

Reference No: HDC(161)-BDS/IU/2025/81

Date: 20th May 2025

RESPONSE TO ENQUIRIES 1

Project Name: Lease of units for the Provision of Retail Stores (Open for Market Demand) from Hiyaa Commercial.

Proposal Reference Number: HDC(161)-BDS/IU/2025/66

Announced Date: 8th May 2025

The following are the response(s) for the enquiries raised to this RFP.

| | Enquiry | Response |
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| 1 | Is an individual permitted to submit proposals, or must the proponent be a registered business? | As stated in ITP Clause 3.2 of the RFP, Proponent must be a registered business entity, such as a sole proprietorship, partnership, or limited liability company. |
| 2 | Is an NGO eligible to submit the Proposal under this RFP? | No. As stated in ITP Clause 3.2 of the RFP, Proponent must be a registered business entity, such as a sole proprietorship, partnership, or limited liability company. |
| 3 | Will HDC permit access to the unit from outside the building? | Yes. unit Access will be allowed from outside. However, as per the unit Fit-out and Renovation Guideline, unit access stair shall be designed in such a way that, existing balcony can be of a landing area or a transition access from the proposed stair. |
| 4 | Why are supermarkets and Groceries are not allowed in these Locations? | HDC determines the usages for the commercial units based on Market Analysis to provide equal opportunity for all types of Businesses. |
| 5 | Is there any extension on the Lease period provided by HDC? | As stated in Section VI, Clause 12 of the RFP, Lessor may, at its discretion, offer the Lessee the option to renew or extend the lease term if the Lessee submits a request at least six months before the current term ends. Any renewal or extension will depend on the Lessee's performance and must be mutually agreed upon. If both parties do not reach an agreement on |

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| | | the renewal terms at least three months before the term expires, the agreement will end as scheduled. |
| 6 | What types of retail stores will be given priority by HDC? | <p>All types of retail stores are allowed, except those classified under restricted usages. As outlined in Clause 2 of Section III – Lessor's Requirements of the RFP, the restricted usages are;</p> <ul style="list-style-type: none"> • Supermarkets • Grocery and convenience stores • Gyms and wellness centers • Any business related to food and beverage (F&B) services |
| 7 | Is it allowed to use the unit for educational purposes? | Yes, educational usage is permitted to operate in the announced units. |
| 8 | Is it allowed to operate a daily goods Shop or a Café? | <p>It is restricted to operate a Daily Goods Shop or Café. As outlined in Clause 2 of Section III – Lessor's Requirements of the RFP, the restricted usages are;</p> <ul style="list-style-type: none"> • Supermarkets • Grocery and convenience stores • Gyms and wellness centers • Any business related to food and beverage (F&B) services |
| 9 | What is the Proposal Submission Process for this RFP? | Interested Proponents shall submit proposals along with the required documents as per the Section V – Business Proposal Requirements. The completed Proposals must be submitted by the specified deadline to the designated address specified in the Section II, RFP Data Sheet Clause 16.2. Kindly refer to the RFP announced on our websites www.hdc.mv and properties.hdc.mv |

Please include this response to enquiries when submitting the proposal.