

RESPONSE TO ENQUIRIES 1

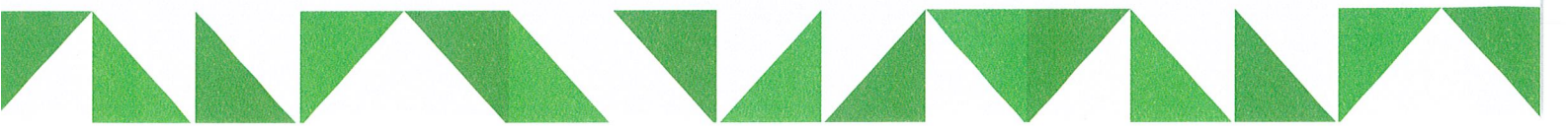
Project Name: Lease of unit for Open Market Demand from Hiyaa Commercial

Proposal Reference Number: HDC(161)-SAL/IU/2026/161

Announced Date: 8th June 2026

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

#	Enquiry	Response						
1	Can Proponents who have not attended the Pre-proposal meeting submit proposal?	Yes, any Proponent can submit proposal and attending pre-proposal meeting is not a requirement to submit proposal.						
2	Could HDC please confirm whether persons with disabilities and NGOs that support them are eligible to apply for this initiative, and explain the eligibility requirements? Additionally, does HDC consider providing more inclusive opportunities for persons with disabilities, especially those who work independently, and for organizations that support and empower them?	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. Since this is a Commercial unit allocation announcement - there will be no inclusive opportunity under this announcement.						
3	Could you please clarify whether existing Hiyaa Commercial tenants are eligible to Submit proposal under this RFP?	As per RFP Section IV. Qualification and Evaluation Criteria, Clause 1.4, b) Any party that has an active contract with HDC to operate a commercial unit from Hiyaa will be disqualified.						
4	what type of business is allowed in the mentioned commercial units? And What are the restricted usages for the announced units?	Kindly be informed that the announced unit has been revised as per Addendum 1 (HDC (161)-SAL/IU/2026/187). The updated unit is HIY11-G-05. The below mentioned usages are not allowed in these units; <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th>Unit Number</th> <th>Restricted Usage</th> </tr> </thead> <tbody> <tr> <td>HIY12-G-02</td> <td>Grocery shop, Café, Clinic, Gym & Pharmacy</td> </tr> <tr> <td>HIY11-G-05</td> <td>Grocery shop, Café, Clinic, Gym & Pharmacy</td> </tr> </tbody> </table>	Unit Number	Restricted Usage	HIY12-G-02	Grocery shop, Café, Clinic, Gym & Pharmacy	HIY11-G-05	Grocery shop, Café, Clinic, Gym & Pharmacy
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		Kindly refer to RFP Section III, Lessor's requirement and announced Addendum 1; HDC (161)-SAL/IU/2026/187
5	Could you please clarify the process for getting the proposal forms and any related submission documents required under this RFP? And also, could you please advise on how we can access or review the RFP to obtain further details and information?	Proposal forms, along with the RFP documents, have been uploaded to our website and are available for download. For further information regarding the announced RFP, kindly refer to the RFP announced on our websites www.hdc.mv and properties.hdc.mv
6	Could you please clarify whether a single company is permitted to apply for two units under this RFP	Each proponent is eligible to submit proposal for one unit only.
7	Can a recently registered business submit a proposal under this RFP?	Any Registered Business can submit proposals for this RFP. And 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
8	Is it Possible to mail the presentation?	As per the standard process, recordings of Information sessions and Power Point Presentation of Information sessions are not shared with any Proponents. However, all interested proponents must refer to the full RFP which is uploaded in our websites www.hdc.mv and properties.hdc.mv
9	Have different business activities under the same business. Can apply under different activities	Proponents are not allowed to submit proposal under a Business activity name, as per RFP Section I, instructions to Proponent, Clause 3.1 a proponent must be a registered business. And as stated in the ITP clause 3.3, participation by a Proponent in more than one Proposals will result in the disqualification of all the Proposals in which such proponent is involved.




10	I would be grateful if you could advise whether financing through a bank loan is acceptable under the proposal requirements and what supporting documentation would be required?	<p>Proponents can propose Bank Financing as their financing method under this RFP. For the Bank Financing documents, proponents are required to submit Bank comfort letter/bank guarantee or any other relevant documents from the bank or financial institutions shall be submitted. The documents shall include the Proponent(s) name and the name of the proposed work/ project (RFP Name).</p> <p>Kindly refer to RFP Section V. Business Proposal Requirements. 4. Financial Document.</p>
11	Could you kindly provide details on the information required for the proposal and advise where I may obtain the relevant information sheet or proposal guidelines	<p>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.</p> <p>For further information, kindly refer to the RFP announced on our websites www.hdc.mv and properties.hdc.mv</p>
12	What is the bidding price range?	<p>Proponents shall propose lease rates for a period of five (5) years. Minimum acceptable lease rate is MVR 35 per sqft per month.</p> <p>Kindly refer to RFP Section III. Lessor's Requirements. 4. Lease Period.</p>
13	What is the rental period/lease duration?	<p>The lease duration 05 (Five) years from the date of unit handover.</p> <p>Kindly refer to RFP Section III. Lessor's Requirements. 5. Lease rates and grace period.</p>
14	If our bid is successful, how long do we have to make the payment after being awarded the tender? And is there any security deposit requirement?	<p>The lease duration 05 (Five) years from the date of unit handover. Hence, the successful proponent shall be required to pay the proposed lease rate per square foot on a monthly basis throughout the agreed lease term.</p> <p>Lease deposit amount is 03 (three) month's Lease of the proposed lease rate for year 1</p> <p>Kindly refer to RFP Section VI. Contract Terms</p>
15	What is the applicable grace period? Is rent payable during the grace period?	<p>The first 03 (three) months from the date of Unit handover, shall be a grace period where no rent shall be payable by the Lessee.</p> <p>Kindly refer to RFP Section VI. Contract Terms. 10 Grace period.</p>



16	What is the minimum investment amount required?	Estimated Investment Cost and investment rate for the unit is as detailed below;	
		Unit Number	Restricted Usage
		HIY12-G-02	MVR 300,448.50 (Maldivian Rufiyaa Three Hundred Thousand Four Hundred Forty-Eight and Fifty Laari)
		HIY11-G-05	MVR 300,982 (Maldivian Rufiyaa Three Hundred Thousand Nine Hundred and Eighty-Two only)
		Kindly Refer to RFP Section III. Lessor's Requirements, clause 6. Estimated Investment Cost. and announced Addendum 1; HDC (161)-SAL/IU/2026/187	

Please include this response to enquiries when submitting the proposal.