SPECIFICATION /REQUIREMENT

LEASE OF SHOP AND OFFICE SPACE

1. General Requirement

Agro National Corporation (AgroNat) requires suitable premises to accommodate its commercial shop and office/operational activities.

Preference will be given to premises where the required spaces can be accommodated within the same building, although the spaces may be located on different floors.

2. Space Requirements

Space Requirement	Approximate Area (m^2)	Preferred Availability
Shop Space / Operational Space Availability	142 m^2	10 December 2026
Office	359 m^2	1 February 2027
Total	**Approx. 501 m^2**	—

The above areas are approximate. Alternative configurations and slightly different floor areas may be considered where the premises can reasonably accommodate the required operations.

3. Shop Space Requirements

The shop premises should preferably provide:

- Suitable accessibility and visibility for customers.
- Adequate space for commercial operations.
- Appropriate frontage and signage opportunities were available.
- Adequate lighting and ventilation.
- Reliable electricity supply.
- Air-conditioning.
- Access to washroom facilities.
- Suitable loading and unloading access, where applicable.

The shop space may be located on one or more floors, depending on the proposed building arrangement.

4. Office / Operational Space Requirements

The office and operational premises should preferably provide:

- Adequate space for staff workstations and office operations.
- Suitable meeting and administrative areas.
- Adequate lighting and ventilation.
- Reliable electricity supply.
- Air-conditioning.
- Internet and telecommunications connectivity.
- Access to washroom facilities.
- Safe and convenient access for staff and visitors.
- Lift access

The required office/operational space may be distributed across different floors and does not necessarily need to be on consecutive floors, provided the spaces are within the same building.

5. Location Requirements

Preference will be given to premises that:

- Preferably located in Male'.
- Are easily accessible to staff, customers and visitors.
- Provide reasonable visibility and accessibility for the shop.
- Are suitable for the intended commercial and office activities.

6. Floor Arrangement

The following arrangements may be considered:

- Shop and office spaces are located on different floors within the same building.
- Office spaces are distributed across non-consecutive floors.
- Phased availability/handover of the shop and office spaces, if required.

7. Preferred Lease Requirements

Requirement	Preference
Lease Period	5 years
Renewal	Subject to mutual agreement
Shop Availability+ Operational Space Availability	10 December 2026
Office	1 February 2027
Handover	Phased handover may be considered

8. Building Facilities and Services

The proposed premises should preferably have or provide access to:

- Reliable electricity supply.
- Water supply.
- Air-conditioning.
- Internet and telecommunications connectivity.
- Washroom facilities.
- Lift access, where applicable.
- Loading and unloading access, where applicable.

9. Safety and Security

The building should preferably have appropriate safety and security arrangements, including where applicable:

- Secure access to the premises.

10. Condition and Fit-Out

The condition of the premises at the time of handover should be clearly identified.

The premises should preferably allow reasonable:

- Interior fit-out.
- Partitioning.
- Furnishing.

- Branding and signage.
- Other modifications required for AgroNat's operations, subject to applicable approvals.

The availability of any of the following may also be considered:

- Fit-out period.
- Rent-free period.
- Landlord contribution towards fit-out costs.

12. General

The areas, configurations and availability dates stated in this Specification Sheet are approximate and represent AgroNat's current requirements.

Alternative premises or configurations may be considered where they provide a suitable overall solution for AgroNat's commercial shop and office/operational requirements.

Document Sign-Off

Prepared By	Checked By	Approved By
 Najib Shareef Hussain (Admin, Officer)	 Ahmed Saeed (Admin, Manager)	 Qudhrathulla Naseer (Chief Operating Officer)