



**AGRICULTURAL MARKETING CORPORATION (AMC) EXPORT COMPLEX  
PRIVATISATION TRANSACTION  
REQUEST FOR EXPRESSIONS OF INTEREST**

**COMMUNICATION # 1**

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Further to Request for Expressions of Interest document issued 26 August 2026 in respect of the long-term lease of the AMC Export Complex, please see below requests for clarification and responses.

***Question #1***

*The REOI refers to approximately 9.58 acres and 177,000 sq. ft. of existing built space. Could you please confirm whether the 177,000 sq. ft. represents gross built-up area or net/lettable area, and provide the latest site plan and area schedule available?*

***Response #1***

*The 177,000 sq. ft. figure represents the approximate existing built space at the AMC Complex. A detailed site plan, area schedule and related property information will be made available to shortlisted respondents during the RFP stage and through the due diligence process.*

***Question #2***

*Could you please confirm the registered owner of the property and the legal entity that will execute the proposed long-term lease?*

***Response #2***

*The registered proprietor on the Certificate of Title for the land comprising the AMC Complex is the Commissioner of Lands. The land comprising the AMC Complex has however been vested in the Agro-Invest Corporation pursuant to section 13 of the Agro-Invest Corporation (Amendment) Act, 2021. Accordingly, it is intended that the lease is to be executed by the Agro-Invest Corporation, but it could be executed by the Commissioner of Lands, if necessary.*

## ***Request for Clarification (AMC REOI) – Communication #1***

### ***Question #3***

*Could you please advise whether there are any mortgages, liens, easements, encumbrances or other third-party rights affecting the property that would materially affect the proposed lease or redevelopment?*

### ***Response #3***

*The DBJ and Enterprise Team are not aware of any mortgages, liens, easements, encumbrances or other third-party rights affecting the property that would materially affect the proposed transaction. Relevant property information will be made available during the due diligence process.*

### ***Question #4***

*Given the approximately 90% occupancy referenced in the REOI, could you please provide, at the appropriate stage of the process, a tenant schedule indicating occupied area, lease expiry dates, current rental arrangements and any material renewal or termination rights?*

### ***Response #4***

*This information will be available to shortlisted bidders at the RFP stage of the process.*

### ***Question #5***

*Could you please confirm whether existing tenants are expected to remain in occupation following commencement of the new lease, and whether the successful lessee will have flexibility to relocate or restructure tenant arrangements where required for rehabilitation or redevelopment?*

### ***Response #5***

*The successful lessee will be expected to manage tenant arrangements in accordance with the terms of the lease agreement and applicable laws. While flexibility may exist with respect to future tenancy arrangements, the GOJ encourages proposals that seek to minimize disruption to existing operations and tenants.*

### ***Question #6***

*Could you please advise whether historical occupancy and rental-income information for the AMC Complex will be made available to shortlisted respondents?*

### ***Response #6***

*Yes. This will be provided at the RFP stage.*

### ***Question #7***

*Could you please indicate whether there are any material tenant arrears, disputes, concessions or other contractual matters that prospective respondents should be aware of at this stage?*

### ***Response #7***

*The DBJ and Enterprise Team are not aware of any material tenant disputes or contractual matters that would materially affect the opportunity. Additional tenancy information will be made available to shortlisted respondents at the RFP stage.*

## ***Request for Clarification (AMC REOI) – Communication #1***

### ***Question #8 & 9***

*Could you please advise whether the Government has established a minimum mandatory capital investment requirement for the successful respondent? If so, could you please provide the indicative minimum investment amount, required timing, scope and key completion milestones?*

### ***Response #8 & 9***

*There is no prescribed minimum capital investment requirement. Respondents are expected to propose an investment programme that supports the rehabilitation, modernization and long-term sustainability of the AMC Complex.*

### ***Question #10***

*Could you please confirm whether any recent structural, engineering, building-condition, electrical, mechanical, roofing, fire-safety or other technical assessments of the facility are available to prospective respondents?*

### ***Response #10***

*Shortlisted respondents will be afforded an opportunity to conduct their own technical, engineering and site due diligence during the RFP stage. Any technical reports available to the DBJ and Enterprise Team and deemed appropriate for disclosure will be made available through the data room.*

### ***Question #11***

*Are there existing rehabilitation, refurbishment, redevelopment or master-planning studies and/or preliminary cost estimates that will be made available during the procurement process?*

### ***Response #11***

*Any studies, reports or information considered relevant to bidder due diligence will be made available to shortlisted respondents during the RFP stage, subject to availability and applicable confidentiality requirements.*

### ***Question #12***

*Could you please clarify how responsibility for pre-existing structural, environmental or other deficiencies will be allocated between the Government and the successful lessee?*

### ***Response #12***

*The successful lessee will be expected to undertake its own due diligence and satisfy itself regarding the condition of the property. The allocation of risks and responsibilities will be addressed in the lease documentation and finalized during the negotiation process.*

## ***Request for Clarification (AMC REOI) – Communication #1***

### ***Question #13***

*Would capital expenditure undertaken by the successful lessee be eligible for any credit, offset or other consideration against lease payments?*

### ***Response #13***

*Capital expenditure undertaken by the successful lessee is expected to be factored into the respondent's overall commercial proposal. At this time, no specific credit, offset, or adjustment against lease payments has been prescribed in relation to such expenditure.*

### ***Question #14***

*Please confirm the proposed initial lease term and whether any extension or renewal options are contemplated.*

### ***Response #14***

*The initial lease term is proposed as 25 years with an option to extend for an additional 24 years, subject to the terms of the lease agreement and any required approvals.*

### ***Question #15***

*Could you please indicate the proposed methodology or framework for determining the annual lease payment or minimum lease consideration?*

### ***Response #15***

*The methodology for determining lease consideration will be communicated during the RFP stage. Respondents will be invited to submit commercial proposals in accordance with the requirements set out in the RFP documentation.*

### ***Question #16***

*Is the Government considering a fixed lease payment, an indexed/escalating payment, a revenue-based component, or a combination of these mechanisms?*

### ***Response #16***

*The final commercial structure has not been prescribed. Details will be outlined in the RFP documents and respondents will have an opportunity to submit proposals that provide appropriate value to the Government while supporting the long-term viability of the facility.*

### ***Question #17***

*Would the Government consider a rehabilitation/ramp-up grace period before full lease payments commence?*

### ***Response #17***

*Respondents are encouraged to propose commercially viable structures, including any implementation or ramp-up arrangements they consider necessary. The suitability of such proposals will be evaluated as part of the RFP process.*

## ***Request for Clarification (AMC REOI) – Communication #1***

### ***Question #18***

*Would the Government consider a commercial structure that combines a minimum fixed lease payment with a variable revenue-sharing component?*

### ***Response #18***

*Respondents may propose alternative commercial structures for consideration. The Government reserves the right to evaluate and negotiate arrangements that best meet the objectives of the transaction.*

### ***Question #19***

*Could you please clarify whether the successful lessee will be permitted to generate ancillary revenues from activities such as cold storage, warehousing, processing, logistics, yard operations, parking and/or other complementary uses?*

### ***Response #19***

*The Government's objective is to maximize the productive use of the AMC Complex in support of Jamaica's agro-processing, logistics and export sectors. Ancillary revenue-generating activities that are consistent with this objective and applicable laws and regulations may be proposed by respondents.*

### ***Question #20***

*Could you please confirm the development rights available within the 9.58-acre site, including the ability to expand or construct additional warehousing, cold storage, processing, logistics and office facilities?*

### ***Response #20***

*Subject to applicable planning, environmental, building and regulatory approvals, respondents may propose improvements, redevelopment and expansion initiatives that enhance the economic value of the AMC Complex.*

### ***Question #21***

*Are there any known zoning, planning, environmental, building or other regulatory restrictions that could materially limit redevelopment or expansion?*

### ***Response #21***

*Respondents will be responsible for satisfying themselves with respect to all applicable planning, zoning, environmental and regulatory requirements. Any relevant information available to the DBJ and Enterprise Team will be provided during the RFP stage.*

## ***Request for Clarification (AMC REOI) – Communication #1***

### ***Question #22***

*Would additional capital improvements or new facilities developed by the successful lessee during the lease term form part of the leased premises and/or be subject to specific Government approval or ownership provisions?*

### ***Response #22***

*Capital improvements and new facilities developed during the lease term will be subject to the terms of the lease agreement and any required Government approvals. Details will be finalized in the transaction documentation.*

### ***Question #23***

*Please confirm whether consortium members may rely on their combined technical, operational, sector experience, financial capacity and references for purposes of satisfying the EOI evaluation criteria.*

### ***Response #23***

*Yes. Consortium members may rely on their combined technical capabilities, experience, financial capacity and references for the purposes of demonstrating qualifications, provided that these are clearly identified in the submission.*

### ***Question #24***

*Are there any minimum qualification requirements that must be satisfied individually by the lead consortium member?*

### ***Response #24***

*The REOI does not prescribe separate qualification requirements for the lead consortium member. Respondents are encouraged to clearly identify the lead member and describe how the consortium's combined experience and capabilities support the proposed opportunity.*

### ***Question #25***

*At the EOI stage, will respondents be required to provide binding evidence of equity funding, debt commitments or proof of funds, or will such requirements apply only at the subsequent RFP stage?*

### ***Response #25***

*At the REOI stage, respondents are required to provide information demonstrating their financial capacity in accordance with the REOI requirements. More detailed financing and funding requirements, if applicable, will be addressed during the RFP stage.*

***Development Bank of Jamaica Limited  
15 September 2026***



**AGRICULTURAL MARKETING CORPORATION (AMC) EXPORT COMPLEX  
PRIVATISATION TRANSACTION  
REQUEST FOR EXPRESSIONS OF INTEREST**

**COMMUNICATION # 2**

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Further to Request for Expressions of Interest document issued 26 August 2026 in respect of the long-term lease of the AMC Export Complex, please see below requests for clarification and responses.

**Question #1**

*Will shortlisted respondents be allowed to conduct tenant interviews or site-specific due diligence?*

**Response #1**

*Shortlisted respondents will be afforded an opportunity to conduct site-specific due diligence during the RFP stage. Any tenant engagement arrangements, if permitted, will be communicated during the RFP process.*

**Question #2**

*Will shortlisted respondents be provided with tenancy information, including the occupied square footage by facility (Buildings A–G) and total annual rental income for the AMC Complex prior to RFP submission?*

**Response #2**

*Yes. This information will be provided to the shortlisted respondents.*

**Question #3**

*Are there applicable incentives under existing GOJ investment promotion frameworks (e.g., through JAMPRO or fiscal incentive regimes) that would apply to this project?*

**Response #3**

*The Government has not committed to any specific incentives in connection with this transaction. Prospective respondents are encouraged to undertake their own assessment of any incentives that may be available under Jamaica's existing legislative and investment promotion frameworks and engage directly with the relevant authorities regarding eligibility.*

## ***Request for Clarification (AMC REOI) – Communication #2***

### ***Question #4***

*Will GOJ or Agro-Invest provide any capital contribution, grant, tax incentive, duty concession, or co-financing support toward rehabilitation, or is 100% of the development cost intended to be borne by the investor?*

### ***Response #4***

*The current transaction structure contemplates that the successful respondent will be responsible for financing, rehabilitation, improvement, operation and maintenance of the AMC Complex, including associated development costs.*

### ***Question #5***

*At expiry of the 25-year lease term, what is the treatment of improvements made by the Investor, or does the asset revert to GOJ without compensation?*

### ***Response #5***

*Subject to the terms of the final lease agreement, the AMC Complex and any permanent improvements made during the lease term are expected to revert to the GOJ upon expiry or termination of the lease.*

### ***Question #6***

*Is the leasehold interest able to be mortgaged or otherwise used as security to raise construction and development financing?*

### ***Response #6***

*Any financing structure proposed by a respondent will be subject to the terms of the lease agreement and applicable laws and regulations. Details regarding permitted security arrangements, if any, will be addressed during the RFP and negotiation stages.*

### ***Question #7***

*Can GOJ confirm whether foreign investors face any restrictions on land leasehold interests, repatriation of earnings, or currency conversion relevant to structuring international capital participation in this project?*

### ***Response #7***

*The opportunity is open to both local and international investors. Respondents should undertake their own legal, tax, regulatory and foreign exchange due diligence regarding any matters relevant to their proposed investment structure and participation in the transaction.*

### ***Question #8***

*Has the Government of Jamaica, Agro-Invest, MoAFM, or DBJ received, solicited, or is currently evaluating any unsolicited proposal for the AMC Complex, whether under Jamaica's established policy of accepting unsolicited proposals for strategic projects or otherwise? If so, can the Enterprise Team confirm how such a proposal will be treated relative to this REOI process?*

### ***Response #8***

*The GOJ is conducting a competitive procurement process for the AMC Complex. Any party seeking to participate in the opportunity is expected to do so through the established tender process and will be subject to the same requirements, evaluation criteria and approval processes applicable to all respondents.*



**AGRICULTURAL MARKETING CORPORATION (AMC) EXPORT COMPLEX  
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**COMMUNICATION # 3**

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Further to Request for Expressions of Interest document issued 26 August 2026 in respect of the long-term lease of the AMC Export Complex, please see below requests for clarification and responses.

**Question #1**

*Is there a specific requirement or preference for international technology providers (e.g., modular/thermal construction systems) to be legally partnered with a locally registered Jamaican general contractor at this REOI pre-qualification stage, or can the consortium be structured during the subsequent RFP phase?*

**Response #1**

*There is no requirement at the REOI stage for international technology providers to be partnered with a locally registered Jamaican contractor. Respondents may participate individually or as part of a consortium in accordance with the REOI requirements.*

**Question #2**

*Given the high energy demand inherent to cold storage and packing facilities, does the evaluation matrix award additional technical score to modernization proposals that integrate patented, high-efficiency thermal insulation construction methods (such as EPS-concrete permanent formwork) to reduce the facility's carbon footprint and operational costs?*

**Response #2**

*Detailed technical solutions and modernization proposals will be assessed during the RFP stage. Evaluation criteria will be set out in the RFP documentation. Respondents are encouraged to propose innovative solutions that enhance efficiency, sustainability and long-term value.*

## ***Request for Clarification (AMC REOI) – Communication #2***

### ***Question #3***

*Will the shortlisted respondents in the RFP stage be granted an extended structural assessment report of the existing 177,000 sq. ft. built space to calculate exact rehabilitation volumes?*

### ***Response #3***

*Shortlisted respondents will be afforded an opportunity to conduct their own technical, engineering and site due diligence during the RFP stage. Any technical information available by the DBJ and AIC and deemed appropriate for disclosure will be made available through the data room.*

***Development Bank of Jamaica Limited***  
***15 September 2026***



**AGRICULTURAL MARKETING CORPORATION (AMC) EXPORT COMPLEX  
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**COMMUNICATION # 4**

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Further to Request for Expressions of Interest document issued 26 August 2026 in respect of the long-term lease of the AMC Export Complex, please see below requests for clarification and responses.

***Question #1***

*Can the Enterprise Team confirm whether the AMC Complex transaction will proceed solely as a long-term lease of the entire property, or whether there is any opportunity for existing tenants to purchase individual buildings, specifically Building F?*

***Response #1***

*The current transaction is structured as a long-term lease of the AMC Complex as a single integrated asset. The Government is not presently contemplating the sale of individual buildings within the complex, including Building F.*

***Question #2***

*Has there been any change in the proposed transaction structure since the familiarization meeting that would accommodate a request to acquire Building F rather than continue under a leasing arrangement?*

***Response #2***

*There has been no change to the proposed transaction structure since the familiarization meeting. The opportunity continues to be pursued as a long-term lease of the AMC Complex.*



**AGRICULTURAL MARKETING CORPORATION (AMC) EXPORT COMPLEX  
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**COMMUNICATION # 5**

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Further to Request for Expressions of Interest document issued 26 August 2026 in respect of the long-term lease of the AMC Export Complex, please see below requests for clarification and responses.

**Question #1**

*Appendix A appears to assign five points to the high-level vision for rehabilitation and operation of the AMC Complex, while another reference indicates ten points. Please confirm the correct maximum score and weighting for this criterion.*

**Response #1**

*The correct weighting for the criterion relating to the applicant's vision for the rehabilitation and operation of the AMC Export Complex is 10 points, as reflected in the evaluation criteria set out in Appendix A.*

**Question #2**

*The REOI states that submissions are due on September 30, 2026, at 3:00 p.m. EST. Please confirm that this means 3:00 p.m. local Jamaica time (UTC-5).*

**Response #2**

*Yes, this means 3:00pm local Jamaica time (UTC-5). Note that the submission deadline has been extended to 7 October 2026 at 3:00 p.m. EST being Jamaica local time (UTC-5).*

**Question #3**

*Please confirm whether the relevant experience of every formally identified consortium member may be aggregated when evaluating the applicant's agro-processing, logistics, warehousing and cold storage, infrastructure-development, asset rehabilitation/turnaround, and PPP/concession experience.*

**Response #3**

## ***Request for Clarification (AMC REOI) – Communication #5***

*Where an application is submitted by a consortium, the experience and qualifications of all identified consortium members may be considered collectively in the assessment of the consortium's capabilities and relevant experience. Applicants should clearly identify the roles and responsibilities of each consortium member and demonstrate how the consortium collectively satisfies the evaluation criteria.*

### ***Question #4***

*May experience from an applicant's affiliate, subsidiary, parent company or predecessor entity be submitted as qualifying experience? If so, must that entity become a formal consortium member, or would evidence of the corporate relationship and access to its resources be sufficient?*

### ***Response #4***

*Applicants may reference experience from affiliates, subsidiaries, parent companies, or predecessor entities where such experience is relevant to the evaluation criteria. Applicants should clearly demonstrate the nature of the relationship and the extent to which the resources, expertise, and capabilities of the referenced entity will be available to support the proposed project. The Evaluation Committee reserves the right to assess the relevance and applicability of such experience in determining compliance with the evaluation criteria.*

### ***Question #5***

*Following shortlisting, will applicants be permitted to add, remove or replace consortium members before submitting the detailed proposal? If changes are permitted, what approvals or restrictions would apply, particularly regarding the Lead Applicant and the capabilities relied upon during the REOI evaluation?*

### ***Response #5***

*The consortium composition presented in the Expression of Interest should reflect the team proposed for the opportunity. Any material changes to consortium membership following shortlisting may require the prior approval of DBJ and may result in a reassessment of the applicant's qualifications. Further guidance, if applicable, will be provided to shortlisted applicants.*

### ***Question #6***

*Please advise whether additional information will be made available regarding:*

- Current tenant identities and business activities;*
- Lease terms and expiration dates;*
- Rental rates and arrears, if any;*
- Occupancy by building or operating area;*
- Tenant renewal or relocation rights; and*
- Obligations to maintain uninterrupted tenant operations during rehabilitation.*

### ***Response #6***

*Information regarding existing occupancy arrangements, including tenant profiles and tenancy details, may be made available to shortlisted applicants during a subsequent phase of the process, subject to applicable confidentiality considerations. Any requirements relating to*

## ***Request for Clarification (AMC REOI) – Communication #5***

*tenant operations and occupancy during the implementation of the project will be communicated, as appropriate, to shortlisted applicants.*

### ***Question #7***

*Please confirm whether shortlisted applicants will receive access to available:*

- *Structural and engineering assessments;*
- *Environmental reports;*
- *Boundary and land surveys;*
- *Property-title documentation;*
- *Equipment and asset inventories;*
- *Utility-consumption and capacity information;*
- *Refrigeration-system assessments;*
- *Maintenance records; and*
- *Records of known capital repairs or deferred maintenance.*

### ***Response #7***

*Additional information and due diligence materials, to the extent available and deemed appropriate for release, may be provided to shortlisted applicants at the RFP stage of the process. DBJ and Agro-Invest Corporation make no representation regarding the completeness or availability of any specific information at this stage.*

### ***Question #8***

*Beyond the qualitative financial-resources evaluation, are there minimum requirements for:*

- *Applicant or consortium net worth;*
- *Liquidity;*
- *Equity contribution;*
- *Debt-to-equity ratio;*
- *Financing commitments; or*
- *Evidence of access to capital?*

*Please also confirm whether financial capacity may be demonstrated collectively across the consortium.*

### ***Response #8***

*There are no prescribed minimum thresholds relating to net worth, liquidity, leverage, equity contribution, or financing commitments at the REOI stage. Where a consortium applies, financial capacity may be demonstrated collectively by the consortium members.*

### ***Question #9***

*Please clarify the disclosure, eligibility and recusal requirements that would apply where an applicant or affiliated party has an existing relationship with DBJ or another Government of Jamaica entity connected to the transaction.*

### ***Response #9***

*Applicants are expected to disclose any actual, potential, or perceived conflicts of interest, including any governance, advisory, or commercial relationships that may be relevant to the transaction. Such disclosures will be reviewed in accordance with the applicable procurement*

## ***Request for Clarification (AMC REOI) – Communication #5***

*and governance requirements. Failure to disclose relevant conflicts may result in disqualification from the process.*

### ***Question #10***

*Please identify the principal operating permits, licences and certifications expected of the selected investor, including requirements relating to:*

- Food safety and HACCP compliance;*
- Environmental approvals;*
- Planning and building approvals;*
- Agro-processing;*
- Cold storage and refrigeration;*
- Import and export operations; and*
- Special Economic Zone or other investment incentives.*

### ***Response #10***

*Applicants are expected to familiarize themselves with, and comply with, all applicable laws, regulations, permits, approvals, licences, and industry standards relevant to their proposed use and operation of the AMC Export Complex. Any eligibility for incentives, concessions, or special regulatory regimes will be subject to the requirements and approval processes of the relevant government authorities and cannot be guaranteed by DBJ, Agro-Invest Corporation, or the Government of Jamaica.*

### ***Question #11***

*Will responses to clarification questions be circulated to all prospective applicants through a formal addendum or published clarification notice? If so, please advise when applicants should expect the responses to be issued.*

### ***Response #11***

*Responses to clarification questions will be issued in writing, circulated to all parties that have registered their interest in the opportunity, and posted on the DBJ's website. The timing of such communications will be determined by DBJ based on the volume and nature of clarification requests received.*

### ***Question #12***

*Who would be responsible for arranging insurance for the buildings and paying the premiums during the lease term?*

### ***Response #12***

*The allocation of responsibility for insurance coverage, including the procurement and payment of premiums relating to the AMC Export Complex, has not yet been determined at the REOI stage. Further details regarding insurance requirements and risk allocation will be provided during a subsequent phase of the process and reflected in the transaction documentation.*

***Development Bank of Jamaica Limited***  
***22 September 2026***



**AGRICULTURAL MARKETING CORPORATION (AMC) EXPORT COMPLEX  
PRIVATISATION TRANSACTION  
REQUEST FOR EXPRESSIONS OF INTEREST**

**COMMUNICATION # 6**

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Further to Request for Expressions of Interest document issued 26 August 2026 in respect of the long-term lease of the AMC Export Complex, please see below requests for clarification and responses.

**Question #1**

*Further to Response #17 in Communication #1, would the GOJ and DBJ consider a mandatory lease-fee grace period of up to twelve (12) months from the commencement date, during which the base lease payment is waived to support the structural rehabilitation phase?*

**Response #1**

*The proposed lease structure, including any rent-free or grace period arrangements, will be determined as part of the evaluation of proposals and the final commercial terms of the transaction. Proponents are encouraged to outline any requested lease-fee concessions and the supporting rationale within their proposals for consideration.*

**Question #2**

*Regarding Response #5 in Communication #2, please confirm that any proprietary technology, industrial patents, and trademarks of the modular/thermal construction systems deployed by the lessee are strictly excluded from the property reversion provisions and shall remain the sole intellectual property of the provider upon lease expiry or termination.*

**Response #2**

*The detailed terms and conditions of the lease arrangement, including any provisions relating to proprietary technology, industrial patents and trademarks will be included in the transaction documents. Any such provisions will be subject to Government approvals and will be addressed during the RFP phase.*

## ***Request for Clarification (AMC REOI) – Communication #6***

### ***Question #3***

*Given the modernization goals of the complex, will the DBJ provide institutional support to the successful SPV before JAMPRO and the Ministry of Finance to accelerate the 0% import duty exemptions under the Productive Input Relief (PIR) framework for specialized machinery, molds, and industrial equipment?*

### ***Response #3***

*The successful proponent will be responsible for securing any applicable fiscal incentives, exemptions or concessions in accordance with the relevant laws, regulations and established Government processes. While DBJ may facilitate engagement with relevant Government stakeholders where appropriate, it cannot guarantee the approval, timing or availability of any specific incentive, exemption or concession. Any support arrangements will be considered in accordance with the applicable policy and regulatory framework.*

### ***Question #4***

*Please confirm whether the approximately 177,000 sq. ft. of existing built space represents the total gross built area of the AMC Export Complex, or whether it represents the total lettable/commercially usable area.*

### ***Response #4***

*The approximately 177,000 sq. ft. referenced in the REOI represents the total built area of the AMC Export Complex. There is scope within the existing Complex for further expansion beyond this figure, should it be required.*

### ***Question #5***

*The REOI indicates that approximately 90% of the lettable area was occupied as of March 31, 2026. Could DBJ please confirm, to the extent available at this stage, the approximate occupied and vacant square footage and whether the 90% figure refers specifically to leased/contracted area or physically occupied and rent-generating area?*

### ***Response #5***

*The 90% occupancy figure reflects physically occupied, rent-generating space, not merely leased or contracted area. Further information regarding occupied and vacant areas will be made available to shortlisted respondents during the RFP stage.*

### ***Question #6***

*We understand from the previous clarification responses that a tenant schedule and historical rental income information will be made available to shortlisted respondents at the RFP stage. Could DBJ please confirm whether the information expected to be provided will include, where available:*

- tenant name or identification;*
- leased square footage;*
- current annual base rent;*
- service charges or other recoveries;*
- lease commencement and expiry dates;*
- material concessions or arrears; and*
- any significant tenant-specific obligations affecting the future operation of the facility.*

## **Request for Clarification (AMC REOI) – Communication #6**

### **Response #6**

*The following will be provided, where available, at the RFP stage:*

- *leased square footage;*
- *current annual base rent;*
- *lease commencement and expiry dates;*
- *material concessions or arrears; and*
- *any significant tenant-specific obligations affecting the future operation of the facility.*

*Tenant name/identification and service charge/recovery details are not included at this stage, as tenant identities are treated as confidential and service charges are not applicable.*

### **Question #7**

*Could DBJ please confirm whether the RFP/data room is expected to include any existing technical or condition assessments of the AMC Complex, including structural, roofing, electrical, mechanical/MEP, refrigeration/cold-chain, fire protection, environmental or other relevant assessments? If available, would existing rehabilitation studies or preliminary cost estimates also be made available to shortlisted respondents?*

### **Response #7**

*Existing technical assessments, where available, will be shared with shortlisted respondents. No rehabilitation studies or preliminary cost estimates currently exist for the facility. Respondents are encouraged to conduct their own due diligence in this regard.*

### **Question #8**

*We understand from the previous clarification response that no specific CAPEX credit or offset has been prescribed at the REOI stage. Could DBJ please clarify whether the final lease or commercial structure may nevertheless include mechanisms to recognise significant private capital investment in rehabilitation, modernization, redevelopment or expansion through, for example, lease consideration, lease extensions, investment recovery provisions or other mutually agreed commercial arrangements?*

### **Response #8**

*As indicated previously, no specific CAPEX credit, offset or investment recovery mechanism has been prescribed at the REOI stage. However, the final lease and commercial structure may include provisions that recognise significant private capital investments in rehabilitation, modernization, redevelopment or expansion, subject to Government policy, value-for-money considerations, and the final transaction structure. Any such mechanisms, if applicable, will be addressed during the subsequent stages of the procurement process and reflected in the definitive project agreements.*

### **Question #9**

*Given that the successful private partner will be responsible for financing the rehabilitation, improvements and development costs, could DBJ please clarify whether the final lease is expected to permit customary lender protections associated with project financing, such as assignment of lease rights, security over project receivables and/or lender step-in rights, subject to Government approval and applicable Jamaican law?*

## **Request for Clarification (AMC REOI) – Communication #6**

### **Response #9**

*The successful proponent will be expected to arrange its own financing for the rehabilitation, improvement and development of the property. The detailed terms and conditions of the lease arrangement, including any provisions relating to project financing and lender protections, will be set out in the RFP and draft transaction documents. Any such provisions will be subject to Government approvals and will be addressed during the transaction documentation phase.*

### **Question #10**

*Could DBJ please clarify what treatment is contemplated for significant private capital investment that has not yet been recovered in the event that the lease is terminated prior to its scheduled expiry for reasons not attributable to the private lessee?*

### **Response #10**

*The treatment of private capital investments in the event of an early termination of the lease will be addressed in the definitive project agreements. Any such provisions will be determined having regard to the circumstances of termination, the applicable contractual framework, and the Government's objectives for the project. Details will be provided at the appropriate stage of the procurement process.*

### **Question #11**

*The clarification responses indicate that the proposed initial lease term is 25 years, with the possibility of an additional 24-year period, subject to the applicable lease terms and approvals.*

*Could DBJ please clarify whether this additional period is contemplated as an extension option that may be exercised by the lessee subject to defined conditions, or whether it would be subject to a new competitive process or further Government discretion?*

### **Response #11**

*The additional 24-year period is currently contemplated as an extension option that may be available to the lessee, subject to the satisfaction of specified conditions and any applicable approvals. Further details regarding the extension mechanism and any associated requirements will be set out in the RFP and draft transaction documents.*

### **Question #12**

*The REOI and previous clarification responses indicate that consortium members may rely on combined capabilities, experience, financial capacity and references.*

*For purposes of the current REOI, may a respondent identify prospective strategic or financial consortium partners that are currently under discussion but have not yet formally executed a consortium agreement, provided that their participation and all required supporting documentation are finalised prior to the RFP stage?*

### **Response #12**

*Yes. Prospective consortium partners that are under discussion but not yet formally bound may be identified at the REOI stage, provided their status is clearly disclosed. However, all consortium arrangements, including formal agreements and supporting documentation, must be fully finalised prior to the RFP stage. Respondents relying on a prospective partner's*

## ***Request for Clarification (AMC REOI) – Communication #6***

*credentials at REOI stage must confirm such partner's participation and provide the required supporting documentation at RFP submission stage, that the partnership has since been formalised on substantially similar terms. The Enterprise Team reserves the right to assess qualification based on the information and commitments available at the time of the REOI submission.*

### ***Question #13***

*Could DBJ please confirm whether a consortium that demonstrates complementary capabilities at the REOI stage may subsequently refine its composition and/or add additional specialist, financial, technical or operational partners during the RFP process, subject to Government approval and the requirements established in the RFP?*

### ***Response #13***

*Yes, subject to approval, a shortlisted consortium may refine its composition or add specialist, financial, technical or operational partners during the RFP process. Any such changes will be evaluated to determine whether they materially alter the basis upon which the consortium was shortlisted at REOI stage and complies with the specific requirements and approval procedures set out in the RFP.*

***Development Bank of Jamaica Limited***  
***01 October 2026***