Ref: AGRO/PROC/26/0001

Date: 18th November 2026

TERMS OF REFERENCE (TOR)

Lease of Shop and Office / Operational Space

1. Purpose and scope

AgroNat seeks existing premises suitable for its commercial shop and office/operational activities. Proposals may offer the full requirement or clearly identify any partial solution; AgroNat will assess overall operational suitability.

2. Requirements

Shop

- Customer access and visibility
- Adequate commercial area and appropriate frontage/signage opportunities where available
- Lighting, ventilation, reliable electricity, air-conditioning and washrooms
- Loading/unloading access where applicable

Office / operational space

- Staff workstations and meeting/administrative areas
- Lighting, ventilation, reliable electricity and air-conditioning
- Internet/telecommunications connectivity and washrooms
- Safe access for staff and visitors and lift access

Building, location and fit-out

- Malé, accessible to customers, staff and visitors
- Situated on a main road to ensure easy access for Transportation and logistics.
- Water supply and secure access
- Permitted interior fit-out, partitioning, furnishing, branding/signage and necessary modifications subject to approvals
- Identify existing condition, proposed fit-out period, any rent-free period and landlord contribution

3. Lease and handover

Preferred term: 5 years; renewal by mutual agreement. Shop available preferably by 10 December 2026 and office by 1 February 2027. Phased handover may be considered. Proposed dates are preferences, not mandatory exclusions.

4. Proposal contents

1. Filled Bid Proposal Form
2. Property owner / authorized representative details
3. Property Registration and evidence of authority to lease if applicable.
4. Full address, floor(s), plans, area breakdown and photos
5. Description of facilities, accessibility, building condition and any limitations

6. Proposed lease terms, renewal arrangements, maintenance obligations, utilities and termination provisions
7. Offer validity period and contact details

5. Evaluation and due diligence

Proposals will be reviewed for functional suitability, location/access, building condition and facilities, handover timing, lease conditions and total cost over the proposed lease term. Site inspections and clarifications may be undertaken.

Evaluation Criteria

- Price 40%
- Location / Access: 30%
- Suitability / Condition / Facilities: 20%
- Handover Timing: 10%

6. Submission and reservations

Submit by 26th November 2026 to Procurement@agronational.mv , quoting AGRO/PROC/26/0001. Questions may be sent to Procurement@agronational.mv by 19th November 2026. AgroNat may request supporting documentation, negotiate permitted terms, or cancel the process subject to applicable rules. No contract exists until the necessary approvals and written agreement are completed.