



TRANSNET SOC Ltd
acting through its operating division
TRANSNET NATIONAL PORTS AUTHORITY ("TNPA")

BRIEFING NOTE: NO.1

TENDER REFERENCE NUMBER: TNPA/PEH/03/2026

DESCRIPTION: REQUEST FOR PROPOSALS IN RESPECT OF PROPERTIES OWNED BY TRANSNET SOC LIMITED TRADING THROUGH ITS OPERATING DIVISION TRANSNET NATIONAL PORTS AUTHORITY IN THE PORT OF PORT ELIZABETH

SUBJECT: ANSWERS TO QUESTIONS RAISED AT NON-COMPULSORY TENDER BRIEFING SESSION (via Microsoft Teams)

A non-compulsory briefing session was held on **20 March 2026** in respect of Request for Proposal (RFP) **PEH/03/2026** for the leasing of various properties within the Port of Port Elizabeth. The purpose of the session was to provide prospective bidders with an overview of the RFP requirements, including the scope of opportunities, submission requirements, evaluation methodology, and key compliance considerations.

The session further aimed to highlight critical aspects of the bid documentation, clarify TNPA's expectations regarding property-specific proposals, and guide bidders on the preparation of responsive and competitive submissions.

Bidders were afforded the opportunity to raise clarification questions during the session. The queries received, together with TNPA's responses, are recorded in the table below and are published for the benefit of all prospective bidders in line with the principles of fairness, transparency, and equal access to information.

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Company Secretary: Mr S Selepe

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TRANSNET HAS A 'ZERO GIFTS' POLICY. NO EMPLOYEE IS ALLOWED TO ACCEPT GIFTS, FAVOURS OR BENEFITS

CLARIFICATIONS ARISING FROM NON-COMPULSORY BRIEFING SESSION (20 MARCH 2026)		
NO	QUERY RAISED	TNPA RESPONSE
1.	Whether bidders may apply for more than one property	Bidders may apply for multiple properties. However, a separate RFP submission must be completed and submitted per property, under the correct reference number. Supporting documentation must be specific to each property and proposed use . Where a combined or integrated proposal is submitted for multiple/adjacent properties, this must be clearly motivated, and the business plan and financials must reflect the combined development.
2.	Common challenges / pitfalls experienced in previous submissions	Key challenges identified include administrative errors (e.g. unsigned documents or incorrect authorised signatories), submission of invalid or outdated compliance documents, and generic (non-site-specific) proposals. Bidders are required to ensure that submissions are fully aligned to the specific property and proposed use , with clear linkage between the business plan, CAPEX, maintenance plan, and financial projections.
3.	Known site constraints, infrastructure limitations, or risks	Property condition reports, infrastructure limitations, and known constraints are included in the RFP documentation. Bidders must ensure that their proposed use aligns with the Port Development Framework Plan (PDFP) and the designated precinct. Any deviations or additional requirements must be clearly motivated within the proposal.
4.	Permissible alterations to heritage buildings (structural changes, signage, extraction systems)	External or façade alterations to heritage buildings are generally restricted. Internal modifications may be permissible; however, all proposed changes are subject to approval by the relevant municipality and heritage authorities. TNPA does not provide final approval on such matters, and bidders are responsible for obtaining the necessary statutory approvals.
5.	Operational status and condition of the ice plant infrastructure	The ice plant is currently operational and tenanted. The existing lease expires at the end of March and will continue on a month-to-month basis pending finalisation of the RFP process. Bidders are encouraged to conduct a site inspection to assess the condition and suitability of the infrastructure.

6.	Storage capacity of cold storage facility (PEH/03/2026/05)	Specific capacity details are not formally provided within the session. Bidders are advised to refer to available RFP documentation and to conduct a site inspection to determine the capacity, layout, and suitability of the facility for their proposed operations.
7.	Process to arrange site inspections/viewings	Site inspections may be arranged by submitting a request to the official RFP email address. TNPA will coordinate access to both vacant and tenanted properties. Bidders are encouraged to attend site with relevant technical advisors or contractors to inform their proposals.
8.	Clarification on B-BBEE scoring and weighting in evaluation	The evaluation process comprises functionality, price, and specific goals . B-BBEE forms part of the specific goals component and contributes additional points (up to a maximum allocation, depending on the applicable preference point system). A Level 1 or Level 2 contributor will score higher points under this category, while lower levels may no points. Importantly, the final ranking is based on a combined score of price and specific goals , meaning that the highest rental offer does not automatically guarantee award. TNPA may apply objective criteria in determining the preferred bidder.

All prospective bidders are reminded that any additional clarification requests must be submitted in writing to the designated RFP email address within the stipulated query period. Responses to such queries will be communicated through the official channels and, where applicable, published on the Transnet eTender portal for the benefit of all bidders.

Bidders are encouraged to carefully review the RFP documentation in its entirety and to ensure that all submissions are complete, compliant, and aligned to the specific property and proposed use. Failure to adhere to the submission requirements may result in disqualification or reduced scoring.

This clarification note forms part of the official RFP documentation and must be read in conjunction with the RFP and all associated annexures. All information provided herein is issued in the interest of fairness, transparency, and equal access to information for all prospective bidders.

Warm regards,
Property Management, Nelson Mandela Bay Ports