BANK OF MALDIVES

Reference No: BML/PD/EOI/2026/002
Date: 5th November 2026

BANK OF MALDIVES PLC

REQUEST FOR EXPRESSION OF INTEREST

Design, Build and Financing of the New Head Office Building at Hulhumalé

Head Office, 11 Boduthakurufaanu Magu, Male', Republic of Maldives, REG No: C-22/1982

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1. Invitation

Bank of Maldives PLC ("BML" or the "Bank") invites eligible local and international contractors, developers, and design-and-build firms to submit an Expression of Interest ("EOI") for the design, construction and financing of BML's New Head Office Building on Lot 11824, Hulhumalé, Maldives (the "Project").

2. Project Overview

The Project involves the design and construction of a new head office building for BML, together with the provision or arrangement of financing by the selected party. The site and principal development parameters are summarized below.

Parameter	Project Information
Site	Lot 11824, Hulhumalé, Maldives
Plot area	2,648.40 sqm
Maximum building height	60 m
Maximum permissible gross floor area	25,685.34 sqm
Concept design gross floor area	16,169.81 sqm
Basement levels	Two
Ground floor	Retail outlets for staff, customers and visitors
Car parking	Not less than 65 spaces
Motorcycle parking	Up to 400 spaces
Building height reference	Top roof at +59.50 m (maximum height 60 m)

A concept design has been prepared and it includes basement parking, ground-floor retail, office floors, a landscaped terrace on the 12th floor, executive floors on the 13th and 14th floors, and a rooftop solar farm. The concept design and project requirements will be provided to shortlisted parties as part of the subsequent RFP process, subject to BML's requirements and document-control arrangements.

For the purpose of this EOI, interested parties should demonstrate their capability to undertake a project of comparable scale and complexity. The final scope, design requirements and commercial terms will be set out in the RFP.

3. Indicative Project Scope

The selected party is expected to assume single-point responsibility for the integrated delivery of the Project. The anticipated scope includes:

- Reviewing the available soil investigation report and undertaking any additional surveys or investigations considered necessary;
- Developing the concept design into detailed architectural, structural, mechanical, electrical, plumbing and fire protection (MEPF) designs, together with interior design;
- Obtaining the required statutory approvals and permits, including the building usage permit;
- Constructing, completing, testing and commissioning the building, including agreed fit-out works;
- Providing or arranging the financing required for the Project; and

- Handing over the completed building, as-built documentation and relevant training, and remedying defects during the applicable defects period.

The above scope is indicative and may be refined in the subsequent RFP and contract documentation.

4. Financing Requirement

BML's current intention is for the Project to be financed in United States Dollars (USD) by the selected party from sources external to BML. Financing may be provided by the Applicant itself, its parent company, a financier participating in its consortium, an export credit agency, a bank or another third-party financier. Conventional and Shari'ah-compliant financing structures may be proposed.

Financing that relies on BML providing the project financing or the foreign currency required for the Project will not meet the stated financing requirement.

At the EOI stage, applicants are requested to provide an outline of their financing capability and potential sources of funds. Detailed financing terms, including amount, tenor, grace period, pricing, repayment profile, security and conditions, will be requested at the RFP stage.

5. Information Required in the EOI Submission

Interested parties should submit a concise EOI containing the information listed below. Applicants may use their own format, provided that all requested information is clearly addressed.

No.	Information Required
1	EOI submission letter, signed by an authorized representative, confirming the applicant's interest in the Project.
2	Company profile, including legal name, country and year of registration, registered address, ownership structure and principal business activities.
3	Consortium information, if applicable, identifying each member, its country of registration, proposed role and the lead member. A consortium may include a contractor, developer, designer and/or financier.
4	Relevant project experience: details of up to five comparable projects, particularly high-rise office or commercial buildings, design-and-build projects, contractor-financed projects or projects delivered internationally. Include project value, location, scope, role, completion status and employer references or completion certificates where available.
5	Technical and delivery capability: a brief description of the applicant's design management, construction, engineering, procurement, project management and quality assurance capabilities.
6	Financial standing: audited financial statements for the last three (3) financial years and average annual construction turnover for the same period, where applicable.
7	Financing capability: outline of the proposed financing structure, potential financier(s), country and relationship to the applicant, indicative amount and currency, and current status of financing support. Letters of interest or support should be included.
8	Proposed key personnel: brief details of the proposed project leadership and key technical resources, including the Project Director and Lead Architect, where identified.
9	Declarations: confirmation of the accuracy of the information submitted and disclosure of any actual or potential conflict of interest involving BML or persons involved in this process.

6. EOI Assessment and Shortlisting

BML will review EOIs to identify applicants with relevant experience, technical capability, financial strength and credible access to external financing. The assessment may include consideration of:

- Experience in delivering high-rise office or commercial buildings of comparable scale and complexity;
- Experience and capability in design-and-build or other integrated project delivery arrangements;
- Financial standing and construction turnover;
- Ability to provide or arrange external USD financing, including the credibility and status of potential financier support;
- Availability and experience of the proposed project leadership and technical team; and
- Completeness, clarity and credibility of the information submitted.

BML may seek clarifications or additional information from applicants as part of its assessment. BML may shortlist one or more applicants for the subsequent RFP stage. Shortlisting does not guarantee that an applicant will be awarded the Project or that a contract will be entered into.

7. Indicative Procurement Process and Timetable

Activity	Indicative Date
Issue of EOI	5th November 2026
Deadline for submission of EOI	30th November 2026, on or before 4:00 (local time)
EOI evaluation and shortlisting	1st December 2026 – 7th December 2026
Issue of RFP to shortlisted applicants	10th December 2026
Submission and evaluation of proposals	As specified in the RFP
Discussions, selection and contract finalization	As specified in the RFP

BML may amend the timetable by notifying applicants through the contact details provided in their EOI submissions.

8. Submission of EOI

EOIs shall be submitted in English in electronic PDF format by the deadline stated in Section 7 to:

Bank of Maldives Plc.
11, Boduthakurufaanu Magu
Male', Republic of Maldives
tenders@bml.com.mv

The email subject should state: "EOI – Design, Build and Financing of BML New Head Office Building". Late submissions may not be considered.

9. Clarifications and Communications

All questions or requests for clarification regarding this EOI shall be submitted in writing to Mr. Mohamed Haneef, Head of Procurement, tenders@bml.com.mv by 22nd November 2026, Sunday. Applicants should not contact other BML employees or representatives regarding this EOI. BML may share responses with all interested parties where appropriate, without identifying the source of the question.

10. General Conditions and Reservation of Rights

- The purpose of this EOI is to identify and shortlist suitably qualified and experienced parties with the technical capability, financial standing and access to external financing required to undertake the Project. This is a prequalification stage only. Parties shortlisted through this process may be invited to participate in a subsequent Request for Proposals ("RFP") process.
- This EOI does not constitute an offer, commitment to award, or invitation to commence the works. BML reserves the right to determine the procurement process and the next steps at its discretion.
- Submission of an EOI is at the applicant's own cost. BML will not reimburse any costs incurred in preparing or submitting an EOI or participating in any subsequent stage.
- All information submitted must be accurate and complete. BML may request supporting documents or clarification and may exclude an applicant where information is materially inaccurate, misleading or incomplete.
- Applicants shall disclose any actual or potential conflict of interest and shall not engage in corrupt, fraudulent, collusive, coercive or obstructive practices, or attempt to improperly influence the process.
- Information supplied by BML in connection with this EOI shall be used solely for the purpose of preparing an EOI and, if invited, participating in the subsequent procurement process. Applicants shall treat such information as confidential, subject to applicable law.
- BML reserves the right to accept or reject any or all EOIs, seek additional information, shortlist or not shortlist any applicant, amend or cancel the process, change the timetable, or proceed with a different procurement approach, without incurring liability to applicants.
- Neither this EOI nor the submission or acceptance of an EOI creates any contractual or other binding obligation on BML. Any future appointment or award will be subject to BML's internal approvals and execution of definitive contract and financing documents.

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11. EOI Submission Form

Applicants should complete the following information and include it as the first section of their EOI submission.

Item	Applicant's Information
Legal name of applicant	
Country and year of registration	
Registered address	
Principal business activities	
Ownership / major shareholders	
Consortium members and proposed roles (if applicable)	
Authorized representative – name and title	
Email address and telephone number	
Average annual construction turnover for the last three years (USD)	
Number of comparable projects completed	
Proposed financing source(s) and current status	

Authorized Declaration

We confirm that the information provided in this Expression of Interest is, to the best of our knowledge, true, accurate and complete. We understand that submission of this EOI does not guarantee shortlisting or award of the Project, and that BML reserves the rights set out in this document.

Name of Applicant: _____

Name and Title of Authorized Signatory: _____

Signature: _____ Date: _____