



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

BRIEFING NOTE: NO.1

TENDER REFERENCE NUMBER: TNPA/PEH/08/2026

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 **4 September 2026** in respect of Request for Proposal (RFP) **PEH/08/2026** 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.	Lease tenure – may a bidder propose a longer tenure where the proposed investment involves long-term assets (e.g. 20-year energy infrastructure)?	The advertised lease periods range from 5 to 10 years. A bidder may propose a shorter period, but may not propose a period exceeding the maximum tenure advertised for the relevant property. The 5-year opportunities generally relate to precincts where the future proposed use has not yet been fully identified, and therefore allow for other commercial activities. The 10-year opportunities are generally those where the proposed use is aligned with the precinct planning.
2.	Zoning / rezoning – may a bidder propose a use requiring rezoning, having regard to the current Port Development Framework Plan and development plans?	The Port Development Framework Plan and precinct plans are aligned with the zoning applicable to the respective property/precinct. The Port of Port Elizabeth comprises areas with different zoning designations, including special-purpose and transport-related zoning. Bidders must ensure that their proposed use is aligned with the advertised use and the relevant precinct planning. A proposal that is materially misaligned with the advertised purpose or precinct planning is likely to score poorly at functional evaluation and may also be considered unsuitable when objective criteria are applied. No assurance was given that rezoning would be supported.
3.	Permitting / environmental approvals – may a bidder have an initial period to obtain environmental, grid or other statutory approvals before full commercial activation?	Bidders should identify all required permits, licences and authorisations in their implementation plan, together with realistic timeframes and dependencies. For example, if an environmental authorisation is expected to take a significant period, this must be reflected in the implementation programme. A beneficial occupation period may be considered to allow sufficient time to secure required authorisations before operations commence, but this is not guaranteed and will be considered on a case-by-case basis.
4.	Beneficial occupation – how should the request be motivated where permits or capital works are required before operations can commence?	Any request for beneficial occupation must be fully motivated and linked to the bidder's implementation programme and CAPEX schedule. The bidder should clearly identify the activities to be undertaken during the requested period and explain why the period is necessary. Where beneficial occupation is approved, the successful bidder remains responsible for applicable holding costs, utilities and rates

		and taxes during that period; rental may be forgone, reduced or increased incrementally for the approved beneficial occupation period.
5.	Where can bidders obtain the tender / data documents?	The tender documents are accessible through the Transnet e-Tender portal via the link provided on the RFP advert. Bidders may search for the RFP reference number or navigate to the Port of Port Elizabeth leasing opportunities published on 28 August 2026. Bidders experiencing access difficulties should follow the portal navigation instructions provided during the briefing session.

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