

FINANCING CENTER · WORKBOOK

Investment Readiness Workbook

Assemble the sponsor, project, financial and ESG evidence set that most senior lenders and equity investors will ask for.

A single working document to bring a project from feasibility to investment-ready. Complete each row and update the status column as evidence is collected.

Sponsor Readiness

- ☐ Corporate structure and UBO chart
Ownership chain to natural persons.
- ☐ Audited financials (3 years)
Signed statements and auditor letters.
- ☐ Track record narrative
Similar projects delivered, size, outcomes.
- ☐ Governance framework
Board composition, decision authority matrix.

Project Readiness

- ☐ Feasibility / basic engineering
FEL-2 minimum, FEL-3 for large projects.
- ☐ Site control
Title/lease/option evidence.
- ☐ Permits register
Regulator, status, expected date, expiry.
- ☐ Procurement plan
Delivery model, RFQ status, contractor shortlist.

Financial Readiness

- ☐ Lender-ready financial model
Clean architecture, no hard-coded values in calculations.
- ☐ Sources & uses
Equity, senior debt, ECA, grants reconciled to CAPEX.

☐ DSCR sensitivities
Base plus -10% revenue, +10% CAPEX, +200bps.

☐ Working capital model
Peak requirement and financing plan.

ESG Readiness

☐ ESIA
Framework, category, disclosure status.

☐ ESAP
Dated corrective actions.

☐ Climate risk screening
Physical and transition risk assessment.

☐ Consultation and grievance
Stakeholder register, grievance mechanism.

Governance & Documentation

☐ Procurement policy and matrix
Written, signed off, applied to the RFQ.

☐ Risk register
Top 25 risks with owners and mitigation.

☐ Insurance schedule
Construction and operational cover.

☐ Legal opinions
Corporate, project contracts, financing enforceability.

Educational template only. Not legal, tax or financial advice.