

5	Is there any restriction on a specific service provided by a clinic? Will the points get deducted through evaluation if the lessee plans to introduce services through different phase/ timing?	Theirs is no restriction on a specific service provided by a Clinic. Points will be given for what is included in the Business Plan and evaluated according to Section III, Clause 2.2. For the details of the points to be included in the Business plan Please refer to RFP, Section IV, Clause 5.
6	Regarding the Financial Method, Do the lessor expect the overall investment to be included in the proposal? How do the lessor asses/evaluate the investment amount among other proposals?	As per Section IV. Clause 4. Proponent is required to submit the proposed investment value. The investment value can be the initial investment required for the proposal. Investment value proposed by the proponents will be evaluated based on the audited statements, bank statement, bank balance provided by the proponent. Please refer to RFP, Section III, clause 1.1.
7	When will you be able to announce the other clinic units?	The remaining units is expected to be announced before end of August 2021.
8	What is the Grace Period? Does the grace period start from the date of proposal submission?	As per Section VI. Clause 7. 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.
9	When will the evaluation will be completed? What is the duration taken for evaluation in the latest proposal?	Evaluation of the proposals is expected to be completed within 3 weeks from the date of submission. However, it is subjected to change based on unforeseen circumstances.
10	Is there any access from outside of the building? Can install and entrance door from outside of the building?	Entrance for the units are from the building corridor and as of now, there is no entrance to the unit from outside of the building
11	Explain us about the outliers and how you decide to apply outliers?	<p>As per Section III. Clause 2. In evaluation of lease rate, procedure to eliminate the outliers as per below shall be applied.</p> <ul style="list-style-type: none"> ○ Lower Quartile (LQ) - 25% percentile ○ Upper Quartile (UQ) - 75% percentile ○ Interquartile Range (IQR) = UQ - LQ ○ Lower Boundary = Minimum Acceptable Net Present Value (NPV) ○ Upper Boundary = UQ + (IQR x 0.5) <p>If the Net Present Value (NPV) of the proposed lease rate is higher than the Upper Boundary, the proposal shall be disqualified.</p>

Please include this response to enquiries when submitting the proposal.