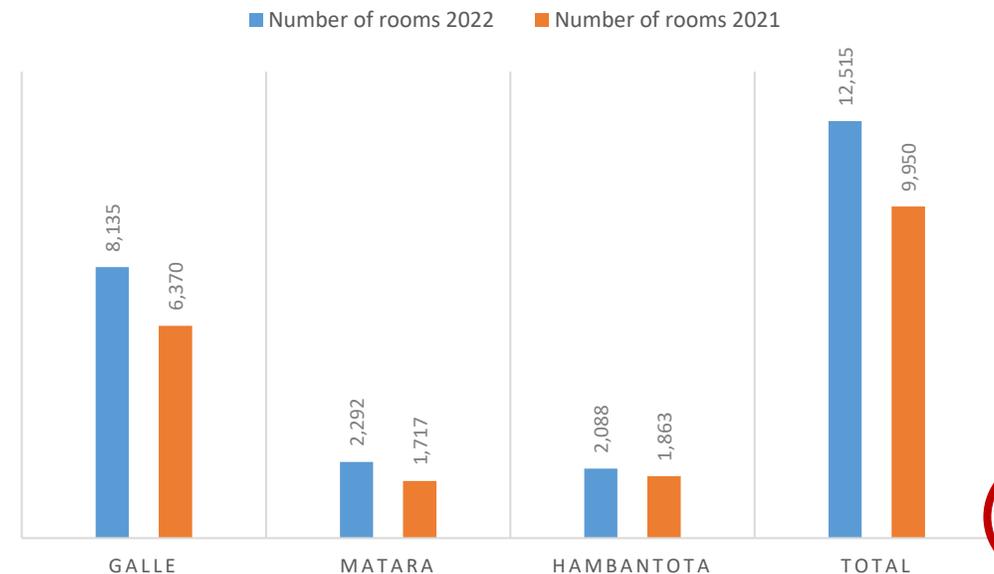
- Southern province distribution of classified hotels, 2022

| Province | Star Category | | | | | Total classified |
|----------|---------------|------|-------|-----|-----|------------------|
| | Five | Four | Three | Two | One | |
| Southern | 8 | 5 | 3 | 9 | 5 | 30 |



- Distribution of rooms of SLTDA registered accommodation establishments, 2021 and 2022

| District | Number of rooms 2022 | Number of rooms 2021 |
|--------------|----------------------|----------------------|
| Galle | 8,135 | 6,370 |
| Matara | 2,292 | 1,717 |
| Hambantota | 2,088 | 1,863 |
| Total | 12,515 | 9,950 |



MRIA Key Statistics

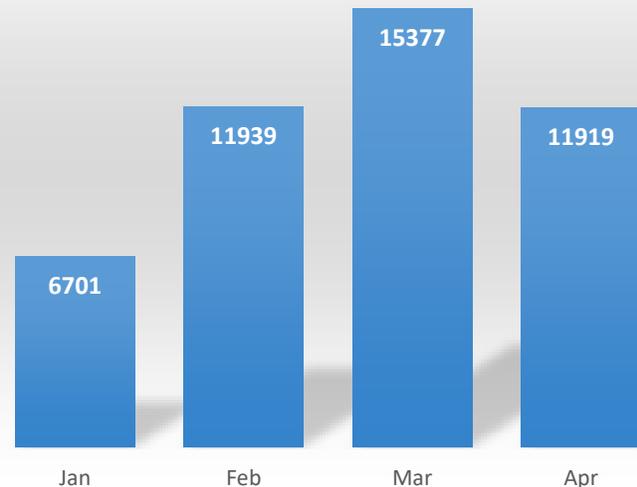
MRIA International Passenger and International Aircraft Movements 2013 - 2022

| Year | International Passenger Movement | International Aircraft Movement | Cargo - International (KG) |
|------|----------------------------------|---------------------------------|----------------------------|
| 2022 | 11,577 | 216 | 1,785 |
| 2021 | 32,945 | 584 | 41,368 |
| 2020 | 17,421 | 349 | 89,691 |
| 2019 | 290 | 151 | 0 |
| 2018 | 2,894 | 334 | 225 |
| 2017 | 22,782 | 978 | 1,634 |
| 2016 | 5,111 | 915 | 0 |
| 2015 | 2,674 | 454 | 2,077 |
| 2014 | 14,233 | 2,236 | 67,882 |
| 2013 | 18,552 | 1,170 | 45,035 |

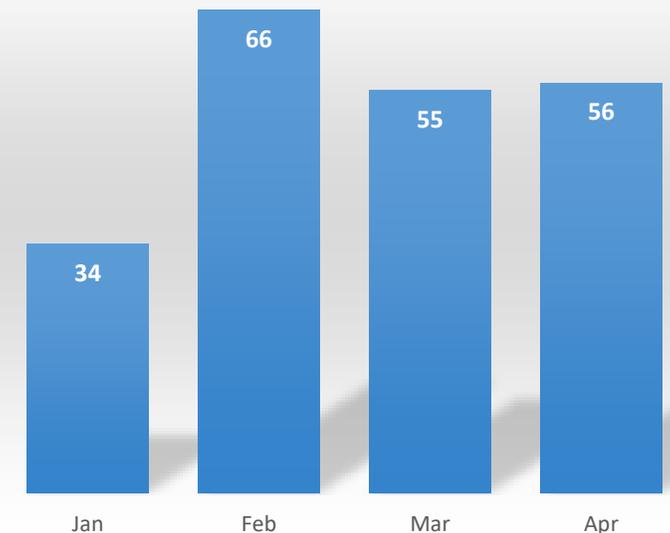
MRIA International Passenger and International Aircraft Movements 2023 up-to April

| Month | Jan | Feb | Mar | Apr | Total |
|----------------------------|-------|--------|--------|--------|--------|
| PASSENGER MOVEMENTS | 6,701 | 11,939 | 15,377 | 11,919 | 45,936 |
| AIRCRAFT MOVEMENTS | 34 | 66 | 55 | 56 | 211 |
| CARGO(Kg) | 0 | 0 | 0 | 6,382 | 6,382 |

PASSENGER MOVEMENTS



AIRCRAFT MOVEMENTS



MRIA Airport Facilities - Aerodrome

- **Aerodrome**
 - **Runway** - (Code F compliance runway: 3500m Length, 75m total Width)
 - **Taxiways** - (Code F Taxiway: Length 360m, Width 60m / Code C Taxiway: Length 550m, Width 25m)
 - **Apron** - Apron to park 10 nos. of the mix of aircrafts.



MRIA Airport Facilities – Passenger Terminal

- ✓ Passenger terminal building design for yearly passenger volume of one million
- ✓ Total floor area is over 10,000 sqm
- ✓ 12 check-in desks and semi automated in-line hold baggage handling system
- ✓ Departure and arrivals passport control
- ✓ All of CQI facilities
- ✓ Aerobridge connected two gate holding rooms and two bus gates
- ✓ 24 hour Medical Facility.



MRIA Airport Facilities - Cargo

Cargo Terminal 6,000 SQM

45,000 Mt of cargo per annum

- ✓ Export cargo section
- ✓ Import cargo section
- ✓ Customs
- ✓ Airline offices
- ✓ Plant and animal quarantine
- ✓ Two cool rooms
- ✓ Special Vault for high value items
- ✓ 20 ha for cargo logistics
- ✓ 50 ha for industrial developments
- ✓ Space for bonded warehousing.

6/26/2023

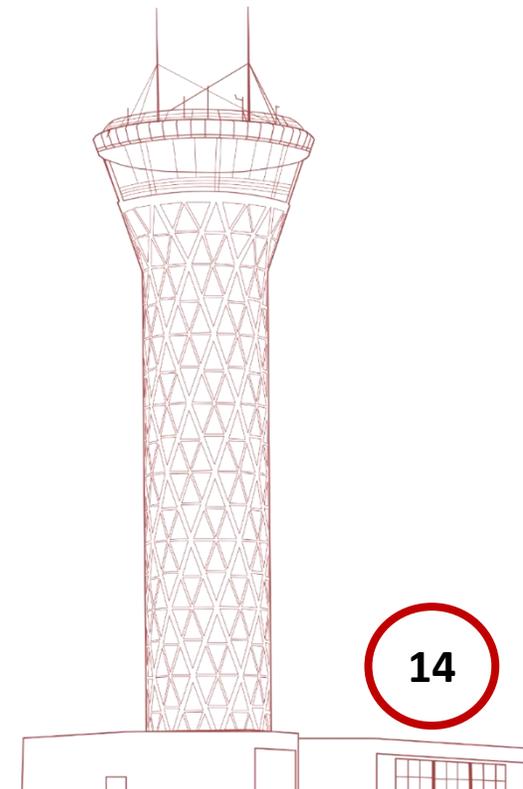


Utility and Other Ancillary Facilities

| Utility Services | Status of Available Facilities | Comments |
|----------------------|--|---|
| Potable water | 300 m ³ on elevated tower and 200 m ³ in ground sump | Supply to south part of the Aerodrome will also be arranged |
| Power | 4 MW Capacity Transformer power available for Airport operation | CEB, National Grid Power available in area to facilitate the services |
| Telecommunication | SLT service is available | |
| Aviation fuel | 3 million liter fuel stock is available at MRIA fuel farm | |
| Waste water disposal | 200 m ³ sewerage treatment plant established | Expansion is proposed |
| Solid waste | 200 kg per day established at MRIA | |

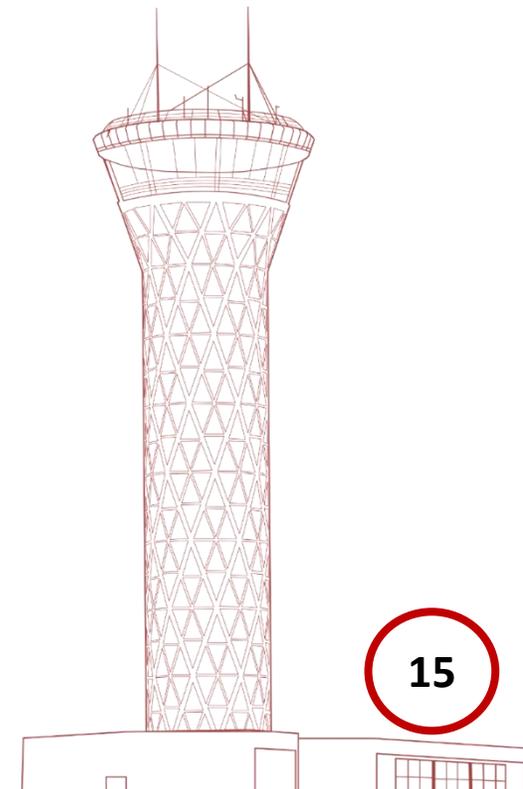
Possible Direct Aviation Related Ventures at MRIA

- Maintenance Repair Overhaul (MRO) or MRO Support Services
- Flying Schools / Aerospace Engineering Schools
- Aircraft Spares Manufacturing / Storage Services
- Fixed Base Operations (FBO)
- Long Term Parking.



Possible Indirect Aviation Related Ventures at MRIA

- Renewable Energy Industry (Solar Panels)
- Resort Hotels & Hospitality Services including Branded Shopping Outlets / Spa & Therapy
- Industrial Parks (Manufacturing, Packaging, Warehousing)
- Logistic Services (Warehouse, Freight Forwarding, Courier Services, Transportation)



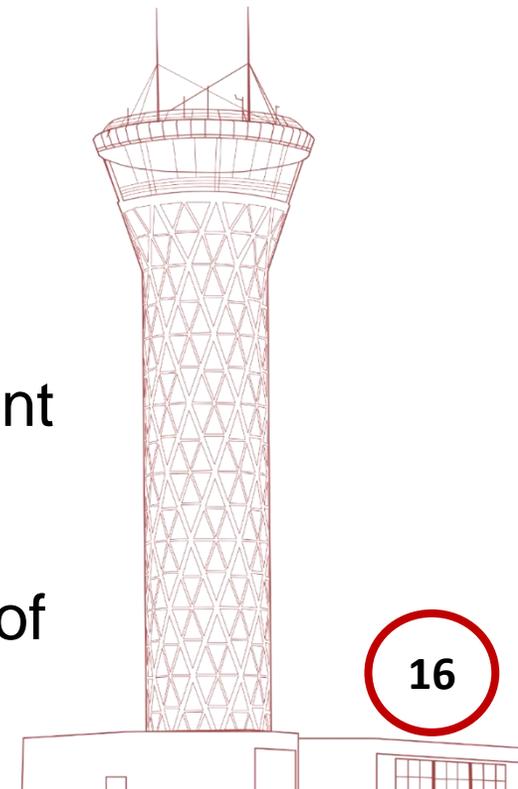
Area Available / Period of Contract

- **Land Allocation:**

- Land area shall be allocated to the selected Operator
- Segregated into zones for each individual venture
- Interested applicants may submit land requirement along with the proposal
- Total reserved land area: 198 hectares (489 acres)

- **Lease Agreement:**

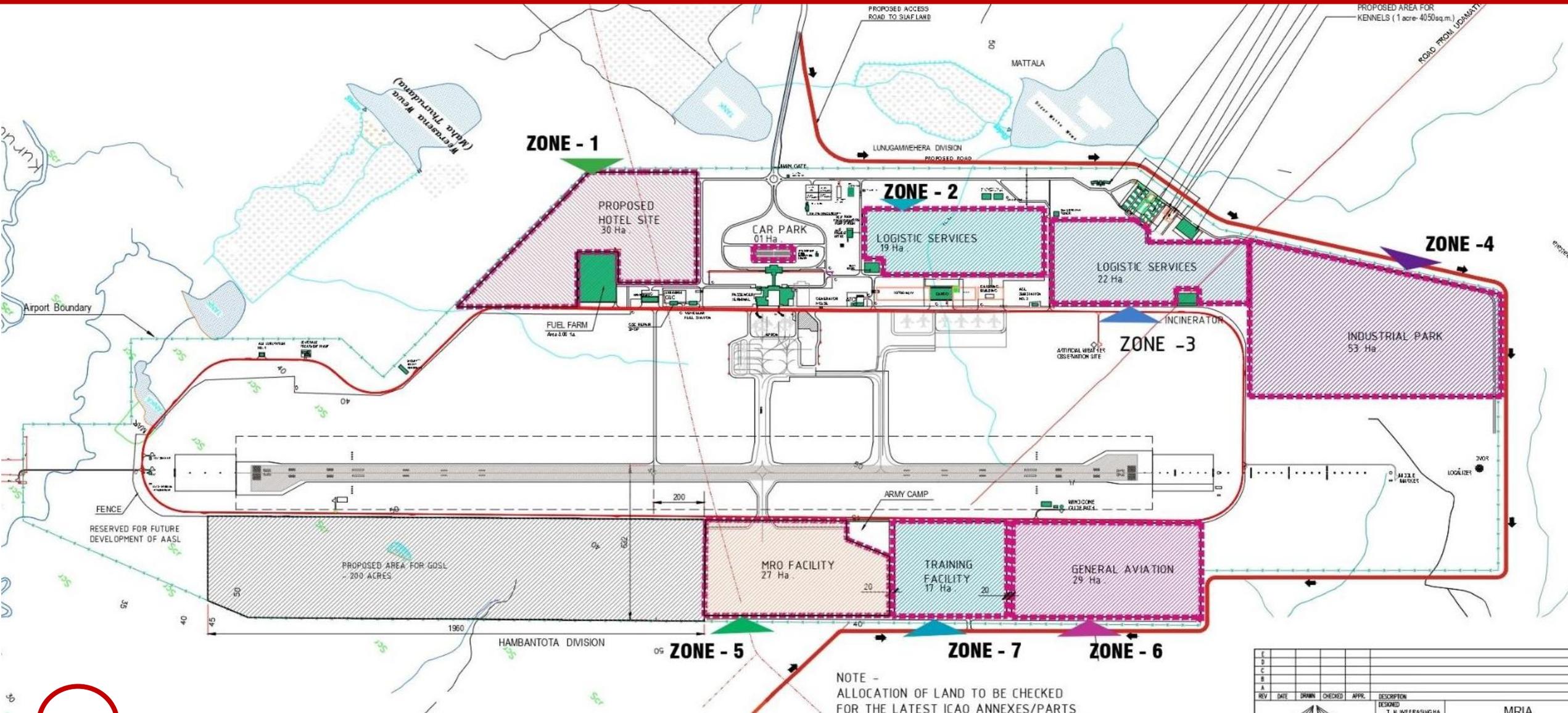
- Prospective Operator/Investor will enter into a Lease Agreement with Airport & Aviation Services (Sri Lanka) (Private) Limited
- Agreement allows occupancy of land within allocated zones
- Validity period of the lease agreement specified from the date of Letter of Award (LoA).



Area Available / Period of Contract

| | Category | Zone | Total Area Extent (ha.) | Tentative Term of Lease (Years) | Remarks |
|---|---|-------------------|-------------------------|---------------------------------|---|
| 1 | MRO / MRO support Services | Zone 05 | 27 | 30 | |
| 2 | Flying Schools / Aerospace Engineering Schools | Zone 07 | 17 | 10 | |
| 3 | Logistic Services | Zone 02 | 19 | 20 | |
| | | Zone 03 | 22 | 20 | |
| 4 | Resort Hotels & Hospitality Services including Branded Shopping Outlets / Spa & Therapy | Zone 01 | 30 | 30 | |
| 5 | Industrial Parks (Manufacturing, Packaging, Warehousing) | Zone 04 | 53 | 30 | |
| 6 | Renewable Energy Industry (Solar Panels) | Existing Car Park | 1 | 30 | |
| 7 | Aircraft Spares Manufacturing /Storage Services | | | 30 | Zonning is included under Zone 04 |
| 8 | Fixed Base Operation | Zone 06 | 29 | 10 | |
| 9 | Other (Long Term Parking) | | | | If there are no prospective bids, the said Zonning Area to be allocated |

MRIA Layout Plan

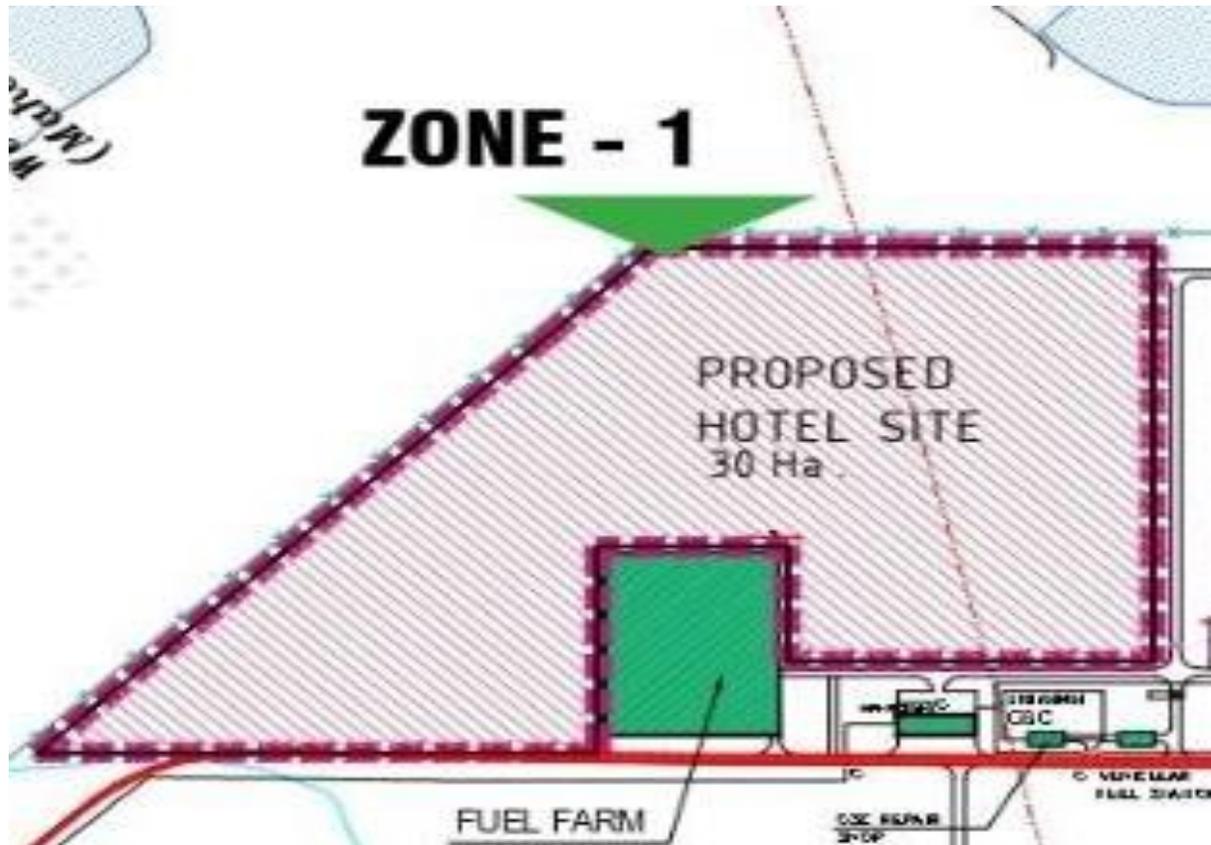


NOTE -
 ALLOCATION OF LAND TO BE CHECKED FOR THE LATEST ICAO ANNEXES/PARTS FOR THE OBSTACLE LIMITATION SURFACES AND EXACT AREA TO BE SURVEYED. REQUIRED NECESSARY INFRASTRUCTURE FACILITIES TO BE BUILT BY EACH

| REV | DATE | DRAWN | CHECKED | APPR. | DESCRIPTION |
|-----|------|-------|---------|-------|-------------|
| | | | | | |
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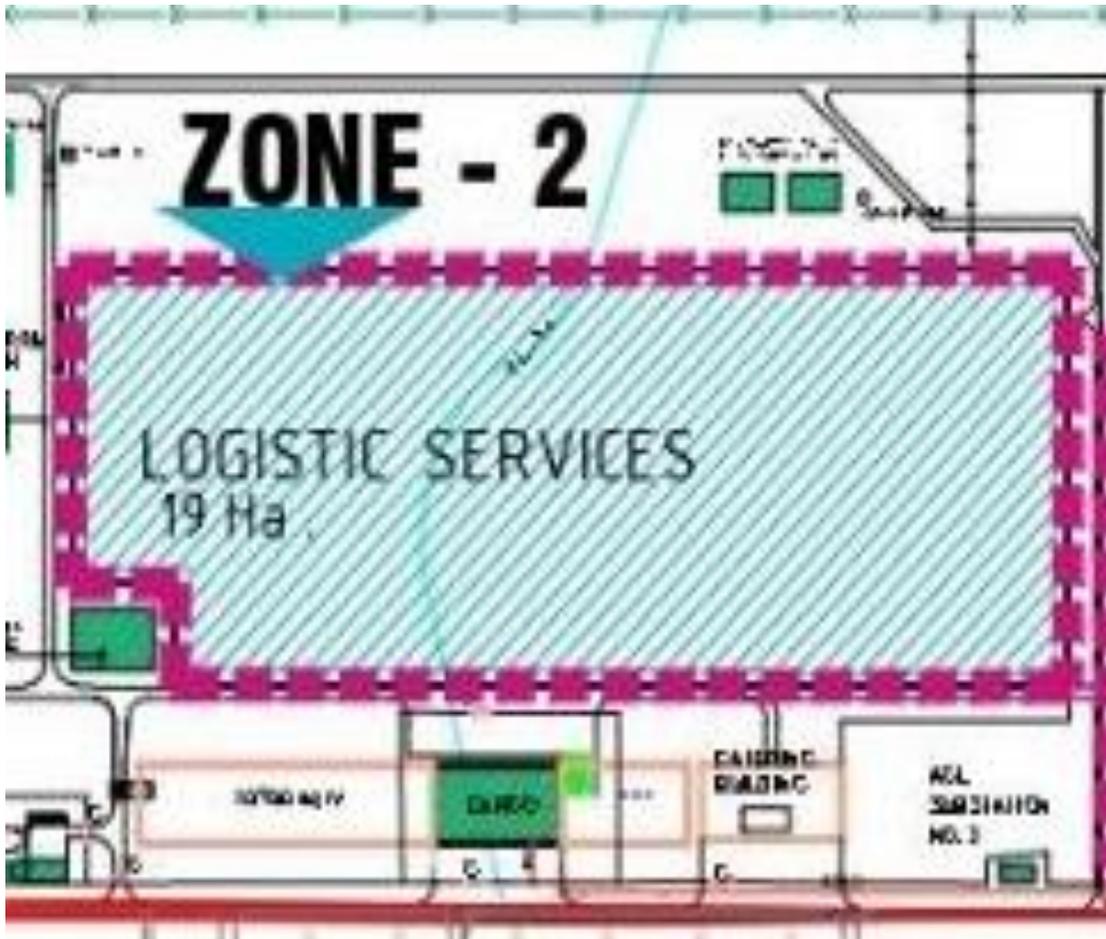
| | | |
|---|-------------------------------|---|
| <p>AIRPORT AND AVIATION SERVICES (SRI LANKA) LTD. BANDARANAIKE INTERNATIONAL AIRPORT</p> | DESIGNED T. H. WEERASINGHA | <p>MRIA</p> <p>SUBJECT: MRIA DEVELOPMENT PROPOSAL ZONING</p> <p>DRAWING TITLE: LAND USE PLAN</p> <p>DATE: 25.04.2023</p> |
| | DRAWN YASUJANA | |
| | CHECKED | |
| | APPROVED | |

MRIA Layout Plan – Zone 01



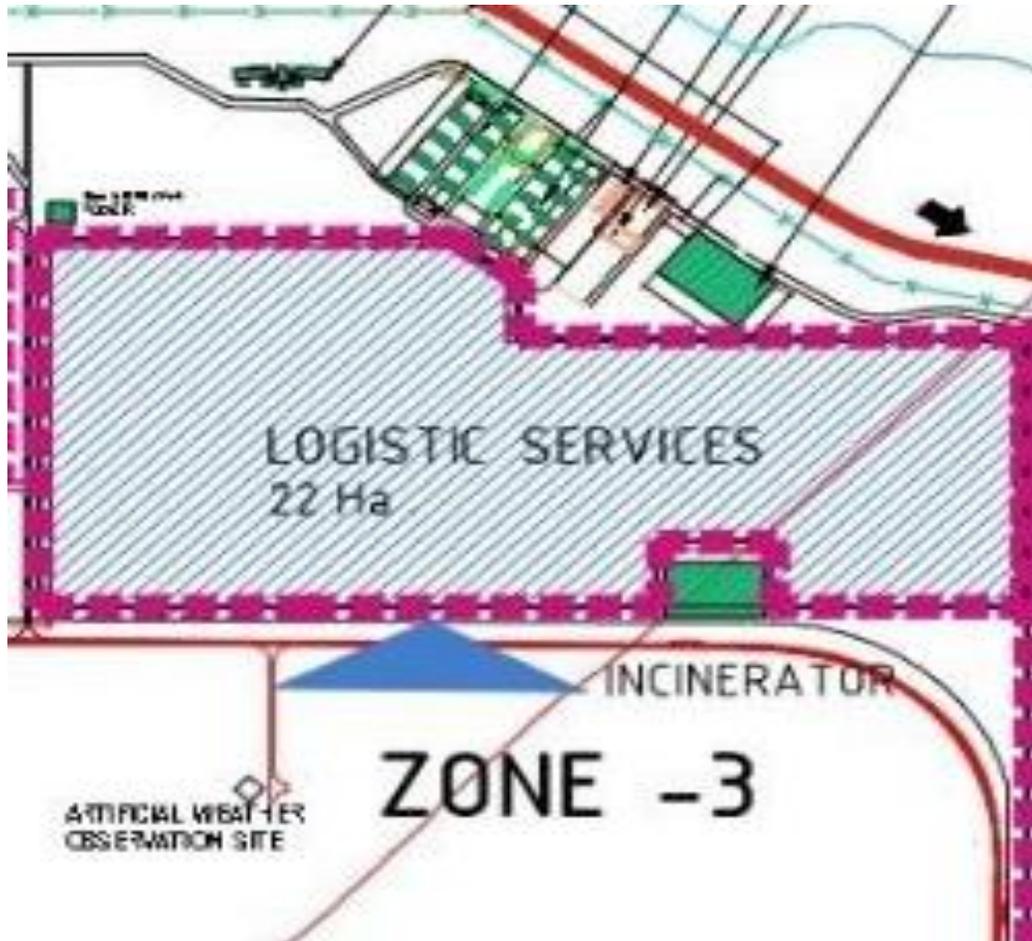
- **Category - Resort Hotels & Hospitality Services including Branded Shopping Outlets / Spa & Therapy**
- **Total Area Extent (Ha.) - 30**
- **Tentative Term of Lease (Years) - 30**

MRIA Layout Plan – Zone 02



- **Category - Logistic Services**
- **Total Area Extent (Ha.) - 19**
- **Tentative Term of Lease (Years) - 20**

MRIA Layout Plan – Zone 03



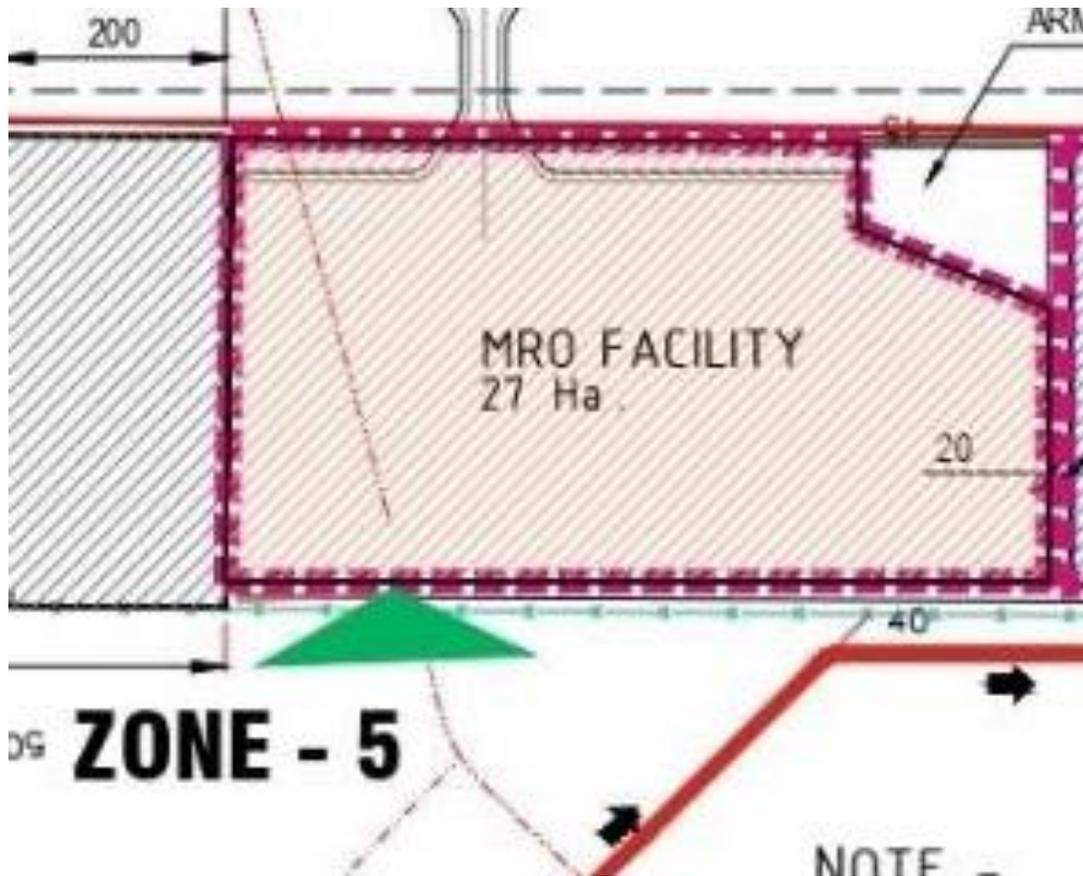
- **Category - Logistic Services**
- **Total Area Extent (Ha.) – 22**
- **Tentative Term of Lease (Years) - 20**

MRIA Layout Plan – Zone 04



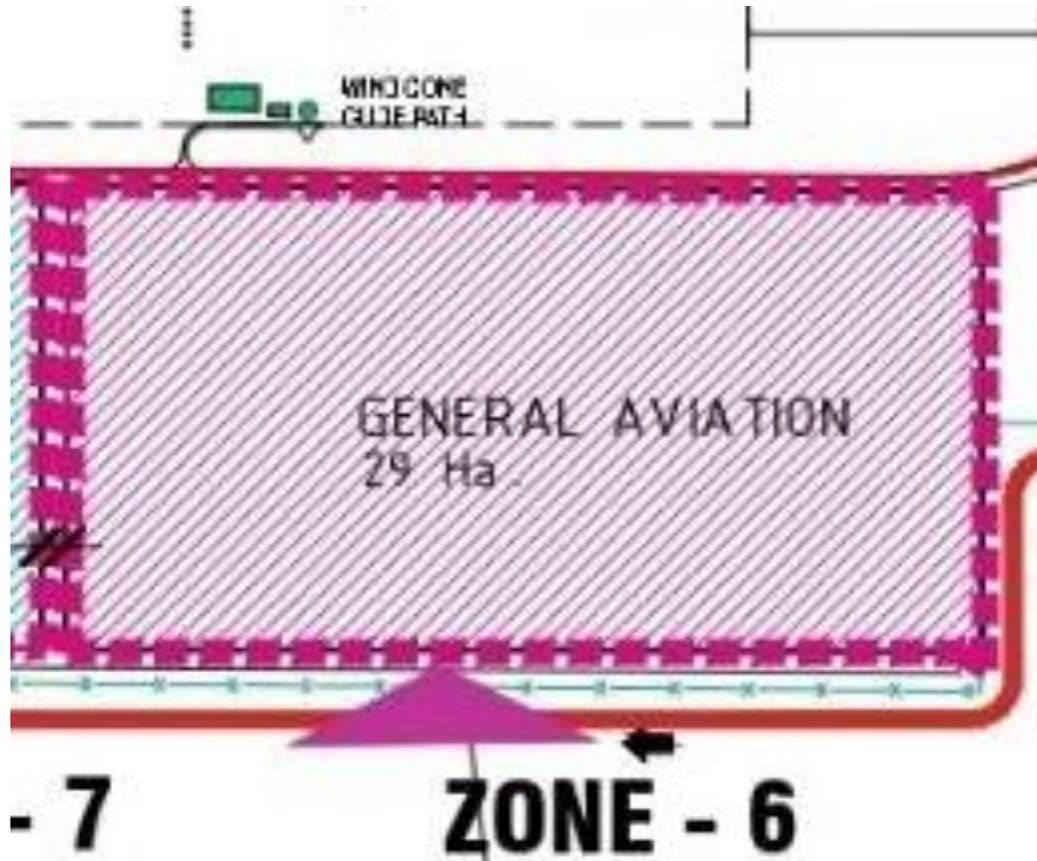
- **Category - Industrial Parks (Manufacturing, Packaging, Warehousing)**
- **Total Area Extent (Ha.) - 53**
- **Tentative Term of Lease (Years) - 30**

MRIA Layout Plan – Zone 05



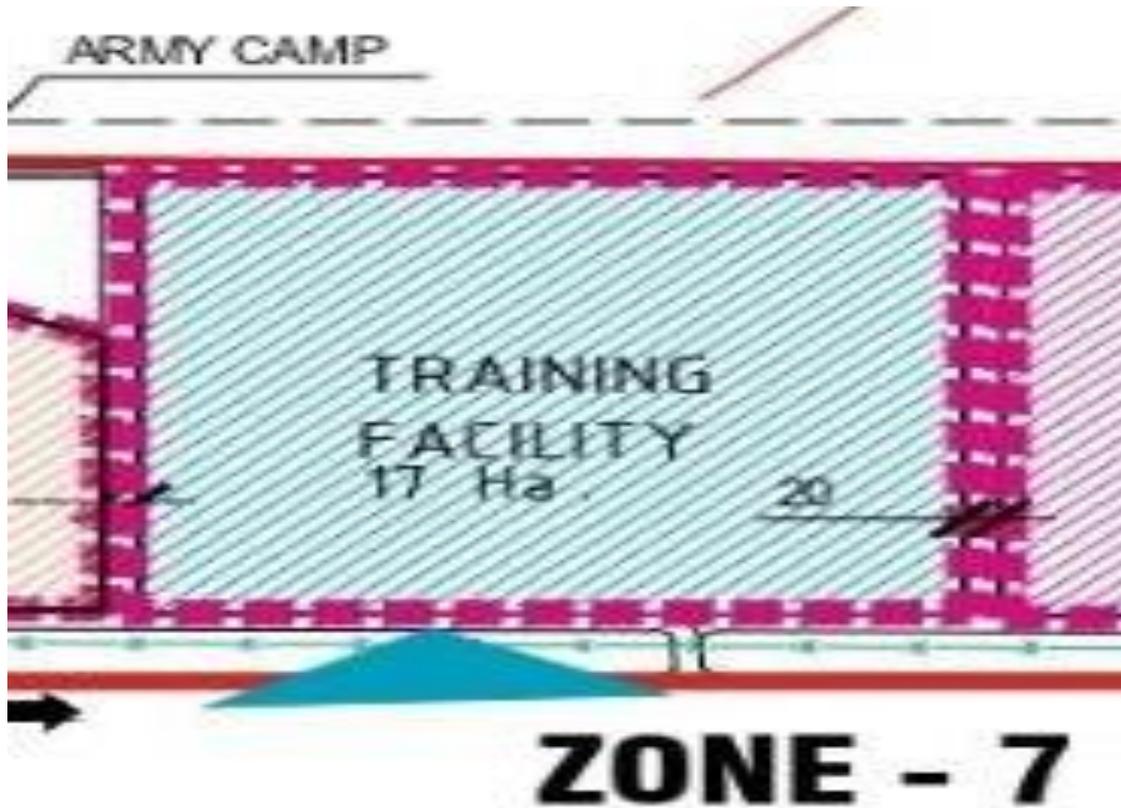
- **Category - MRO / MRO support Services**
- **Total Area Extent (Ha.) - 53**
- **Tentative Term of Lease (Years) - 30**

MRIA Layout Plan – Zone 06



- **Category - Fixed Base Operation**
- **Total Area Extent (Ha.) - 29**
- **Tentative Term of Lease (Years) - 10**

MRIA Layout Plan – Zone 07



- **Category - Flying Schools / Aerospace Engineering Schools**
- **Total Area Extent (Ha.) - 17**
- **Tentative Term of Lease (Years) - 10**

EOI Information & Proposal Submission Guidelines Details

- **Information Memorandum**

- The Information Memorandum is available for download on the AASL website, www.airport.lk
- It can be accessed **free of charge**

- **Proposal Submission**

- Proposals should adhere to the guidelines provided in the Information Memorandum
- **Submission deadline: 2:00 p.m. on 10th July 2023**

- **Site Visit**

- A Site Visit to MRIA shall be arranged by AASL where Prospective Operator / Investor are expected to familiarize themselves with the local conditions in Hambantota and Airport operating practices.

Contact us

Dr. SUMITH DE SILVA

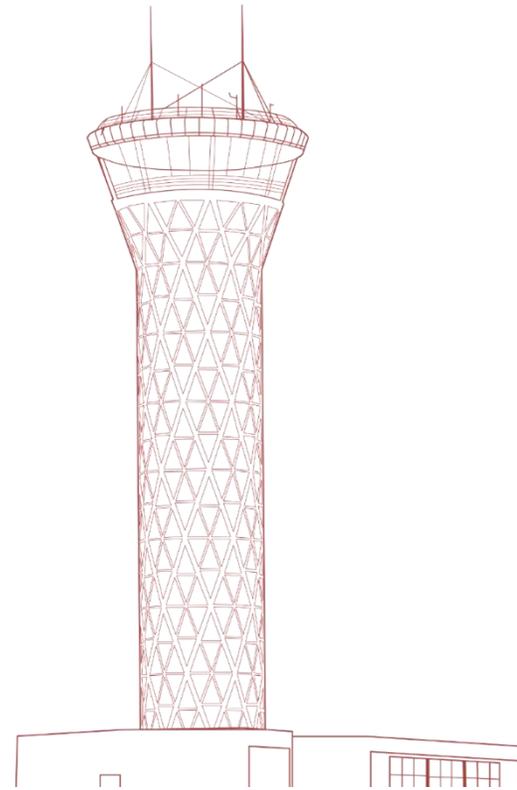
Head of Division, Marketing @ Cooperate Communications Division,
Airport & Aviation Services (Sri Lanka) (Private) Limited,
Bandaranaike International Airport,
Katynaike.



+94763963000



head.mkt@airport.lk





**MATTALA
RAJAPAKSA INTERNATIONAL
AIRPORT**



Thank You