

Announcement Number: (IUL)113-PD/1/2026/102

INVITATION FOR EXPRESSION OF INTEREST (EOI)

Design and Construction of Thilafushi Port Buildings and Facilities

Date: [27th August 2026]

1. Executive Summary

Maldives Ports Limited (MPL) invites qualified and experienced contractors to submit Expressions of Interest (EOI) for the design and construction of the buildings and facilities required for the Thilafushi Port Development. The project comprises operational, administrative, cargo handling, warehousing, utility, safety, welfare and logistics facilities forming part of the new port development at K. Thilafushi.

2. Introduction & Project Background

The Thilafushi Port Development is intended to establish an integrated port estate comprising a deep-water container terminal, multi-purpose cargo terminal, domestic cargo terminal and inter-atoll warehousing zone, logistics zones, bonded facilities, utilities and supporting operational infrastructure. The Buildings and Facilities Reference contained in this document forms the concept-stage basis for the facilities contemplated under this EOI.

All dimensions, occupancies, utility loads, layouts and other figures contained in the Buildings and Facilities Reference are indicative and subject to design development.

3. Project Objectives

- Identify suitably qualified and experienced contractors capable of undertaking the design and construction of the Thilafushi Port buildings and facilities.
- Assess relevant experience, technical capability, financial capacity, project delivery resources and ability to execute a complex multi-building port development.
- Shortlist qualified applicants for the subsequent procurement stage.

4. Scope of the EOI

The scope covered by this EOI is the design and construction of the buildings, facilities and associated building services described in the Thilafushi Port Buildings and Facilities Reference contained in this document. Applicants shall demonstrate capability to coordinate architectural, structural, civil, mechanical, electrical, plumbing, fire and life safety, ICT, BMS, security, utility and specialist systems required for the respective facilities.

The existing Buildings and Facilities Reference is retained in full in the following pages and shall be read as part of this EOI.

5. Eligibility Criteria

- EOIs may be submitted by single entities or by joint ventures/consortia.
- For a joint venture/consortium, one member shall be nominated as the Lead Partner.
- The combined experience, technical capability and financial capacity of joint venture/consortium members may be considered.
- Applicants shall demonstrate relevant experience in design and construction of major buildings, industrial facilities, warehouses, utility infrastructure or comparable large-scale developments.
- Applicants shall demonstrate adequate financial, managerial and technical resources to undertake a project of this nature.

- Participation in more than one EOI, whether as a single entity or as a member of multiple joint ventures/consortia, may result in disqualification of the affected submissions.

6. Submission Requirements

- Formal Letter of Expression of Interest signed by an authorized representative.
- Company profile, legal status, ownership structure and years of operation.
- For a joint venture/consortium, details of all members, proposed Lead Partner and evidence of the intention/authority to form the joint venture or consortium.
- Relevant project experience completed or substantially completed during the past ten years, including project name and location, client, scope, contract value, role, contract period and completion status.
- Evidence of successful delivery of comparable building, industrial, logistics, warehousing, utility or port-related infrastructure projects.
- Details of financial capacity, including audited financial statements for the latest available years.
- Any other information considered relevant to demonstrate capability for the assignment.

7. Evaluation and Qualification

EOIs will be reviewed to assess applicants' relevant experience, technical and organizational capability, financial capacity, availability of suitable resources, experience in comparable multi-disciplinary developments and overall suitability for the subsequent procurement stage. MPL may seek clarifications or additional supporting information where required.

8. Submission Guidelines

The EOI shall be submitted electronically as a single compiled PDF by email to tender@port.mv with the subject line: "Expression of Interest – Design and Construction of Thilafushi Port Buildings and Facilities".

All documents shall be addressed to Maldives Ports Limited, Port Building, Boduthakurufaanu Magu, Malé 20250, Maldives. Submissions shall be made from an official corporate email domain.

9. Deadline

EOI Submission Deadline: [10th September 2026]by, 14:00 Maldives Time (GMT+5)

EOIs received after the specified deadline will not be accepted.

Further Queries and Clarifications

Applicants shall submit queries regarding this EOI in writing to tender@port.mv.

Please include "EOI QUERY: Thilafushi Port Buildings and Facilities" in the subject line.

Deadline for Queries: [10th September 2026]by, 14:00 Maldives Time (GMT+5)

10. Next Steps

This EOI forms the initial prequalification stage of the procurement process. MPL intends to shortlist qualified firms and/or joint ventures based on the information submitted in response to this EOI. Shortlisted applicants may subsequently be invited to participate in a detailed Request for Proposal process.

The final contracting strategy, detailed scope, technical requirements, commercial conditions and form of contract will be specified in the subsequent procurement documents issued by MPL.

Thilafushi Port Development

Buildings and Facilities Reference

Prepared by the Strategic Development Division
Maldives Ports Limited · 27th August 2026

This document lists the buildings and facilities of the Thilafushi Port development in a standard card format for quick reference. All figures are concept stage: dimensions, occupancies, utility loads and costs are indicative and subject to design development. Each entry carries a photograph or render, or reserves space for one.



1 Site Overview

The estate comprises a deep-water container terminal, a multi purpose cargo terminal, a domestic cargo terminal with an inter atoll warehousing zone, two logistics zones, a bonded estate with its own quay frontage, and utility and entrance clusters.

Zone	Role
Container Terminal	Deep water container berths, quay cranes and stacking yard
Multi-Purpose Cargo Terminal	General, project and dangerous goods cargo, with marine service facilities
Domestic Cargo Terminal and Inter-Atoll Zone	Domestic quay, inter atoll distribution warehousing and ferry interface
Logistics Zone A	Customs, clearance and traffic facilities at the main gate
Logistics Zone B	Import storage and distribution warehousing
Bonded estate, east	Multi storey bonded warehouse with dedicated quay frontage
Utility cluster, north west	Power, water, waste and maintenance services
Entrance cluster, south west	Administration, accommodation and community buildings

2 Buildings and Facilities Index

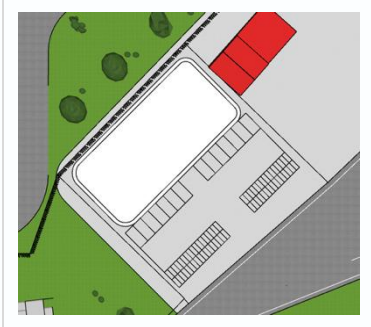
Ref	Building	Footprint m ²	Floors
01	Port Administration Building	650	8
02	CFS and Customs Complex (one structure)	7,200	1
03	Fire Depot (First Aid, Clinic, First Response, Safety)	300	1
04	Workshops Complex	4,050	1
05	Container Terminal Gate (Main Entry and Exit)	300	2
06	Gear Store	450	1
07	Crew Station / VTMS Tower	500	2
08	General Cargo Warehouse (incl. temperature controlled area)	3,700	1
09	Accommodation Building	600	6
10	Mosque	600	1
11	IMDG Warehouse	1,000	1
12	Welfare Facility	500	2
13	Powerhouse	2,800	1
14	Main Substation	280	1
15	Pump Station and Tanks (incl. RO)	600	1
16	Oily Wastewater Treatment Plant	1600	1
17	Terminal Control Building	400	4
18	Waste Management Zone	750	1
19	MPC Terminal Gate and Enforcement Agency Building	600	4
20	Logistics Operations Building	1,400	7
21	Staff Recreation and Sports Facilities	800	1
22	Bonded Warehouse	5,600	6
23	Thilafushi CFS Warehouse with Cross Docking	5380	5
24	MSWH CFS Warehouse with Cross Docking	3250	5

3 Operations and Administration

Control, planning, administration, and agency processing functions.

Port Administration Building

Location: South west operations cluster, beside the Fire Depot, overlooking the container yard and Logistics Zone A



The port's corporate building provides a central workplace for executive, administrative, and support departments. It includes modern offices, meeting and training spaces, shared staff facilities, and secure ICT infrastructure, enabling efficient coordination of port operations and corporate services.

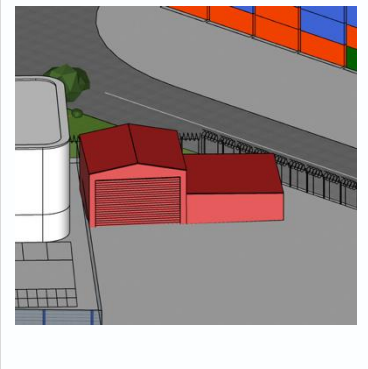
FOOTPRINT	650 m ² (7,000 sq ft)	DIMENSIONS	25 × 26 m
FLOORS	8	GROSS FLOOR AREA	5,200 m ² (56,000 sq ft)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Central HVAC
RELOCATING DEPARTMENTS	Bureau, Administration, HR, Finance, Audit, Risk Management, Marketing & PR, L&D, BD, Legal, Procurement, ICT, Projects		
OCCUPANCY	350	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Server Room, Meeting Rooms, Kitchenette, Locker Room, Janitorial Closet, Toilets And Showers, Prayer Room, UPS Room, BMS Room, Data Centre, Cafeteria With Kitchen, Executive Rooms, Open Plan Office Spaces, Classrooms, Conference Hall, Library, Reception, Storeroom, Filing & Archive Room, Terrace, Breakout Areas, Computer Lab, Turnstile Gates, Elevators, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

5 Safety, Welfare and Amenities

Emergency response and the buildings that house, feed and support the workforce.

Fire Depot (First Aid, Clinic, First Response)

Location: North west utility cluster, beside the main substation



Fire and rescue station with the port clinic. Houses the emergency response team responsible for firefighting and first response, with a fire engine garage, ambulance bay and first aid clinic.

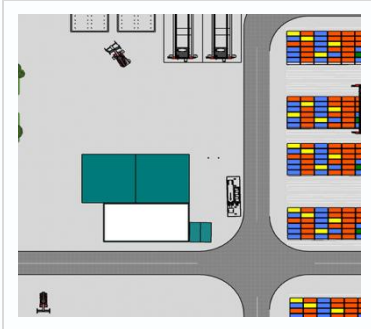
FOOTPRINT	300 m ² (3229.17 ft ²)	DIMENSIONS	30 × 10 m
FLOORS	1	GROSS FLOOR AREA	300 m ² (3229.17 ft ²)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Air Conditioning for Offices
RELOCATING DEPARTMENTS	Safety and Emergency Response, Clinic		
OCCUPANCY	20	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Fire Engine Garage, Ambulance Bay, Foam And PPE Store, BA Room, Clinic With Observation Beds, Duty Office, Kitchenette, Locker/Changing Room, Toilets And Showers, Training Yard, UPS Room, BMS Room, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

6 Engineering Services and Utilities

Maintenance, power, water and waste facilities in the north west utility cluster.

Workshops Complex

Location: North west utility cluster, beside the main substation



Grouped workshops serving the port. Maintenance of the equipment fleet and shipping containers including yard cranes to light vehicles, together with aluminum, carpentry and fabrication workshops supporting repair and maintenance of port infrastructure and other facilities. Stores for spare-parts, and other consumables related to repair and maintenance works.

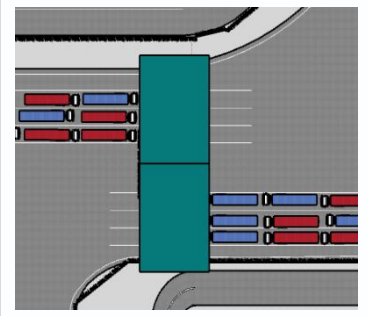
FOOTPRINT	4,050 m² (44,000 sq ft)	DIMENSIONS	90 × 45 m
FLOORS	1 + M	GROSS FLOOR AREA	5,000 m² (54,000 sq ft)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Mechanical Ventilation, Air Conditioning for Offices
RELOCATING DEPARTMENTS	Technical Services		
OCCUPANCY	55 staff	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Heavy Equipment Bay With 20T Overhead Crane, Light Vehicle Bays, Machine Shop, Electrical HVAC Workshop, And Electronics Workshop, Welding And Fabrication Shop, Aluminum Workshop, Carpentry Workshop, Tire Bay, Washing Bays, General Store, Parts Store, Lube Store, Tool Cribs, Engineering Offices, Training Room, Lockers, Kitchenette, Toilets And Showers, Racked Stores, Central Inventory Store with Racking, UPS Room, BMS Room, Oily Wastewater Treatment Plant, Container Washing and Repair Bays, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required, equipment laydown yard	COST ESTIMATE	

7 Gates and Traffic Facilities

Access control points and traffic holding for the port estate.

Container Terminal Gate (Main Entry and Exit)

Location: Southern boundary at Logistics Zone A, the main port access from the island road



Primary access control point for the port estate. Processes inbound and outbound trucks, light vehicles through canopied lanes with documentation kiosks, pedestrian gates and first floor security control.

FOOTPRINT	300 m² (3,000 sq ft) plus 600 m² (6,000 sq ft) canopy	DIMENSIONS	25 × 12 m
FLOORS	2	GROSS FLOOR AREA	600 m² (6,000 sq ft)
STRUCTURE	Pre- Engineered Steel Structure	COOLING	Split-type
RELOCATING DEPARTMENTS	Port Security		
OCCUPANCY	20	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Gate Control Room, Driver Documentation Counters, Security Office, CCTV Room, Security Posts, Body Search Room, Staff Turnstiles, Kitchenette, Toilets, Canopy Over 4 Truck And 2 Light Vehicle Lanes, Automated Barrier Gate, UPS Room, BMS Room, Pedestrian Gate, OOG Lane, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

8. Gear Store

Location: East end of the container terminal, near the weighbridge



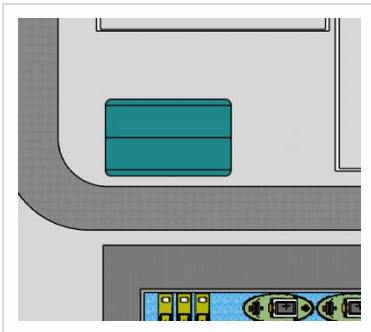
Store for quay and vessel gear: lashing equipment, spreader parts, ropes, fenders and stevedoring tools, with an issue counter for shift draws and returns.

FOOTPRINT	450 m² (5,000 sq ft)	DIMENSIONS	30 × 15 m
FLOORS	1	GROSS FLOOR AREA	450 m² (5,000 sq ft)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Mechanical Ventilation, Air Conditioning for Offices
RELOCATING DEPARTMENTS	Cargo Operations		

OCCUPANCY	6	POWER (APPROX.)
FUNCTIONAL REQUIREMENTS	Racked Store, Spreader Laydown, Issue Counter, Store Office, Toilet, Fire Safety Systems Appropriate To Building Type And Occupancy	
PARKING	None	COST ESTIMATE

9. Crew Station

Location: North east quay, Multi-Purpose Cargo Terminal, beside the vessel fuel shed

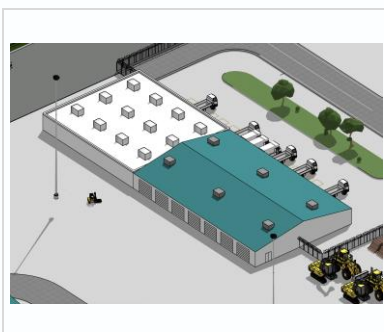


Combined base for marine crews, at the quay for direct vessel access. Accommodates pilots, tug crews and other vessel crews, with welfare facilities, a vessel store and light maintenance equipment.

FOOTPRINT	500 m ² (5,000 sq ft) (Excluding Tower)	DIMENSIONS	25 × 20 m
FLOORS	2 + tower	GROSS FLOOR AREA	1,000 m ² (11,000 sq ft) (Excluding Tower)
STRUCTURE	Pre- Engineered Steel Structure	COOLING	Central HVAC
RELOCATING DEPARTMENTS	Nautical Services, Marine Craft		
OCCUPANCY	90	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Crew Mess And Standby Rooms, Locker/Changing Room, Meeting Rooms, Prayer Room, Executive Room, Store, Light Maintenance Equipment Room, Kitchenette, Toilets And Showers, UPS Room, BMS Room, Open Plan Office Spaces, Elevators, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

10. General Cargo Warehouse

Location: Logistics Zone B, east of the container terminal



Single general cargo warehouse combining dry storage and a temperature controlled section. Racked and block stack storage for non perishable cargo with dock and level access from the truck apron, together with a 1,200 m² insulated temperature controlled area of 9 m clear height with refrigerated dock and temperature controlled dispatch for fresh and chilled produce.

3,700 m ² (40,000 sq ft)	DIMENSIONS	123 × 30 m
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FLOORS	1 + Mezzanine Office	GROSS FLOOR AREA	3,700 m ²
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Mechanical Ventilation, Air Conditioning for Offices, 1,200 m ² temperature-controlled area
RELOCATING DEPARTMENTS	Warehousing		
OCCUPANCY	40	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Racked Storage Hall, 1,200 M ² Temperature Controlled Area With Chiller And Cool Rooms At 4-16 °C, Temperature Controlled Dispatch Area, Refrigerated Docks, Refrigeration Plant Room, QC Room, Forklift Charging Bay, Dispatch Office, Warehouse Office, Kitchenette, Toilets, UPS Room, BMS Room, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required, truck docks and refrigerated docks	COST ESTIMATE	

11. Accommodation Building

Location: South west cluster, beside the mosque

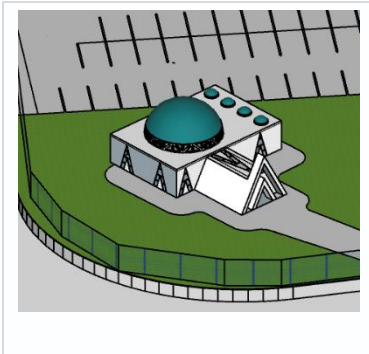


Staff accommodation for about 200 personnel in shared and single rooms, with about 10 guest rooms for short stays. Mess, laundry and recreation facilities on the lower floor.

FOOTPRINT	600 m ² (6500 sq ft)	DIMENSIONS	50 × 18 m
FLOORS	6	GROSS FLOOR AREA	3600 m ² (38750 sq ft)
STRUCTURE	RC frame	COOLING	Split units per room
RELOCATING DEPARTMENTS	None		
OCCUPANCY	200 residents plus guests	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Dormitory accommodation for 200 residents, 10 guest rooms, mess hall and kitchen, laundry, gym and recreation room, lounge, warden office, toilets and showers per floor, Elevators, Terrace, UPS Room, BMS Room, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

12. Mosque

Location: South west cluster, beside the Accommodation Building

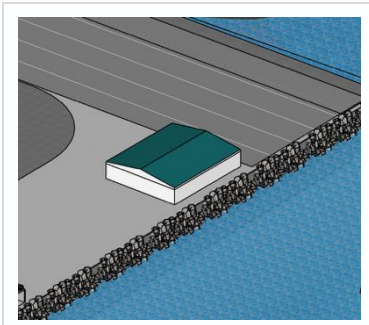


Prayer facility for the port workforce and visitors, sized for a Friday congregation of 350 worshippers.

FOOTPRINT	600 m ² (6,000 sq ft)	DIMENSIONS	30 × 20 m
FLOORS	1	GROSS FLOOR AREA	600 m ² (6,000 sq ft)
STRUCTURE	RC, feature roof	COOLING	Ceiling fans and split units
RELOCATING DEPARTMENTS	None		
OCCUPANCY	350 congregation capacity	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	prayer hall for 350 worshippers, ablution areas, imam room, shoe storage, store room, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Shared	COST ESTIMATE	

13. IMDG Warehouse

Location: North east corner, Multi-Purpose Cargo Terminal



Segregated storage for dangerous goods by IMDG class. Fire rated compartments, bunded floors and dedicated firefighting provisions, sited away from occupied buildings.

FOOTPRINT	1,000 m ² (11,000 sq ft)	DIMENSIONS	50 × 20 m
FLOORS	1	GROSS FLOOR AREA	1,000 m ² (11,000 sq ft)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Natural and Mechanical Ventilation
RELOCATING DEPARTMENTS	None		
OCCUPANCY	Not staffed	POWER (APPROX.)	

FUNCTIONAL REQUIREMENTS	Class Segregated Bays, Flammables Compartment, Bund And Spill Sump, Fire Safety Systems Appropriate To Building Type And Occupancy	
PARKING	None	COST ESTIMATE

14. Welfare Facility

Location: East end of the container terminal, near the weighbridge

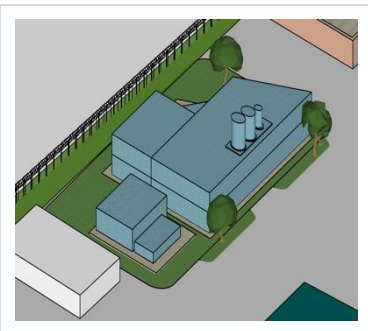


Welfare block for stevedores, equipment operators. Mess, rest and locker room.

FOOTPRINT	500 m² (5381 ft²)	DIMENSIONS	30 × 15 m
FLOORS	2	GROSS FLOOR AREA	1000 m² (10,763 ft²)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Air Conditioning
RELOCATING DEPARTMENTS	Port Operations, Fleet Services		
OCCUPANCY	300	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Mess Halls, Rest Rooms, Lockers, Toilets And Showers, Canteen, Prayer Room, First Aid Point, Briefing Room, Office, Recreation Room, Smoking Room, UPS Room, BMS Room, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

15. Power System

Location: North west utility cluster



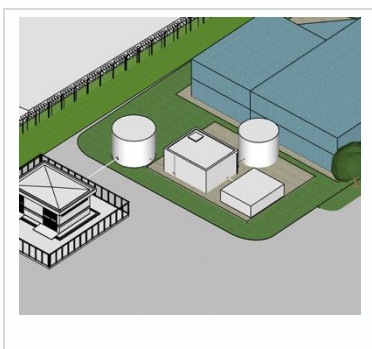
On site generation station supplying the port estate, sized for peak of 25 MW. Including powerhouse, capacity for multiple generator sets, with acoustic treatment, renewable energy (solar PV with battery system) integration system, energy management system, distribution infrastructure, substations, switchgears and a fuel farm.

FOOTPRINT	2800 m ² (6,000 sq ft) including fuel farm	DIMENSIONS	Powerhouse 60 × 30 m, Fuel Farm 40 x 25 m
FLOORS	1 + Mezzanine Office	GROSS FLOOR AREA	2800 m ²

STRUCTURE	Pre-Engineered Steel Structure	COOLING	Mechanical Ventilation, Air-Conditioned Control Room and Office
RELOCATING DEPARTMENTS	Technical Services		
OCCUPANCY	12 staff	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Engine Hall for Multiple Generator Sets, Control Room, MV Switch Room, Day Tank Room, Radiator Yard, Bunded Fuel Farm Of 1.2 Million Liters, Maintenance Workshop, Stores, Toilet and Showers, UPS Room, Heat Recovery System, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

16. Pump Station and Tanks (incl. RO)

Location: North west utility cluster

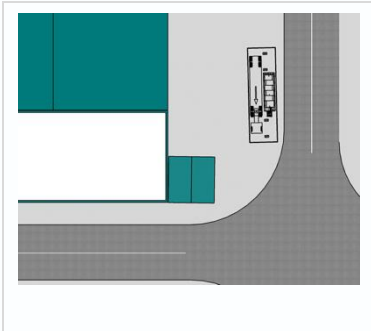


Water production and distribution centre. RO plant, two duty and one standby, with potable storage, hydrophore distribution and the fire water reserve with fire pump sets.

FOOTPRINT	600 m ²	DIMENSIONS	30 × 20 m
FLOORS	1	GROSS FLOOR AREA	600 m ²
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Ventilated, AC control room
RELOCATING DEPARTMENTS	None		
OCCUPANCY	Not staffed	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	RO Plant, Chemical Dosing Room, Pump Hall With Potable And Fire Pump Sets, Control Room, Maintenance Workshop, Water Lab, Potable Storage suitable for a population of 2000, And The Fire Water Reserve, Stores, Showers and Toilets, UPS Room, BMS Room, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	None	COST ESTIMATE	

17. Sewage System

Location: North west utility cluster, near the Workshops Complex



STP.

FOOTPRINT	1600 m ² (17000 sq ft)	DIMENSIONS	25 × 15 m
FLOORS	1	GROSS FLOOR AREA	1600 m ² (17000 sq ft)
STRUCTURE	Pre- Engineered Steel Structure	COOLING	
RELOCATING DEPARTMENTS	Utilities		
OCCUPANCY	0	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Treatment Plant, Fire Safety Systems Appropriate To Building Type And Occupancy.		
PARKING	None	COST ESTIMATE	

18. Terminal Control Building

Location: Central west, on the green spine within the container yard



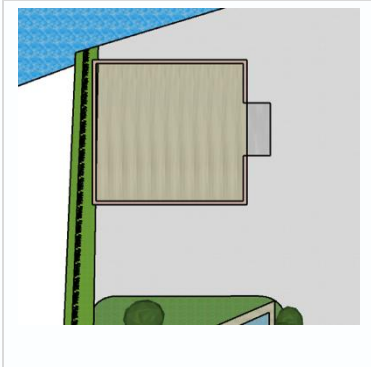
Five story operations tower with visual command of the terminal. Houses the operations planning team, remote operation stations for sts and rtg cranes, and senior operations offices.

FOOTPRINT	400 m ² (4,000 sq ft)	DIMENSIONS	20 × 20 m
FLOORS	4	GROSS FLOOR AREA	1,600 m ² (17,000 sq ft)
STRUCTURE	Pre- Engineered Steel Structure	COOLING	Central HVAC
RELOCATING DEPARTMENTS	Port Operations		
OCCUPANCY	100	POWER (APPROX.)	

FUNCTIONAL REQUIREMENTS	Remote Crane Operation Stations, Operations Control Room, Open Plan Office Spaces, Meeting Rooms, Server And Comms Room, Kitchenette, Toilets, Exceptions Office, Waiting Area, Prayer Room, Reception, UPS Room, BMS Room, Turnstile Gates, Elevators, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

19. Waste Management Zone

Location: North west corner of the estate



Covered waste handling area for the port and vessel garbage reception. Segregation, compaction and incineration of waste streams, operated by a small crew.

FOOTPRINT	750 m ² (8,000 sq ft)	FLOORS	1
STRUCTURE	Covered shed, open sided bays	OCCUPANCY	Small crew
RELOCATING DEPARTMENTS	Waste Management Unit		
FUNCTIONAL REQUIREMENTS	tipping and segregation floor, compactor bays, incinerator, recyclables cages, hazardous waste store, Composter, Shredder, wash down bay, UPS Room, BMS Room, Fire Safety Systems Appropriate To Building Type And Occupancy		
COST ESTIMATE	USD 1.2 M incl. incinerator		

20. MPC Terminal Gate and Enforcement Agency Building

Location: North east, at the entry from the container terminal into the Multi-Purpose Cargo Terminal



Combined Gate and Enforcement Agencies Building. Access Control Between the Container Terminal and The General Cargo Terminal Together with Processing of Vessel Crew by Immigration, Customs, Port Health and Security Agencies. VTMS Control Room with Radar, AIS And Communications.

FOOTPRINT	600 m ² (6,000 sq ft)	DIMENSIONS	30 × 20 m
FLOORS	4	GROSS FLOOR AREA	2,400 m ² (26,000 sq ft)
STRUCTURE	Pre- Engineered Steel Structure	COOLING	Central HVAC

RELOCATING DEPARTMENTS	Nautical Services, Customs, Immigration, Port Security Service, Health & Safety, Port Health, MNDF		
OCCUPANCY	170	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	VTMS Control Tower, Pilot Office, Open Plan Office, Gate Office, Reception With Waiting Area, Four Security Posts With Barrier Gates On The Entry And Exit Lanes (Operator Booths With CCTV And Access Control), Crew Change Processing Hall And Counters, Interview Rooms, Secure Holding Rooms, Government Agency Offices, Pedestrian Gate, CCTV Room, Kitchenette, Toilets, Canopy Over 2 Lanes, Detention Room, Quarantine Room, Strong Room, Mess Hall, Rest Rooms, Lockers, Toilets And Showers, Canteen, Server Room, Prayer Room, First Aid Point, Briefing Room, UPS Room, BMS Room, Elevator, Terrace With Watch Tower (VTMS and Port Sec), Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

21. Logistics Operations Building

Location: Central landside, south of the customs cluster, beside the Domestic Cargo Terminal

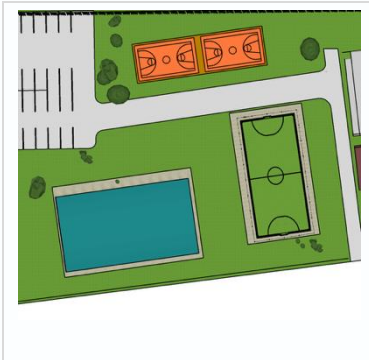


Multistorey operations building with visual command of the Domestic Terminal. Houses the logistics operations teams. Integrates multi-level parking for awaiting vehicles, holding off vehicles from the public road. Seven levels on a plot of a 1,400 m² provide about 300 parking bays at an average vehicle size of a truck of 3.5T. Terrace with Drone Landing Station.

FOOTPRINT	1,400 m ² (15,000 sq ft)	FLOORS	7
GROSS FLOOR AREA	9,800 m ² (105,000 sq ft)	STRUCTURE	Pre-Engineered Steel
RELOCATING DEPARTMENTS	None	COOLING	
OCCUPANCY	300 vehicles, 100 Staff	COST ESTIMATE	
FUNCTIONAL REQUIREMENTS	Parking Decks, Entry And Exit Ramps, Barrier Control, Drivers Waiting Room, Toilet and Showers, Automated Gate System With Payment Options, Tuck Shop, Domestic Terminal/Logistics Office, UPS Room, BMS Room, Passenger and Cargo Elevators, Terrace with Drone Landing Station, Fire Safety Systems Appropriate To Building Type And Occupancy		

22. Staff Recreation and Sports Facilities

Location: Entrance cluster, south west, beside the Mosque and Accommodation Building

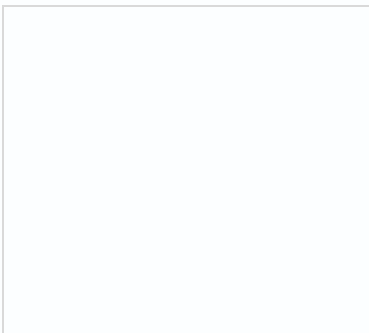


Recreation facilities for the port workforce. Indoor multi purpose hall for billiards and indoor games, with outdoor basketball court and futsal ground.

FOOTPRINT	800 m ² (9,000 sq ft) hall plus outdoor grounds	FLOORS	1
GROSS FLOOR AREA	800 m ² (9,000 sq ft)	STRUCTURE	Steel frame hall, floodlit outdoor courts
RELOCATING DEPARTMENTS	None		
COOLING	Ventilated hall	OCCUPANCY	Workforce recreation
FUNCTIONAL REQUIREMENTS	indoor multi purpose hall, basketball court, futsal ground, changing rooms, toilets, equipment store, UPS Room, BMS Room, Fire Safety Systems Appropriate To Building Type And Occupancy		
POWER (APPROX.)		PARKING	Shared
COST ESTIMATE			

23. CFS Office Building

Location: Central landside, Logistics Zone A, between the container yard and the Domestic Cargo Terminal



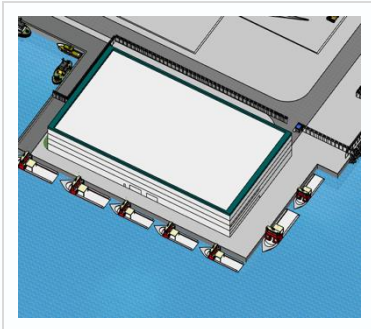
Four storey office building serving the CFS complex, attached to the container freight station and shown with it on the layout. Houses liner and clearing agent offices, the enforcement agencies engaged in cargo clearance, and the CFS operations staff, with an agent's hall and processing counters at ground level. Rest facilities for drivers using the freight station, a cafeteria, prayer room and records store are provided within the building

FOOTPRINT	400 m ² (4,000 sq ft)	DIMENSIONS	20 × 20 m overall
FLOORS	4	GROSS FLOOR AREA	1,600 m ² (17,000 sq ft)
STRUCTURE	Pre- Engineered Steel Structure	COOLING	Central HVAC
RELOCATING DEPARTMENTS	Cargo Clearance, Customs, MFDA, Clearing Agents, HPA		

OCCUPANCY	POWER (APPROX.)
FUNCTIONAL REQUIREMENTS	Liner Agents offices, Enforcement Agencies, CFS Staff office, prayer room, kitchenettes, UPS, kitchenettes, records store, drivers rest facilities, Room, BMS Room, cafeteria, agents hall and counters, Clearing Agents Office Space, Fire Safety Systems Appropriate To Building Type And Occupancy
PARKING	Required, truck docks
	COST ESTIMATE

24. Bonded Warehouse

Location: Eastern estate, south of the Multi-Purpose Cargo Terminal, with dedicated quay frontage

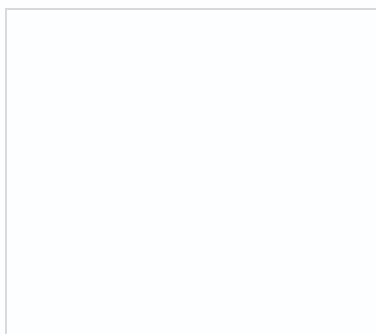


Multistorey bonded warehouse for cargo held under bond. Multiple (40ft x 10ft x 8ft) storage units on each floor operated by clients, with container loading bays at ground floor.

FOOTPRINT	5,600 m ² (60,000 sq ft)	DIMENSIONS	100 × 56 m
FLOORS	7	GROSS FLOOR AREA	39,000 m ² (420,000 sq ft)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Mechanical Ventilation, Air Conditioning for Offices
RELOCATING DEPARTMENTS	Bonded Operations, Customs		
OCCUPANCY	50	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Multistorey Warehousing With Multiple Storage Units. Options For Clients To Control Storage Unit's Temperature. Container Loading Bays, Vehicle Ramp, Lounge, Cargo And Passenger Lifts, Customs Control Office, Bonded Warehouse Office, CCTV Room, Kitchenette, Toilets, Showers, UPS Room, BMS Room, Provisions For Modular Cooling Units On Each Floor, Fire Safety Systems Appropriate To Building Type And Occupancy		
PARKING	Required	COST ESTIMATE	

25. Thilafushi CFS Warehouse with Cross Docking

Location: Eastern estate, south of the Multi-Purpose Cargo Terminal, with dedicated quay frontage

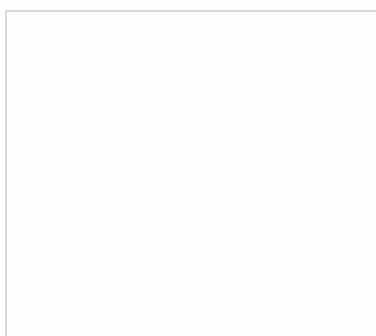


The building supports direct cargo transfer at ground level, enabling efficient cargo movement between shipping containers warehouse and outbound distribution by trucks. Upper floors provide a combination of open storage areas and compartmentalized units, offering flexible space for different cargo-handling and tenant requirements.

FOOTPRINT	5,380 m ² (58,000 sq ft)	DIMENSIONS	100 × 56 m
FLOORS	5	GROSS FLOOR AREA	26900m ² (289,000 sq ft)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Mechanical Ventilation, Air Conditioning for Offices
RELOCATING DEPARTMENTS	Logistics Operations		
OCCUPANCY	100	POWER (APPROX.)	
FUNCTIONAL REQUIREMENTS	Cross-docking at ground level, upper-floor multistorey warehousing with open storage and multiple storage units, options for clients to control storage-unit temperature, container loading bays, vehicle ramps, cargo and passenger lifts, office, kitchenette, toilets, showers, workers' welfare area, UPS room, BMS room, provisions for modular cooling units on each floor, and fire safety systems appropriate to building type and occupancy.		
PARKING	Required	COST ESTIMATE	

26. MSWH CFS Warehouse with Cross Docking

Location: Eastern estate, south of the Multi-Purpose Cargo Terminal, with dedicated quay frontage



The building supports direct cargo transfer at ground level, enabling efficient cargo movement between shipping containers warehouse and outbound distribution by trucks. Upper floors provide a combination of open storage areas and compartmentalized units, offering flexible space for different cargo-handling and tenant requirements.

FOOTPRINT	3,250 m ² (35,000 sq ft)	DIMENSIONS	100 × 56 m
FLOORS	5	GROSS FLOOR AREA	16,250 m ² (175,000 sq ft)
STRUCTURE	Pre-Engineered Steel Structure	COOLING	Mechanical Ventilation, Air Conditioning for Offices



RELOCATING DEPARTMENTS	Logistics Operations	
OCCUPANCY	100	POWER (APPROX.)
FUNCTIONAL REQUIREMENTS	Cross-docking at ground level, upper-floor multistorey warehousing with open storage and multiple storage units, options for clients to control storage-unit temperature, container loading bays, vehicle ramps, cargo and passenger lifts, office, kitchenette, toilets, showers, workers' welfare area, UPS room, BMS room, provisions for modular cooling units on each floor, and fire safety systems appropriate to building type and occupancy.	
PARKING	Required	COST ESTIMATE