



Tel: +268 2333 5370, Fax: +268 2518 4199, E-mail: info@eswacaa.co.sz, marketing@eswacaa.co.sz.
Website: www.eswacaa.co.sz, Matsapha Airport Road, Matsapha. P.O. Box D361, The Gables H126, Kingdom of Eswatini

Our Ref: ECA. 3/2.8 PR/09/26

30 September 2026

The Chief Executive Officer
Eswatini Public Procurement Regulatory Agency
P.O. Box 9665
Mbabane

Dear Sir,

ADDENDUM NO:02 TENDER NO.03 OF 2026/27 - FOR THE PLANNING, FINANCING, DEVELOPMENT, OPERATION, AND MANAGEMENT OF COMMERCIAL AND SPECIAL ECONOMIC ZONE (SEZ) PROJECTS WITHIN THE KING MSWATI III (KMIII) INTERNATIONAL AIRPORT PRECINCT

This is to inform you that the submission deadline for Tender No. 03 - for the planning, financing, development, operation, and management of commercial and Special Economic Zone (SEZ) projects within the King Mswati III (KMIII) International Airport precinct has been extended.

The initial submission deadline was **Friday, 02 October 2026, at 12:00hrs**, the new closing date is **16 October 2026**.

This extension is necessary because we need to give bidders enough time to prepare for the expression.

Yours Faithfully,


Andile Mtetwa-Amaeshi
Director General





Board of Directors: Mr. Fanie Mthethwa (Chairperson), Mr. Sibusiso Matsa, Dr. Thandiwe Hlatshwayo, Ms. Ncamsile Buthelezi, Mr. Manqoba Ntshangase, Mr. Nkululeko Dlamini, Ms. Nondumiso Dlamini, Mr. Bongani Magagula, Ms. Andile Mtetwa-Amaeshi (Director General), Ms. Jabulile Tsabedze (Secretary)



P.O. BOX D361 THE GABLES, ESWATINI. TEL: (+268)
2333 5370 Fax (+268) 2518 4199

ESWATINI CIVIL AVIATION AUTHORITY

Expression of Interest (EOI) for the planning,
financing, development, operation, and
management of commercial and Special
Economic Zone (SEZ) projects within the KMTI
International Airport precinct

EOI NO 03 OF 2026/27

Document Release Date: 11 September 2026

Closing Date for Receipt of EOI: 16 October 2026



SECTION 1

INTRODUCTION

The Eswatini Civil Aviation Authority (ESWACAA) is a parastatal under the Ministry of Public Works and Transport that was established through the Civil Aviation Act No 10 of 2009 that has been superseded by the Civil Aviation Act No:4 of 2022. ESWACAA's mandate is to regulate the civil aviation industry in Eswatini and to operate the two airports in the Kingdom of Eswatini namely King Mswati III International Airport and Matsapha Airport.

AIMS AND OBJECTIVES

The Eswatini Civil Aviation Authority (ESWACAA) through King Mswati III International Airport (KM III) invites suitably qualified, experienced and reputable service providers to submit to submit Expression of Interest (EOI) for the planning, financing, development, operation, and management of commercial and Special Economic Zone (SEZ) projects within the KMIII International Airport precinct, with the objective of transforming the airport into a sustainable aviation, logistics, commercial, and investment hub that contributes to Eswatini's economic growth.

The EOI is open to companies who have the necessary qualifications, background, and relevant experience. The scope, terms and conditions of the tender are given in the tender document.

Incentives for Investors

- a. **Tax Incentives:** Eswatini offers competitive tax incentives for investors in the SEZ including exemption from corporate tax for an initial period of 15 years, remission of customs duty, Value Added Tax and any other Tax, investor will be entitled to source base taxation.
- b. **Streamlined Approvals:** Procedural Incentives; Project Approvals expedited reducing time and resources to establish operations.
- c. **Zone infrastructure incentives:** Lower investment costs, security, improve efficiency
- d. **Exemptions:** Exemption from training levy, entitled to green technology allowance, permanent residence program.

Expression of Interest documents may be obtained from ESWACAA Head Office Reception located at Matsapha Airport on working days from 0800 hours to 16:45 hours.

The applications should be deposited into the tender box at **ESWACAA headquarters, Matsapha Airport Reception latest by 16 October 2026 1200hrs. Late submissions will be rejected.**

Interested bidders may obtain further information relating to the EOI and bidding documents during working hours as stated above from the Procurement Manager email: mzimkhulu@eswacaa.co.sz before the 09 October 2026.



SECTION 2

PROCEDURES

1.0 GENERAL CONDITIONS OF EOI

- 1.1 **Scope of EOI:** The Eswatini Civil Aviation Authority (ESWACAA) cordially invites **Expressions of Interest (EOI)** from qualified local and international companies or developers for the purpose of **planning, financing, developing, operating, and managing commercial and Special Economic Zone (SEZ) projects within the King Mswati III International Airport (KMIII IA) precinct**, as specified in the Statement of Requirements outlined in Section 3 of this EOI Document.
- 1.2 **Dates and Times:** Unless otherwise specified, any reference to a date or time shall be a reference to that date or time in the Kingdom of Eswatini.
- 1.3 **Language:** EOI submissions and all correspondence relating to this Tender shall be in English language.
- 1.4 **Enquiries and clarifications:** Any enquiries with respect to this Tender must be forwarded via email procurement@eswacaa.co.sz not later than 09 October 2026.
- 1.5 **Bid validity:** The Tender shall remain valid for acceptance for a period of 90days from the submission date.
- 1.6 **ESWACAA rights:** ESWACAA reserves the right to accept or reject any bid. ESWACAA is not bound to accept any tender. The EOI Document does not constitute an offer on the part of ESWACAA.

ESWACAA unconditionally reserves the right to:

- a) Suspend or terminate this Tender, in part or in full, at any time.
- b) Modify the timetable for submission and opening of bids, provided that any such modification is in writing,
- c) Modify or amend any provision or condition contained in this EOI document provided that such modification or amendment shall be in writing
- d) Reduce or expand the scope of services, split the Tender among



bidders, award only a partial tender or not award this tender to any of the bidders at all

1.7 **Interpretation:** Throughout this EOI Document:

- a) The term **“in writing”** means communicated in written form
- b) The term **“bid”** means **“tender”** and vice versa and **“bidder”** means a person submitting the EOI.
- c) **“Day”** means calendar day and **“month”** means a calendar month
- d) **“Prospective bidder”** shall mean a person who has collected this EOI from ESWACAA

2.0 TIMETABLE

The Pre-qualification shall take place in accordance with the following timetable:

ACTIVITY	SCHEDULE
Issue EOI	11 September 2026
Closing date for issue of EOI Document	16 October 2026
Clarification Deadline	09 October 2026
Deadline for submission of EOI Document	16 October 2026

3.0 CONTENTS OF THE EOI DOCUMENT

3.1 The EOI Document contains the following sections:

Section 1: Invitation
Section 2: EOI Procedures
Section 3: Statement of requirements
Section 4: EOI forms
Section 5: Evaluation Criteria

3.2 The Bidder is expected to examine all instructions, forms, terms, and requirements in the EOI Document. Failure to furnish all information or documentation required by the EOI Document may result in the rejection of the bid.

4.0 PREPARATION AND PRESENTATION OF BIDS

4.1 Presentation of Bids

Bids shall contain the following:

- a) Signed declaration of eligibility



- b) Form of Response
- c) Experience of Tenderer (Three (3) written references)
- d) Certified copy of Form J(Directorship) or equivalent
- e) Certified copy of Form C(Shareholding) or equivalent
- f) Certified copy of Trading License
- g) Valid Tax Compliance Certificate
- h) Certified Copy of Certificate of Incorporation or equivalent
- i) Certified copy of Labour Compliance Certificate
- j) Police Clearance for Directors (obtained within the last 12 months)
- K) Certified copy ENPF compliance Certificate or equivalent
- l) Company Profile

SECTION 3

STATEMENT OF REQUIREMENTS

1.0 SCOPE OF OPERATIONS

Background

The Eswatini Civil Aviation Authority (ESWACAA), through King Mswati III International Airport (KMIII IA), invites suitably qualified, experienced, and reputable companies or developers to submit Expressions of Interest (EOI) for strategic partnerships with the Authority for the planning, financing, development, operation, and management of commercial and Special Economic Zone (SEZ) projects within the King Mswati III International Airport

The strategic opportunities within the KMIII International Airport are as underlisted below:

(a) Commercial Property Development

- Airport Hotel
- Airport Office and business Park
- Retail Mall
- Airport International Conference Facility

(b) Airport City

- Residential housing estate (200 Units)
- Healthcare facilities
- Aviation Academy
- Recreational Park

(c) Special Economic Zone

- Agro- processing industry
- Pharmaceutical industry

(d) Renewable Energy



- Solar farm

(e) Waste Management

- Sanitary Landfill and Recycling Park

(f) Cargo Development

- Cargo terminal with cold storage & Logistics facility
- Regional Freight Forwarding

(g) Tourism

- Cultural Village
- Aviation Museum

Eligibility Requirements

Interested parties must demonstrate capability, financial capacity, and relevant experience in the development, financing, operation, and management of commercial and Special Economic Zone (SEZ) projects. Interested parties should provide, at minimum, the following information:

- a. **Company profile**, including ownership structure, year of establishment, core business activities, and years of operation.
- b. **Demonstrated experience** in planning, financing, developing, operating, or managing commercial property developments, SEZs, industrial parks, logistics hubs, or similar large-scale projects.
- c. **Evidence of financial capacity** and access to funding sufficient to undertake and sustain the proposed development.
- d. **Details of existing or previous projects**, including the nature, location, size, investment value, development status, and the applicant's role in each project.
- e. **Proposed development concept**, including the nature and scope of the proposed commercial and/or SEZ development, target sectors, intended users, and anticipated economic benefits.
- f. **Proposed investment and development approach**, including indicative investment value, funding structure, implementation arrangements, and proposed partnership model with ESWACAA.
- g. **Evidence of technical and operational capability**, including the qualifications and experience of key personnel and relevant technical, managerial, and operational resources.
- h. **References** from previous or current clients, project owners, government entities, airport operators, landlords, financial institutions, or other relevant stakeholders.
- i. **Copies of company registration documents and relevant licences, permits, certifications, or approvals** required for the proposed development and operations.



Evaluation Criteria

Submissions will be assessed based on, among others:

- (a) **Relevant experience** in the development, financing, operation, and management of commercial, SEZ, industrial, logistics, or other similar large-scale projects;
- (b) **Financial capability and investment capacity**, including the ability to secure and deploy the required funding for the proposed development;
- (c) **Technical and professional capability**, including the qualifications, experience, and capacity of the proposed project team;
- (d) **Track record and proven performance** in successfully delivering and managing similar projects;
- (e) **Quality, feasibility, and suitability of the proposed development concept**, including its alignment with the objectives of the KMIII International Airport precinct;
- (f) **Proposed partnership and investment model**, including the level of investment, risk-sharing arrangements, and value to ESWACAA;
- (g) **Economic and developmental impact**, including potential for job creation, revenue generation, investment attraction, skills development, and contribution to the national economy; and
- (h) **Overall ability to contribute positively to the sustainable development and commercial objectives of King Mswati III International Airport.**

Submission of Expressions of Interest

Interested companies or developers are invited to submit their Expressions of Interest clearly marked:

“EXPRESSION OF INTEREST – STRATEGIC PARTNERSHIP FOR THE DEVELOPMENT OF COMMERCIAL AND SPECIAL ECONOMIC ZONE (SEZ) PROJECTS AT KING MSWATI III INTERNATIONAL AIRPORT”

Interested companies or developers shall submit:

- a) **Company profile**, including ownership structure and relevant experience.
- b) **Supporting documentation demonstrating compliance with the eligibility**



requirements outlined in Section 5.

- c) **Details of relevant previous or current projects**, including the applicant's role and level of investment.
- d) **Proposed development concept and strategic partnership approach** with ESWACAA.
- e) **Evidence of financial, technical, and operational capability** to undertake the proposed projects.
- f) **Contact details of authorized representatives.**

Submissions shall be made in hard copy to:
The Secretary to Tender Board Eswatini Civil Aviation Authority
ESWACAA Main Reception in a Tender Box
Matsapha Airport
Email: procurement@eswacaa.co.sz
Submission Deadline: 16 October 2026

EVALUATION AND NEXT STEPS

The process will include:

- a) Evaluation of submitted EOIs**
- b) Verification of documentation**
- c) Prequalification and accreditation of compliant bidders**
- d) Issuance of a Request for Proposal to pre-qualified bidders.**

Only pre-qualified and approved companies or developers will be considered for further participation in the development of projects at King Mswati III International Airport.

Disclaimer

The Airport reserves the right to accept or reject any Expression of Interest and is not bound to appoint any respondents arising from this process. Submission of an EOI shall not constitute a guarantee of qualification or create any contractual obligation between the Airport and the respondent.



SECTION 4

EOI FORM

FORM OF RESPONSE

FORM 4.1

Bidder's Name	
VAT Registration Number	
Physical Address	
Postal Address	
Telephone Number	



Mobile Number	
Email Address	
Category (ies) proposing a to g	
Signed: Bidder's Authorized Representative	

Date:

Company Stamp

EXPERIENCE OF BIDDER

FORM 4.2

The following is a statement of similar works executed by the bidder previously:

Company, contact person, telephone number	Description of contract	Terms of contract	Date completed



CERTIFICATE OF AUTHORITY OF SIGNATORY

FORM 4.3

Tick the appropriate box:

A COMPANY	B PARTNERSHIP	C JOINT VENTURE	D SOLE PROPRIETOR

Authority of Signatory:

Authority of Signatory:

I/We,.....Chairperson/partner



Of.....

Hereby _____ authorize
Mr/Ms/Dr/Prof.....

Acting _____ in _____ the _____ capacity _____ of
.....

To sign all documents in connection with this Tender and any contract
resulting from

it on behalf of the company/partnership/joint venture:

Name:.....Signature.....Date.....
...

Name:.....Signature.....Date.....
...

Witness:.....Signature.....Date.....
...

DECLARATION OF ELIGIBILITY

[The Company must provide a signed declaration on its company letterhead in the following format. If the Proposal is being presented by a joint venture or consortium all members must each sign their own declaration.] [>>>Name of Company, Address, and Date>>>]



To: **The Secretary to the Tender Board,
Eswatini Civil Aviation Authority
P.O BOX D361
THE GABLES
H126**

Dear Sirs,

Reference: EOI 03 of 2026/27

We hereby declare that:-

- (a) I/We, including any joint venture partners or consortium partners, are a legal entity and have the legal capacity to enter into the contract;
- (b) I/We are not insolvent, in receivership, bankrupt or being wound up, our affairs are not being administered by a court or a judicial officer, our business activities have not been suspended, and we are not the subject of legal proceedings for any of the foregoing;
- (c) I/We have fulfilled our obligations to pay taxes.
- (d) I/We have not, and our directors or officers have not, been convicted of any criminal offence related to our/their professional conduct or the making of false statements or misrepresentations as to their qualifications to enter into a contract within a period of five years preceding the commencement of the procurement proceedings; and directors police clearances are attached; and
- (e) I/We do not have a **conflict of interest** in relation to the procurement requirement.

Signed

Authorised Representative

Date



BUSINESS AND REFERENCES

FORM 4.4

BUSINESS REFERENCE NO.1

NAME: _____

TITLE: _____

ADDRESS: _____

TELEPHONE: _____

BUSINESS REFERENCE NO.2

NAME: _____

TITLE: _____

ADDRESS: _____

TELEPHONE: _____

BUSINESS REFERENCE NO.3

NAME: _____

TITLE: _____

ADDRESS: _____

TELEPHONE: _____



CERTIFIED COPIES OF BUSINESS & TRADING LICENSE**FORM 4.5**

Tenderers shall submit certified copies of statutory documents

(ATTACH)

SECTION 5**1.0 EVALUATION CRITERIA**

ITEM	COMPLIED	NOT COMPLIED
Signed Declaration of Eligibility		
Form of Response		
Experience of Bidder (Minimum 3 written references)		
Tax Compliance Certificate		
Form J (Directorship) or equivalent		
Form C (Shareholding) or equivalent		
Certified Copy of Trading License		
Labor Compliance Certificate		
Copy of Certificate of Incorporation		
ENPF compliance Certificate or equivalent		
Company Profile		



Police Clearance for Directors		
Construction Industry Council (CIC) certificate		

Bids to be considered for pre-qualification will be those that fully comply with all the stated requirements above, foreign bidders must clearly indicate the equivalent documents in their submissions. Failure to provide or indicate the equivalent documents will result in disqualification.

Disclaimer

This tender document and the information contained therein is provided "as is" and the Eswatini Public Procurement Regulatory Agency (ESPPRA) makes no express or implied representations or warranties with regard thereto. Portions of the information may be incorrect or not current. Any person or entity that relies on any information obtained from this tender document does so at own risk. The ESPPRA expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, suitability to task, non-infringement, compatibility, security, and accuracy. The ESPPRA furthermore disclaims any warranty towards the accuracy, correctness, reliability, and timeliness of the publishing of content. Furthermore, no warranty, expressed or implied, is given this tender document is free of viruses, trojans, bombs, time-locks or any other data or code which have the ability to corrupt or affect the operation of any computer system it is used on. The ESPPRA cannot accept any responsibility for any loss, disruption, or damage to any of your data or computer system which may occur whilst using this tender document.

