
LOAN NUMBER 3098-MON
LOAN NUMBER 3099-MON(SF)

GRANT NUMBER 0380-MON(EF)

PROJECT AGREEMENT

(Ulaanbaatar Urban Services and Ger Areas Development Investment Program- Project 1)

between

ASIAN DEVELOPMENT BANK

and

MUNICIPALITY OF ULAANBAATAR

DATED 30 JUNE 2014

MON 45007

PROJECT AGREEMENT

PROJECT AGREEMENT dated 30 June 2014 between ASIAN DEVELOPMENT BANK (“ADB”) and MUNICIPALITY OF ULAANBAATAR (“MUB”).

WHEREAS

(A) by a separate loan agreement of even date herewith between Mongolia (“Borrower”) and ADB, ADB has agreed to lend to the Borrower an amount in various currencies equivalent to SDR14,542,000 (“Special Operations Loan”) on terms and conditions set forth therein (“Special Operations Loan Agreement”), but only on the condition that the proceeds of the Special Operations Loan be made available to MUB and that MUB agrees to undertake certain obligations towards ADB set forth herein;

(B) by a separate loan agreement of even date herewith between the Borrower and ADB, ADB has agreed to lend to the Borrower an amount of \$27,500,000 (“Ordinary Operations Loan”, and together with the Special Operations Loan, the “Loans”) on terms and conditions set forth therein (“Ordinary Operations Loan Agreement”, and together with the Special Operations Loan Agreement, the “Loan Agreements”), but only on the condition that the proceeds of the Ordinary Operations Loan be made available to MUB and that MUB agrees to undertake certain obligations towards ADB set forth herein;

(C) the Borrower has also applied to the Urban Environmental Infrastructure Fund (“UEIF”) for financial assistance for the Project, and UEIF has approved provision of a grant to the Borrower in the amount not exceeding \$3,700,000, to be administered by ADB pursuant to applicable cofinancing arrangements with UEIF, and subject to the terms and conditions of an externally financed grant agreement of even date herewith between the Borrower and ADB (“Grant Agreement”);

(D) the Borrower has also applied to the European Investment Bank (“EIB”), who agreed to provide a loan in the amount up to EUR21,300,000 (“EIB Loan”) for purposes of parallel cofinancing certain expenditures of the Project described in paragraphs 2(i) and 2(ii)(b) of Schedule 1 to the Special Operations Loan Agreement; and

(E) MUB, in consideration of ADB entering into the Loan Agreements and Grant Agreement with the Borrower, has agreed to undertake the obligations hereinafter set forth;

NOW THEREFORE the parties hereto agree as follows:

ARTICLE I

Definitions

Section 1.01. Wherever used in this Project Agreement, unless the context otherwise requires, the several terms defined in the Special Operations Loan

Agreement and in the ADB's Loan Regulations (as defined in each of the Loan Agreements) have the respective meanings therein set forth.

ARTICLE II

Particular Covenants

Section 2.01. (a) MUB shall carry out the Project with due diligence and efficiency, and in conformity with sound applicable technical, financial, business, and development practices.

(b) In the carrying out of the Project and operation of the Project facilities, MUB shall perform all obligations set forth in the Loan Agreements to the extent that they are applicable to MUB.

Section 2.02. MUB shall make available, promptly as needed, and on terms and conditions acceptable to ADB, the funds, facilities, services, land and other resources as required, in addition to the proceeds of the Loans and Grant, for the carrying out of the Project.

Section 2.03. (a) In the carrying out of the Project, MUB shall employ competent and qualified consultants and contractors, acceptable to ADB, to an extent and upon terms and conditions satisfactory to ADB.

(b) Except as ADB may otherwise agree, MUB shall procure all items of expenditures to be financed out of the proceeds of the Loans in accordance with the provisions of Schedule 4 to the Special Operations Loan Agreement. ADB may refuse to finance a contract where any such item has not been procured under procedures substantially in accordance with those agreed between the Borrower and ADB or where the terms and conditions of the contract are not satisfactory to ADB.

Section 2.04. MUB shall carry out the Project in accordance with plans, design standards, specifications, work schedules and construction methods acceptable to ADB. MUB shall furnish, or cause to be furnished, to ADB, promptly after their preparation, such plans, design standards, specifications and work schedules, and any material modifications subsequently made therein, in such detail as ADB shall reasonably request.

Section 2.05. (a) MUB shall take out and maintain with responsible insurers, or make other arrangements satisfactory to ADB for, insurance against such risks and in such amounts as shall be consistent with sound practice.

(b) Without limiting the generality of the foregoing, MUB undertakes to insure, or cause to be insured, the Goods to be imported for the Project against hazards incident to the acquisition, transportation and delivery thereof to the place of use or installation, and for such insurance any indemnity shall be payable in a currency freely usable to replace or repair such Goods.

Section 2.06. MUB shall maintain, or cause to be maintained, records and accounts adequate to identify the items of expenditure financed out of the proceeds of the Loans and Grant, to disclose the use thereof in the Project, to record the progress of the Project (including the cost thereof) and to reflect, in accordance with consistently maintained sound accounting principles, its operations and financial condition.

Section 2.07. (a) ADB and MUB shall cooperate fully to ensure that the purposes of the Loans and Grant will be accomplished.

(b) MUB shall promptly inform ADB of any condition which interferes with, or threatens to interfere with, the progress of the Project, the performance of its obligations under this Project Agreement, or the accomplishment of the purposes of the Loans and Grant.

(c) ADB and MUB shall from time to time, at the request of either party, exchange views through their representatives with regard to any matters relating to the Project, MUB, the Loans and Grant.

Section 2.08. (a) MUB shall furnish to ADB all such reports and information as ADB shall reasonably request concerning (i) the Loans, Grant and the expenditure of the proceeds thereof; (ii) the items of expenditure financed out of such proceeds; (iii) the Project; (iv) the administration, operations and financial condition of MUB; and (v) any other matters relating to the purposes of the Loans and Grant.

(b) Without limiting the generality of the foregoing, MUB shall furnish to ADB periodic reports on the execution of the Project and on the operation and management of the Project facilities. Such reports shall be submitted in such form and in such detail and within such a period as ADB shall reasonably request, and shall indicate, among other things, progress made and problems encountered during the period under review, steps taken or proposed to be taken to remedy these problems, and proposed program of activities and expected progress during the following period.

(c) Promptly after physical completion of the Project, but in any event not later than 3 months thereafter or such later date as ADB may agree for this purpose, MUB shall prepare and furnish to ADB a report, in such form and in such detail as ADB shall reasonably request, on the execution and initial operation of the Project, including its cost, the performance by MUB of its obligations under this Project Agreement and the accomplishment of the purposes of the Loans and Grant.

Section 2.09. (a) MUB shall (i) maintain separate accounts and records for the Project; (ii) prepare annual financial statements for the Project in accordance with accounting principles acceptable to ADB; (iii) have such financial statements for the Project audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with international standards for auditing or the national equivalent acceptable to ADB; (iv) as part of each such audit, have the auditors prepare a report (which includes the auditors' opinion on the financial statements, use of the Loans and Grant proceeds and compliance with the financial covenants of the Loan Agreements as well as on the use of the procedures for imprest fund and statement of expenditures) and a management letter (which sets out the deficiencies in the internal control of the Project that were identified in the course of the audit, if any); and (v) furnish to ADB, no later than 6 months after the close of the fiscal year to which they relate, copies of such

audited financial statements, audit report and management letter, all in the English language, and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.

(b) ADB shall disclose the annual audited financial statements for the Project and the opinion of the auditors on the financial statements within 30 days of the date of their receipt by posting them on ADB's website.

(c) In addition to annual audited financial statements referred to in subsection (a) hereinabove, MUB shall (i) provide its annual financial statements prepared in accordance with national accrual-based financing reporting standards acceptable to ADB; (ii) have its financial statements audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with international standards for auditing or the national equivalent acceptable to ADB; and (iii) furnish to ADB, no later than 1 month after approval by the relevant authority, copies of such audited financial statements in the English language and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.

(d) MUB shall enable ADB, upon ADB's request, to discuss the financial statements for the Project and MUB and its financial affairs where they relate to the Project with the auditors appointed by MUB pursuant to subsection (a)(iii) hereinabove, and shall authorize and require any representative of such auditors to participate in any such discussions requested by ADB. This is provided that such discussions shall be conducted only in the presence of an authorized officer of MUB, unless MUB shall otherwise agree.

Section 2.10. MUB shall enable ADB's representatives to inspect the Project, the Goods and Works and any relevant records and documents.

Section 2.11. (a) MUB shall, promptly as required, take all action within its powers to maintain its corporate existence, to carry on its operations, and to acquire, maintain and renew all rights, properties, powers, privileges and franchises which are necessary in the carrying out of the Project or in the conduct of its operations.

(b) MUB shall at all times conduct its operations in accordance with sound applicable technical, financial, business, development and operational practices, and under the supervision of competent and experienced management and personnel.

(c) MUB shall at all times operate and maintain its plants, equipment and other property, and from time to time, promptly as needed, make all necessary repairs and renewals thereof, all in accordance with sound applicable technical, financial, business, development, operational and maintenance practices.

Section 2.12. Except as ADB may otherwise agree, MUB shall not sell, lease or otherwise dispose of any of its assets which shall be required for the efficient carrying on of its operations or the disposal of which may prejudice its ability to perform satisfactorily any of its obligations under this Project Agreement.

Section 2.13. Except as ADB may otherwise agree, MUB shall apply the proceeds of the Loans and Grant to the financing of expenditures on the Project in accordance with the provisions of the Loan Agreements, Grant Agreement and this Project

Agreement, and shall ensure that all items of expenditures financed out of such proceeds are used exclusively in the carrying out of the Project.

Section 2.14. MUB shall promptly notify ADB of any proposal to amend, suspend or repeal any provision of its constitutional documents, which, if implemented, could adversely affect the carrying out of the Project or the operation of the Project facilities. MUB shall afford ADB an adequate opportunity to comment on such proposal prior to taking any affirmative action thereon.

ARTICLE III

Effective Date; Termination

Section 3.01. This Project Agreement shall come into force and effect on the date on which the Loan Agreements and Grant Agreement have come into force and effect. ADB shall promptly notify MUB of such date.

Section 3.02. (a) This Project Agreement and all obligations of the parties hereunder shall terminate on the earlier of the following two dates:

- (i) the date on which the Special Operations Loan Agreement shall terminate in accordance with their terms; or
- (ii) a date 12 years after the date of this Project Agreement.

(b) If the Special Operations Loan Agreement terminates in accordance with its terms before the date specified in subsection (a)(ii) hereinabove, ADB shall promptly notify MUB of this event.

Section 3.03. All the provisions of this Project Agreement shall continue in full force and effect notwithstanding any cancellation or suspension under the Loan Agreements or the Grant Agreement.

ARTICLE IV

Miscellaneous

Section 4.01. Any notice or request required or permitted to be given or made under this Project Agreement and any agreement between the parties contemplated by this Project Agreement shall be in writing. Such notice or request shall be deemed to have been duly given or made when it shall be delivered by hand, mail or facsimile to the party to which it is required or permitted to be given or made at its address hereinafter specified, or at such other address as such party shall have designated by notice to the party giving such notice or making such request. The addresses so specified are:

For ADB

6 ADB Avenue
Mandaluyong City
1550 Metro Manila
Philippines

Facsimile Numbers:

(632) 636-2444
(632) 636-2407.

For MUB

Sukhbaatar square-11
Ulaanbaatar-46
Mongolia

Facsimile Number:

(976) 11 327-199.

Section 4.02. (a) Any action required or permitted to be taken, and any documents required or permitted to be executed, under this Project Agreement, under Section 7.01 of the Loan Agreements, or Section 6.01 of the Grant Agreement, by or on behalf of MUB, may be taken or executed by its Mayor or by such other person or persons as he or she shall so designate in writing notified to ADB.

(b) MUB shall furnish to ADB sufficient evidence of the authority of each person who will act under subsection (a) hereinabove, together with the authenticated specimen signature of each such person.

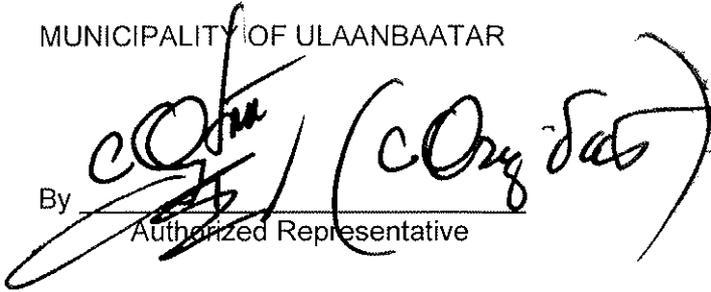
Section 4.03. No delay in exercising, or omission to exercise, any right, power or remedy accruing to either party under this Project Agreement upon any default shall impair any such right, power or remedy or be construed to be a waiver thereof or an acquiescence in such default; nor shall the action of such party in respect of any default, or any acquiescence in any default, affect or impair any right, power or remedy of such party in respect of any other or subsequent default.

IN WITNESS WHEREOF the parties hereto, acting through their representatives thereunto duly authorized, have caused this Project Agreement to be signed in their respective names as of the day and year first above written, and to be delivered at the principal office of ADB.

ASIAN DEVELOPMENT BANK

By 
ROBERT M. SCHOELLHAMMER
Country Director
Mongolia Resident Mission

MUNICIPALITY OF ULAANBAATAR

By 
Authorized Representative