

The Issue of Organizing a dormitory

Established terms:

1. Technical and other terms of dormitory construction:

1.1 The technical terms for the construction of a student dormitory be determined by the current legislation in compliance with the requirements established under the standards related to construction activities, technical regulations and safety technical regulations on the following conditions:

a) The infrastructure intended for student dormitory should be designed for at least 3000 students (in the first stage, infrastructure designed for at least 2000 students should be arranged, and in the second stage, infrastructure designed for 1000 students should be arranged). The fee for allocating a student of Georgian citizenship in a student dormitory (except for individual accommodation) shall not exceed USD 120 (including utility bills), and the fee for an individual room may not exceed USD 250 (including utility bills). A quota be determined by the mutual agreement between the university and the investor company, under which socially vulnerable groups will enjoy the benefits regarding the fee set for the use of accommodation at the student dormitory facility.

b) Dorm rooms should be equipped with all relevant equipment (bed, table, chair, closet, etc.) and should be of the following types:

b.a) Individual (dorm room and bathroom) - the total area of the room should not be less than 17 sq.m., including the bathroom not less than 3 sq.m.

b.b) Intended for 2 students (dorm room and bathroom) - the total area of the room should not be less than 22 sq.m., including the bathroom with area of not less than 3 sq.m.

b.c) Intended for 3 students (dorm room and bathroom) - the total area of the room should not be less than 29 sq.m., including the bathroom with area of not less than 3 sq.m.

b.d) It is also possible to arrange other types of rooms in agreement with the university.

c) There should be arranged a fully equipped kitchen, at least 1, common kitchen on each floor;

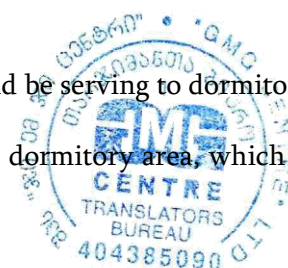
d) There should be a dining room(s)/cafeteria/(s) in the dormitory area.

e) Free WIFI internet should be available at the whole dormitory area;

f) Social spaces should be arranged on the dormitory area (for example: billiards room, pin-pong play space, student spaces, music rooms, etc.);

g) A security service, a receptionist, a cleaning service, a business service, etc . should be serving to dormitory;

h) An appropriate number of washing machines for clothes should be placed in the dormitory area, which will work on the principle of self-service;



- i) At least 1 indoor sports complex (for playing basketball/futsal/volleyball and other sports), at least 1 indoor swimming pool, at least 1 indoor gym/fitness facility with appropriate modern equipment, at least 2 open multifunctional sports rinks (for playing basketball/football/futsal), at least 1 open tennis court should be located on the dormitory area. The areas of sport and recreational facilities envisaged in this paragraph shall be determined in accordance with the minimum standards established by the current legislation, and in the absence of such, at least in accordance with the minimum requirements of the relevant specific international standard.
- j) Arranging recreational spaces in the dormitory area is necessary (especially in the area where arranging the building or other infrastructure will be impossible due to the relief or other circumstances).
- k) A parking zone for at least 150 vehicles must be arranged in dormitory area;
- l) Existence of a library space/spaces in the dormitory area is necessary. In addition, considering that the University Library building is located on the cadastral code, in which there is enough space to arrange library and student spaces, the bidder will be entitled to arrange student library spaces in the building in agreement with the University;
- m) The bidder is obliged to bring the exterior façade of the 11th and the University Library in line with the new environment and to rehabilitate the damaged façade of the mentioned buildings at its own expenses in agreement with the University;
- n) The dormitory must meet the standard of "accessible and usable buildings and equipment" (ICC A117.1).
- o) All buildings, including at design sketch level, should comply with the requirements of building safety rules.
- p) At least 2% of the rooms should be adapted to persons with disabilities in order to ensure accessibility for persons with disabilities;
- q) It is allowed to exist a number of commercial facilities on the territory, which do not contradict the conditions, restrictions established by the current legislation regarding the educational institution and comply with the academic environment; It is prohibited to operate a casino/slot club/gambling hall in the area and to build a residential (non-student) building.
- r) University students will have the preferential right to use the dormitory services, moreover, they will be able to receive any services (including room rental) in the dormitory area (except for commercial facilities operating in the area of 5000 sq.m.) with 30% discount (not only for students living in dormitories)
- s) The bidder will be entitled to make temporary use of commercial spaces (rent, lease) to ensure the functioning of sports-recreational/recreational/educational spaces arranged on the student dormitory area.
- t) By mutual agreement between the University and the investor company, a quota be set, under which socially vulnerable groups will enjoy the benefits regarding the fee set for the use of accommodation at the student dormitory facility.
- u) Students living in the dormitory, any other student of the HEI in case of vacancies/free time will have the preferential right to use the sports-recreational facilities operating in the dormitory area, and in case there are still be a number of free/places/time in any other direction, any person person.



1.2 The criteria for selecting an appropriate investor in connection with the construction of a student dormitory, in compliance with the requirements established by the current legislation, shall be made by the following criteria:

The annual starting value of the land plots to be transferred with the right of superficies is determined in compliance with the requirements of the current legislation, in accordance with the fee set by the independent auditor. And considering existing economic indicators and inflation, the said annual value may be changed after the expiration of all full 120 (one hundred and twenty) months periods from the date of signing the agreement and shall be determined in details in the main agreement concluded between the University and the investor company.

a) The winning company will be obliged to submit an unconditional and irrevocable bank guarantee in the amount of at least 3% of the investment, issued by a licensed commercial bank registered by the National Bank of Georgia within 1 (one) month after the completion of the electronic auction, while concluding the agreement, in order to ensure the performance of auction conditions, the term of such guarantee must be at least 3 (three) months longer than the term of the performance of obligation provided for this auction. It may be used both for the total or partial non-fulfillment of the main obligations of the agreement, as well as for the compensating the fines.

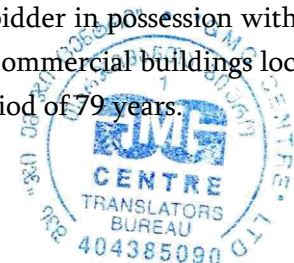
b) The guarantee amount for participation in the auction must be GEL 500,000.00. The guarantee amount will be considered as part of the first year payment of the winning company and all other participants will be refunded within 5 (five) working days after the end of the auction;

c) The functional purpose of the student dormitory must remain unchanged for the entire period of validity of the construction permit.

d) The estimated cost of the student dormitory construction project must be at least USD 20,000,000.00 equivalent in GEL (on which the relevant confirming documents must be submitted) and it must be fully funded by the investor company through its own and/or funds raised by it.

e) The cost of the project should include all costs that will be directly related to the completion of the student dormitory complex. It includes, but may not be limited to (geological-geodetic surveys conducted) costs for design, development of general plan, construction, arrangement of relevant infrastructure, technical and personal supervision, repair, improvement, provision of technical equipment and furniture, expert reports, necessary to start operations and other necessary and/or target costs, the list of which will be listed in details under the main agreement concluded between the University and the investor company. This agreement will provide the conditions for the supervision from the university (supervision of the construction process), the accompanying costs of which will be the responsibility of the investor company.

f) Student dormitory building facilities and infrastructure (from the total area of land registered on code N01.14.06.006.133 (58,192.00 sq.m.) 32,000.00 sq.m. will be used for the purposes of the project (excluding the so-called biologists' building and other adjacent areas); 23,000.00 sq.m. (excluding the University Library building area and the last section of about 25 thousand sq.m.) will be used for the project purposes from the total land area (90,767.00 sq.m.) registered under code N01.14.06.006.116, shall be transferred to bidder in possession with the right of superficies for a period of 39 years, and not more than 5000 sq.m. land plot and commercial buildings located on it from the above-mentioned area (registered under code N01.14.06.006.133) for a period of 79 years.



g) According to the report N005439921 of Levan Samkharauli National Forensics Bureau dated as of August 4, 2021, the annual rental (superficies) market value of the real estate of 55 000 sq.m. area (27 000 sq.m. + 23 000 sq.m.) equals GEL 802 436, and the annual rental (superficies) market value of the real estate 5 000 sq.m. is GEL 215 121.

In addition, the separation of land plots in the above-mentioned area required for the implementation of the project and separate registration are not planned. Based on the above, construction works planned within the framework of project will be carried out on the basis of a detailed development plan and the land plots attached to the relevant (existing) buildings or the plots on which the construction works will not be carried out will be separated on a share basis (according to the respective shares).

After which it is obliged to return the mentioned land plots and buildings, inventory and all kinds of infrastructure to the University in a condition free of material and legal defects (subject to normal depreciation);

g) The investor company provides the design and all related activities independently. In addition, it will submit at least two architectural design concepts to the University for approval no later than 60 days after the end of the auction. And the project agreed with the University must be submitted to the construction permit issuing bodies no later than 6 months after the end of the auction. The project must be approved and a construction permit must be obtained no later than 18 months after the end of the auction. The construction period of the first stage should not exceed 36 months from the date of obtaining the construction permit, and the construction period of both stages should not exceed 54 months.

h) During the period of validity of the superficies agreement, the investor may not mortgage the building(s) constructed within this project. Funding secured by any other type of mortgage must be agreed with the University, the procedures for which will be listed in the main agreement between the University and the investor. It should be noted that the investor in the student dormitory should not transfer his/her rights and/or obligations to a third party without the agreement with the university.

These terms have been developed in accordance with the decision of the commission established by the order N1091 of August 23, 2019 "On Founding a Temporary Inter-Agency Commission for the Purposes of Developing Criteria for Selection of Persons Implementing Technical Tasks and Construction for the Construction of Student Dormitory" and taking into account its content

Lot conditions:

1. A part of the real estate owned by the University shall be transferred with the right of superficies for the purposes of arranging a dormitory and other infrastructure for at least 3,000 students. In particular,

1.2. 27'000.00 sq.m. land plot from the total area (58,192.00 sq.m.) of land registered on the cadastral code N01.14.06.006.133, for a period of 39 years;

1.3. 23'000.00 sq.m. land plot from the total area (90,767.00 sq.m.) of land registered on the cadastral code N01.14.06.006.133, for a period of 39 years;



1.4. 5'000.00 sq.m. land plot and commercial buildings located (to be located) on it, from the total area (58,192.00 sq.m.) of land registered on the cadastral code N01.14.06.006.133, for a period of 79 years;

2. The amount of the initial annual rent of the lot should be determined in the amount of GEL 802'436 for real estate of 50'000 sq.m. (27'000 sq.m. + 23'000 sq.m.) + GEL 215'121 for real estate of 5'000 sq.m. = GEL 1'017'557 (excluding VAT), the amount of deposit - GEL 500'000, and the bid - GEL 50'000;

