

LEASE PROPOSAL REQUEST

Requirement for lease an 8000 Sqft of usable space for the purpose of office relocation.


| | | | |
|------------------------------------|--|---------------------------------|---|
| Proposal Number | 40/2021 | Proposal Submission Date | 28 th November 2021 11:00 hrs. |
| Proposal Announcement Ref | IAS/MIS/2021-1820 | | |
| Proposal Submission Address | Dar-Al-Eiman Building, Majeedhee Magu, K.Male', Maldives | | |

Island Aviation Services Ltd. is seeking Proposals for the requirement stated below. Interested Parties are invited to submit their proposals for the supply of the goods and services as instructed in this document. Please ensure that all submissions comply with the instructions. Failure to comply with the instructions may result in disqualification of the Proposal.

NOVEMBER 20, 2021

ISLAND AVIATION SERVICES LIMITED

M.Dar-Al-Eiman Building | Majeedhee Magu | K.Male' | Maldives

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| | | DATE: | 20 NOV 2021 |

1. Invitation to Proposal

SUMMARY

IASL is the National Airline of the Republic of Maldives and is wholly owned by the Government of Maldives. In addition to Air Transport Services, IASL offers various other aviation related services such as Air Cargo, Airport Management, Aircraft Engineering, and Ground Handling Services.

IASL is looking for a suitable party to lease an 8000 sqft of usable space as per the arrangement stated in 2.2.

Island Aviation Services invites sealed Proposals valid for 90 days. All Parties are advised to study the Proposal Document carefully.

2. Information for Parties


2.1. Goods / Services Required

- 2.1.1. Requirement for leasing 2000 (Usable Space) Sqft, available in four separate floors from ground to up as per below requirement.
- 2.1.2. Contract Period – 3 years
- 2.1.3. Building should have elevator service
- 2.1.4. Each floor should have at least two toilets

2.2. Floor Arrangement

| Floors | Arrangement | Preferred Sqft per floor. |
|-----------------------|--------------------------|---------------------------|
| Ground Floor | IASL Warehouse | 2000 |
| 1 st Floor | Office and Meeting Rooms | 2000 |
| 2 nd Floor | Office | 2000 |
| 3 rd Floor | Office and Meeting Rooms | 2000 |

Note: IASL prefers usable space for Warehouse to be 2000 Sqft. In addition, usable spaces allocated for remaining floors for Office and meeting rooms can be proposed as per lessor's choice. However, total space for Office and meeting rooms shall not be less than 6000 Sqft.

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2.3. Required Documents

Interested Parties must submit relevant documents as per below details.

- a) Floor Plan
 - a. A detail measurement of the floors and the usable space.

- b) Payment Terms
 - a. The lessor can propose the rent in two options or either of one option as per below format.

| Rent | Rate |
|--------------------------------|------|
| Option -1: Per Month | |
| Option -2: Lump-sum (3 Years) | |