TRANSNET

REINVENT
FOR GROWTH

REQUEST FOR PROPOSAL PEH/08/2026 PORT OF PORT ELIZABETH

Non-Compulsory Briefing Presentation

Welcome & Purpose of the Session

- Introduce the opportunity available within the Port of Ngqura
- Provide an overview of the property offering
- Clarify the scope of requirements
- Highlight key technical, commercial and compliance obligations
- Explain the bid submission and evaluation process
- Provide an opportunity for clarification

Disclaimer: Information presented during this briefing must be read together with the RFP and all annexures. In the event of any inconsistency, the RFP shall prevail.

TIMELINES

Timelines

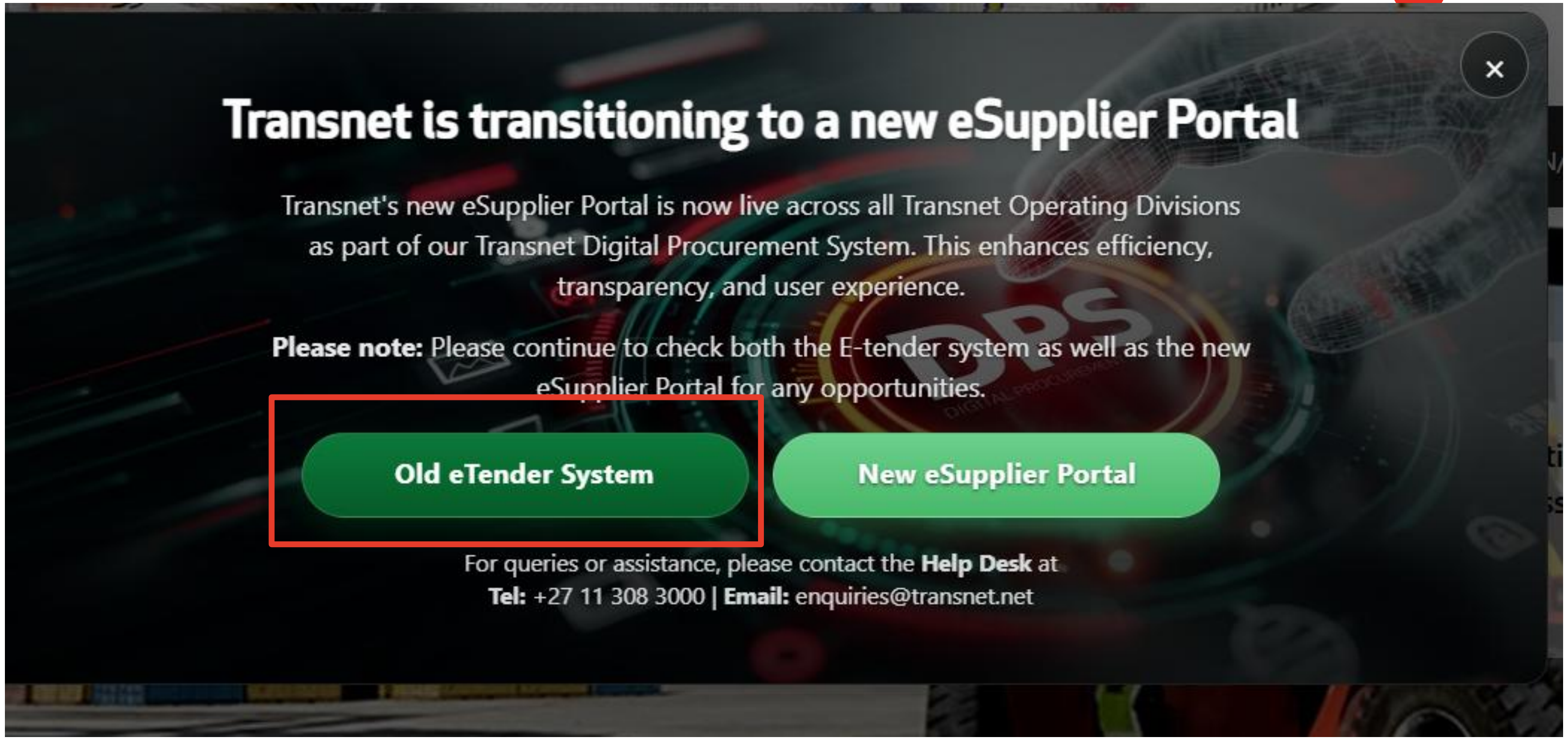
ACTIVITY		DATE
	Tender Advertisement	28 August 2026
	Non-Compulsory Briefing Session	4 September 2026 @12h00
	Query Closing Date	25 September 2026 @ 12h00
	Tender Closing Date	2 October 2026 @ 12h00

Transnet Tender Portal : https://transnetetenders.azurewebsites.net

Communication: popeleaseapplications@transnet.net

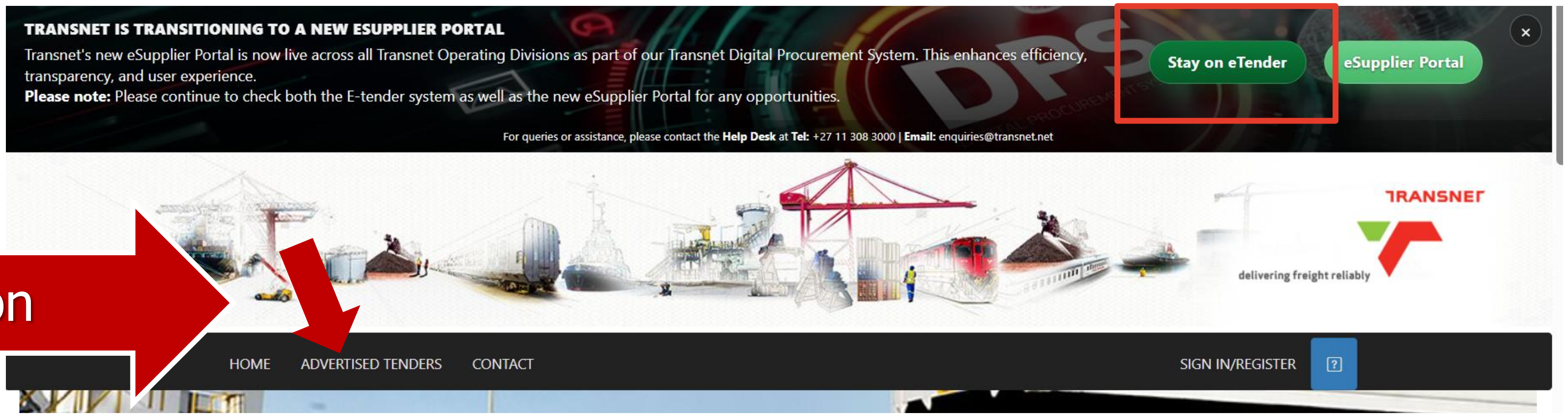
Accessing Transnet e-Tenders Portal

Landing Page



Page 2 Banner

Tab Selection



TNPA RESERVATIONS AND DISCLAIMERS

Prohibition of Communication with Bidders

PROHIBITED COMMUNICATION	APPROVED PROCESS
○ WhatsApp messages with bidders	✓ All queries via **official RFP channel**
○ Direct emails to/from bidders	✓ Centralised communication only
○ Phone calls or virtual meetings	✓ Responses issued to **all bidders equally**
○ Social media or informal discussions	✓ Maintain full audit trail of communication
○ Providing clarification outside the RFP process	✓ Report unsolicited contact immediately

IMPORTANT

1. Any communication outside the formal process compromises **fairness and transparency**
2. Unsolicited contact (WhatsApp, email, calls) must be **reported to SCM immediately**
3. Non-compliance may result in:
   - **Bidder disqualification**
   - **Disciplinary action**

TNPA Reservations & Disclaimers

PROCESS CONTROL

- May modify RFP / request re-submissions
- May cancel bid process
- May award partially or split awards
- May award to next-ranked bidder

COMPLIANCE REQUIREMENTS

- Mandatory **CSD registration**
- Must be **tax compliant**
- TNPA may **validate information**
- False info → **cancellation / blacklisting**

BID RULES

- No changes to rental after closing
- Bidders bear own costs
- Evaluated via internal governance

KEY TIMELINES

- 120-day validity
- 7-day cooling-off period
- Lease signed within 5 days

RETURNABLE DOCUMENTS

Returnable Documents

MANDATORY	OTHER RETURNABLE	ESSENTIAL (DUE DILIGENCE)
If not submitted → **DISQUALIFIED**	If not submitted → No points awarded	May be requested by TNPA
1. Rental Offer	1. B-BBEE Certificate/ Sworn Affidavit or required proof to claim specific goals 2. Capital Expenditure Plan 3. Maintenance Plan 4. Company Profile 5. Business Plan 6. Reference Letters 7. Bank Rating Code	1. SBD 1 Form 2. Bidder's Disclosure 3. Company Resolution 4. Tax Compliance Pin 5. National Development Plan 6. Environmental Management Plan 7. JV Agreements (where applicable) 8. Letter of Good Standing 9. Traffic Management Plan 10. Financial Statements/ Projected Cash Flows

EVALUATION CRITERIA

RFP Document

Section 1 - 2

General Requirements, Rules and Provisions

1. SBD 1 Form
   a. Bidders Information
   b. Tax Compliance Pin
   c. CSD Registration Information
2. Terms and Conditions of Bidding
   a. Instructions
   b. Disclaimers
   c. Legal Review
   d. CSD Requirements
   e. Tax Compliance

Section 3 -4

Scope, Evaluation and Pricing

1. Details of Property
2. Evaluation Methodology
   a. Step 1
   b. Step 2
   c. Step 3
   d. Step 4
   e. Step 5
   f. Step 6
   g. Step 7
3. Pricing – Rental Offer
   a. Rate per square meter
   b. Monthly rental excluding and including VAT
   c. Escalation %
   d. 5-year rentals excluding and including VAT

Section 5

Returnable Documents

1. Mandatory Returnable Documents
2. Other Returnable Documents
3. Essential Returnable Document

Section 6-12

Documents to be completed by the Bidder which include:

1. Proposal Form
2. Certificate of Acquaintance to RFP, Lease Agreement and Other documents
3. RFP declaration
4. RFP clarification Request
5. Specific Goals Claim Form
6. National Development Plan
7. POPIA

Stages of Evaluation

STAGE 1		STAGE 2	STAGE 3			
Step 1	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	**Step 7**
Administrative	**Substantive Responsive**	**Minimum Thresholds**	**Weighted scoring out of 100**	**Post Bid negotiation**	**Selection of the Bidder**	**Award**
1. Bid on time 2. Mandatory Returnable Documents 3. Validity of returnable documents for scoring 4. Signed by relevant personnel	1. Priced rental submitted and signed off as required.	1. Experience and Track Record 2. Business Plan/ Technical Proposal	1. Price (80/90) 2. Specific Goals (20/10)	1. Bidders ranked 2nd and 3rd may be negotiated with 2. Recommendation to 1st governance structure 3. Negotiation (if required)	1. Final recommendation 2. Final approval	1. Award Letters 2. Reject Letters 3. 7 day cooling off 4. Signature of lease
***must comply to progress to Step 2**	***must comply to progress to Step 3**	***must meet minimum 66.67/100 to progress to Step 4**	***bidders are ranked**		***application of objective criteria and recommendation for lease**	

Functional Evaluation

CRITERIA	WEIGHTING	PROOF TO BE PROVIDED	POINTS	MINIMUM REQUIREMENT	
Previous Experience	25	Company Profile Reference Letters	6	4	
Track Record	15	Bank Rating not older than 3 months	3	2	
Alignment to Port Development Framework Plan	10	Business Plan	3	2	
Market Analysis	10	Business Plan	3	2	
Operations Add Value to Port	10	Business Plan	3	2	
Capital Expenditure/ Refurbishment Plans	10	Business Plan	3	2	
Maintenance Plans	10	Business Plan	3	2	
Viability of Revenue and Cash Flow	10	Business Plan	3	2	
	100		**27**	**18**	**66.67**

Functional Evaluation - Adapted

CRITERIA	WEIGHTING	PROOF TO BE PROVIDED	POINTS	MINIMUM REQUIREMENT	
Previous Experience	30	Company Profile Reference Letters	6	4	
Track Record	20	Bank Rating not older than 3 months	3	2	
Alignment to Port Development Framework Plan	10	Business Plan	3	2	
Market Analysis	10	Business Plan	3	2	
Operations Add Value to Port	15	Business Plan	3	2	
Viability of Revenue and Cash Flow	15	Business Plan	3	2	
	100		**21**	**14**	**66.67**

Functional Evaluation - Guidelines

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CAPEX & MAINTENANCE METHODOLOGY

- Must align **schedule with methodology**
- Use **Gantt / activity sequencing**
- Detail to **Level 3 activities**
- Clear execution flow required

👉 **Scoring:**

- Concise → full detail + sequencing
- Good → detailed but less optimised
- Average → high-level only

FINANCIAL VIABILITY

- Assumptions must be **clearly justified**
- Cashflow must be **credible and supported**
- Negative cashflow → **mitigation required**

JOINT VENTURE (JV) REQUIREMENTS

- Bid must be in **JV name (not individual)**
- **Signed JV agreement** required
- % split + roles must be defined
- Evaluated on **single B-BBEE scorecard**
- All parties must be **CSD & tax compliant**

BENEFICIAL OCCUPATION

- Must be **fully motivated in Business Plan**
- Subject to **TNPA approval**
- Bidder carries **all holding costs**

Price Evaluation

GUIDELINES	
Price Evaluation Formula TNPA will apply one of the following formulae based on the applicable score weight (80 or 90):	
80-Point Scale PS = 80 x (1+(Pt-Pmax)/Pmax)	**90-Point Scale** PS=90 x (1+(Pt-Pmax)/Pmax)
Where: **PS =** Points scored for the bid under consideration **Pt =** Price of the bid under consideration **Pmax =** Price of the highest acceptable bid	

Specific Goals

Selected Specific Goal	Number of points allocated (80/20)	Number of points allocated (90/10)
B-BBEE Level of contributor – Level 1 & 2	10	5
+50% Black Youth Owned Entities	5	2
+ 30% Black Women Owned entities	3	2
+50% Entities Owned by People with Disability (PWD)	2	1
Non-Compliant and/or B-BBEE Level 3-8 contributors	0	0

***Bidders can score points in 1 or more areas of the specific goals**

EXAMPLES

Previous Experience

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Arrow Company Profile

Arrow is a global provider of products, services, and solutions to industrial and commercial users of electronic components and enterprise computing solutions, with 2012 sales of $20.4 billion. Arrow serves as a supply channel partner for over 100,000 original equipment manufacturers, contract manufacturers, and commercial customers through a global network of more than 470 locations in 55 countries. A Fortune 150 company with 16,500 employees worldwide, Arrow brings the technology solutions of its suppliers to a breadth of markets, including industrial equipment, information systems, automotive and transportation, aerospace and defense, medical and life sciences, telecommunications and consumer electronics, and helps customers introduce innovative products, reduce their time to market, and enhance their overall competiveness.

FAST FACTS

- >> Ticker Symbol: ARW (NYSE)
- >> 2012 Sales: $20.4 billion
  - Global Components: $13.4 billion
  - Global Enterprise Computing Solutions: $7 billion
- >> 2012 Net Income: $506.3 million
- >> 2012 Operating Income: $804.1 million
- >> 2012 EPS: $4.56
- >> Locations: more than 470 worldwide
- >> Fortune 500 Ranking: 141
- >> Employees Worldwide: 16,500
- >> Customers Worldwide: 100,000
- >> Industry: Electronic Components and Computer Products Distribution
- >> Founded: 1935
- >> Incorporated: 1946
- >> Public: 1961
- >> Website: www.arrow.com

Executive Officers

Michael J. Long
Chairman, President and Chief Executive Officer

Paul J. Reilly
Executive Vice President, Finance and Operations, and Chief Financial Officer

Peter S. Brown
Senior Vice President, General Counsel and Secretary

Andrew S. Bryant
President, Global Enterprise Computing Solutions

Vincent P. Melvin
Vice President and Chief Information Officer

M. Catherine Morris
Senior Vice President and Chief Strategy Officer

Eric J. Schuck
President, Global Components

Gretchen K. Zech
Senior Vice President, Global Human Resources

2012 Sales by Geographic Region

2012 Sales by Geographic Region

Company Profile

BUSINESS REFERENCE LETTER

[Your Name]
[Your Title/Position]
[Your Company Name]
[Company Address]
[City, State, ZIP Code]
[Email Address]
[Phone Number]
[Date]

[Recipient's Name]
[Recipient's Position/Title]
[Company Name]
[Company Address]
[City, State, ZIP Code]

Subject: Business Reference for [Company/Individual Name]

Dear [Recipient's Name],

I am writing this letter to provide a strong business reference for [Company/Individual Name]. Having had the opportunity to work closely with [Company/Individual Name], I can attest to their exceptional professionalism, quality of work, and commitment to excellence.

[Company/Individual Name] has consistently demonstrated their expertise and dedication in their respective field. Their attention to detail and ability to deliver high-quality results are commendable. They possess in-depth knowledge and skills that are evident in the successful completion of projects and their contributions to our business.

Furthermore, I have been impressed by [Company/Individual Name]'s strong work ethic and reliability. They consistently meet deadlines and exhibit a proactive approach in tackling challenges. Their excellent communication skills and ability to collaborate effectively with clients and team members have contributed significantly to the success of our joint projects.

I highly recommend [Company/Individual Name] for any business endeavors or partnerships. Their professionalism, integrity, and commitment to delivering exceptional results make them a valuable asset to any organization or project.

Should you require any additional information or have any specific questions regarding [Company/Individual Name], please do not hesitate to reach out to me. I am more than willing to provide further insights or elaborate on their qualifications.

Thank you for your attention to this reference. I have full confidence in [Company/Individual Name]'s abilities and potential for success.

Sincerely,

[Your Name]
[Your Title/Position]
[Your Company Name]

www.typecalendar.com

Reference Letters

Track Record

Dear Valued Customer

Date Issued: 17-Jun-2025

FNB Refence Number: [redacted]

RE: BANK CODE REQUEST

1. We confirm, subject to the terms and conditions stated below, that ("the Account Holder") holds the following account with First National Bank, a division of FirstRand Bank Limited ("FNB"):

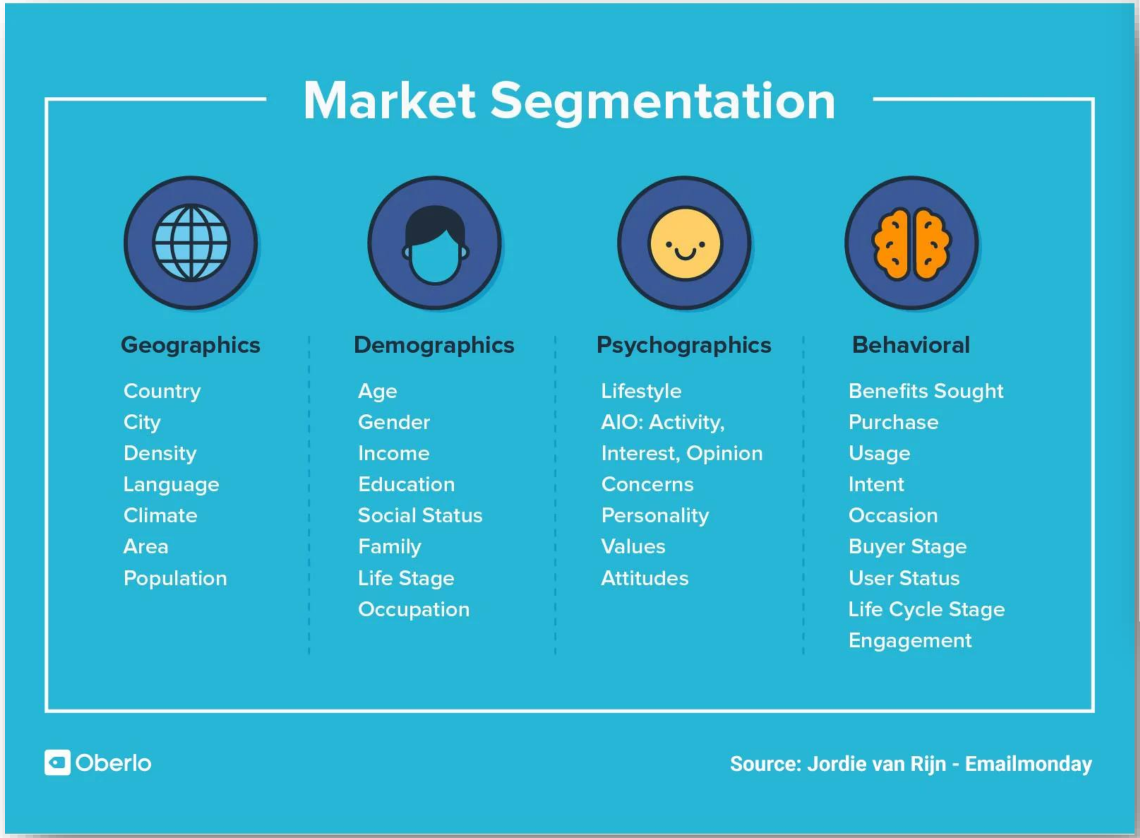
Account Name	[redacted]
Account Number	[redacted]
Account Type	BUSINESS ACCOUNT
Amount and Terms	R10 000.00 PER MONTH FOR 5 YEARS
Bank code	C Good for amount if strictly in way of business

Bank Code

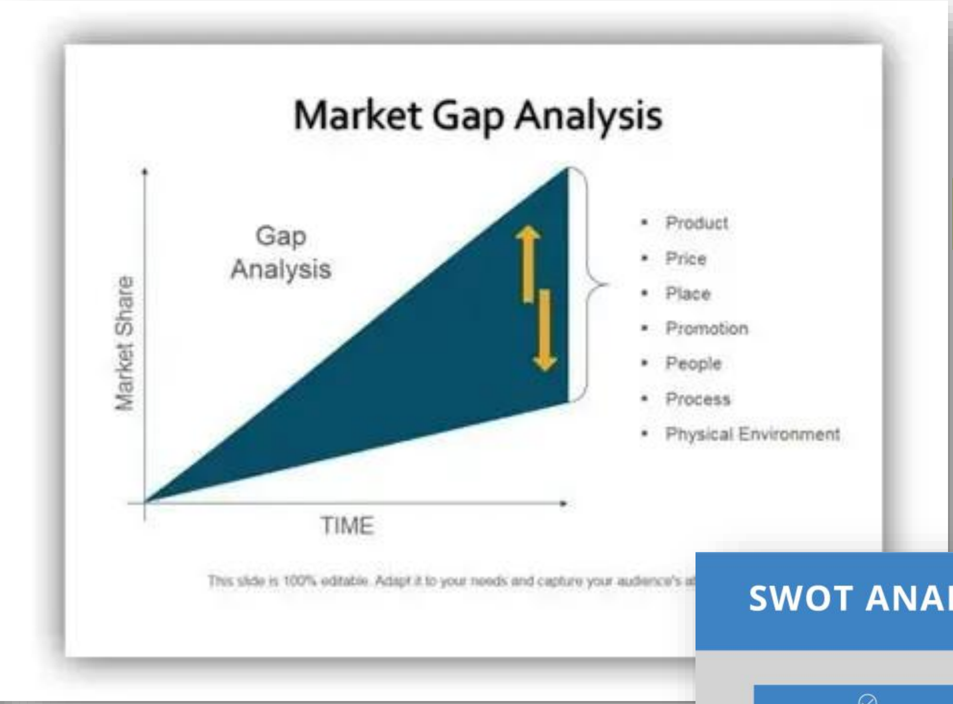
RATIO	FORMULA	INTERPRETATION
Gross Margin Ratio	$\frac{\text{Gross Profit}}{\text{Net Sales}}$	Measures Gross Profitability and Pricing Strategy Effectiveness by Considering Sales Revenue and COGS
Operating Margin Ratio	$\frac{\text{Operating Income}}{\text{Net Sales}}$	Provides Insights Into Operational Efficiency and Profitability by Considering Sales Revenue and Expenses
Net Profit Margin Ratio	$\frac{\text{Net Income}}{\text{Net Sales}}$	Reveals Overall Profitability and Financial Performance by Considering Sales Revenue and Net Profit
Return on Assets (ROA)	$\frac{\text{Net Income}}{\text{Total Assets}}$	Measures Management's Effectiveness in Utilizing Assets to Generate Profit
Return on Equity (ROE)	$\frac{\text{Net Income}}{\text{Total Equity}}$	Indicates the Company's Ability to Generate Returns for Investors by Relating Profitability to Equity

Financial Ratios

Market Analysis



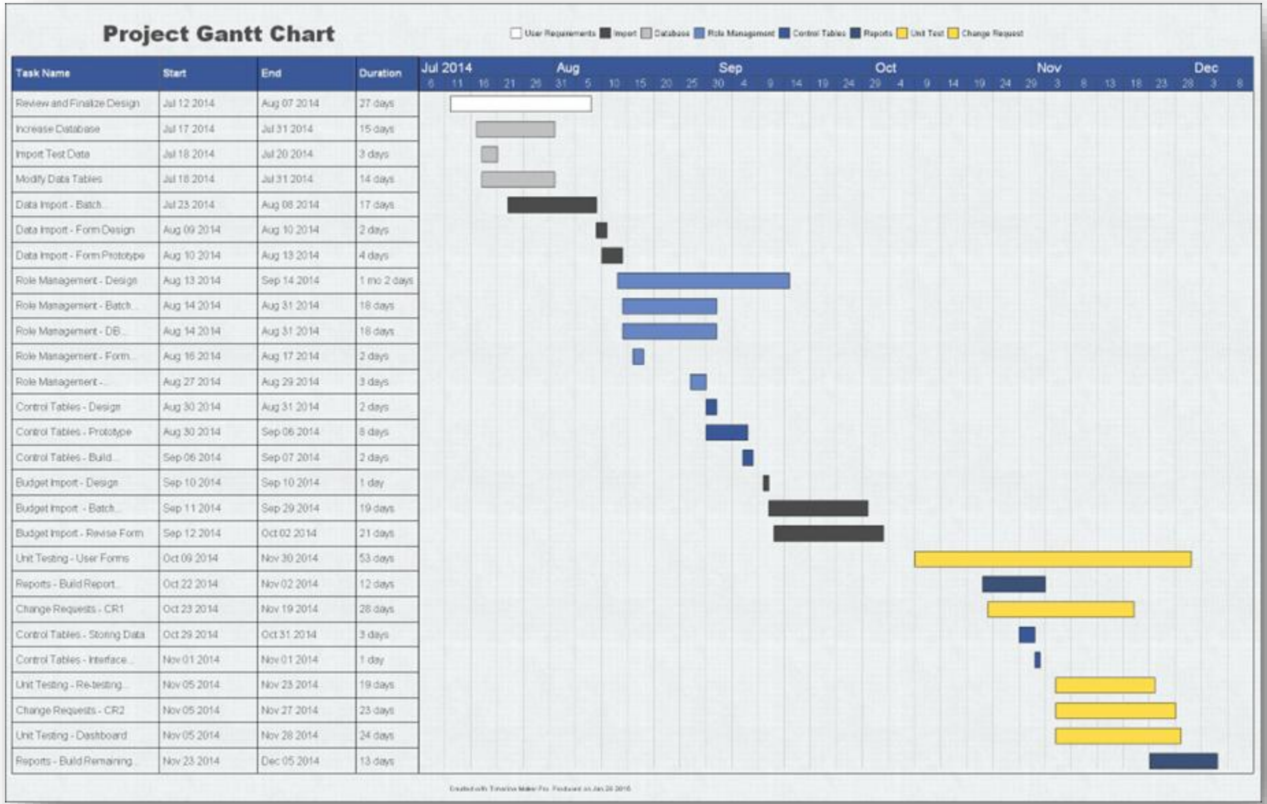
Market/Segment Analysis



Gap Analysis

SWOT Analysis

CAPEX & Maintenance Plans



Task Name	Start	End	Duration
Review and Finalize Design	Jul 12 2014	Aug 07 2014	27 days
Increase Database	Jul 17 2014	Jul 31 2014	15 days
Import Test Data	Jul 18 2014	Jul 20 2014	3 days
Modify Data Tables	Jul 18 2014	Jul 31 2014	14 days
Data Import - Batch...	Jul 23 2014	Aug 08 2014	17 days
Data Import - Form Design	Aug 09 2014	Aug 10 2014	2 days
Data Import - Form Prototype	Aug 10 2014	Aug 13 2014	4 days
Role Management - Design	Aug 13 2014	Sep 14 2014	1 mo 2 days
Role Management - Batch...	Aug 14 2014	Aug 31 2014	18 days
Role Management - DB...	Aug 14 2014	Aug 31 2014	18 days
Role Management - Form...	Aug 16 2014	Aug 17 2014	2 days
Role Management -...	Aug 27 2014	Aug 29 2014	3 days
Control Tables - Design	Aug 30 2014	Aug 31 2014	2 days
Control Tables - Prototype	Aug 30 2014	Sep 06 2014	8 days
Control Tables - Build...	Sep 06 2014	Sep 07 2014	2 days
Budget Import - Design	Sep 10 2014	Sep 10 2014	1 day
Budget Import - Batch...	Sep 11 2014	Sep 29 2014	19 days
Budget Import - Revise Form	Sep 12 2014	Oct 02 2014	21 days
Unit Testing - User Forms	Oct 09 2014	Nov 30 2014	53 days
Reports - Build Report...	Oct 22 2014	Nov 02 2014	12 days
Change Requests - CR1	Oct 23 2014	Nov 19 2014	28 days
Control Tables - Storing Data	Oct 29 2014	Oct 31 2014	3 days
Control Tables - Interface...	Nov 01 2014	Nov 01 2014	1 day
Unit Testing - Re-testing...	Nov 05 2014	Nov 23 2014	19 days
Change Requests - CR2	Nov 05 2014	Nov 27 2014	23 days
Unit Testing - Dashboard	Nov 05 2014	Nov 28 2014	24 days
Reports - Build Remaining...	Nov 23 2014	Dec 05 2014	13 days

CAPEX Plan

Planned Preventive Maintenance schedule

Activity & Location	Frequency	8-Apr	15-Apr	22-Apr	29-Apr	6-May	13-May	20-May	27-May	3-Jun	10-Jun	17-Jun	24-Jun	1-Jul	8-Jul	15-Jul	22-Jul	29-Jul
In House	Week	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	1
Inspect perimeter gates & fencing	W																	
Inspect internal fire doors & final e	W																	
Inspect Playground	W																	
Check fire alarms call points	W																	
Check H & C water services	W																	
Log/Record all Utility Meter Reading	M																	
Legionella Monitoring Tasks to be Recorded																		
Little used outlets flush through an	W																	
Sentinel Taps H/W should be at lea	M																	
Sentinel Taps C/W should be belov	M																	
TMV's where fitted H/W should be	M																	
Water leaving Calorifer should be a	M																	
Water returning Calorifer should be	M																	
Shower heads/hoses dismantle &	M																	
Incoming cold water inlets should b	6M																	
Service & Re-commission Thermos	Y																	
Fire Safety Monitoring																		
Check indicator/alarm panel showi	D																	
Check all exits can be opened	D																	

Maintenance Plan

Examples – Cashflow Projections

	Year 1	Year 2	Year 3	Year 4	Year 5
Opening Cash Balance	$50,000	$51,000	$32,000	$88,000	$169,000
Cash Inflows					
Sales Revenue	$500,000	$600,000	$780,000	$850,000	$1,000,000
Loan Proceeds	$100,000	-	-	-	-
Other Income	$10,000	$15,000	$10,000	$5,000	$8,000
Total Inflows	$610,000	$615,000	$790,000	$855,000	$1,008,000
Cash Outflows					
Operating Expenses	$400,000	$480,000	$600,000	$650,000	$800,000
Loan Repayment	$24,000	$24,000	$24,000	$24,000	$24,000
Capital Expenditures	$150,000	$80,000	$50,000	$30,000	$10,000
Other Expenses	$35,000	$50,000	$60,000	$70,000	$100,000
Total Outflows	$609,000	$634,000	$734,000	$774,000	$934,000
Net Cash Flow	$1,000	-$19,000	$56,000	$81,000	$74,000
Closing Cash Balance	$51,000	$32,000	$88,000	$169,000	$243,000

Cashflow Projections

Q AND A

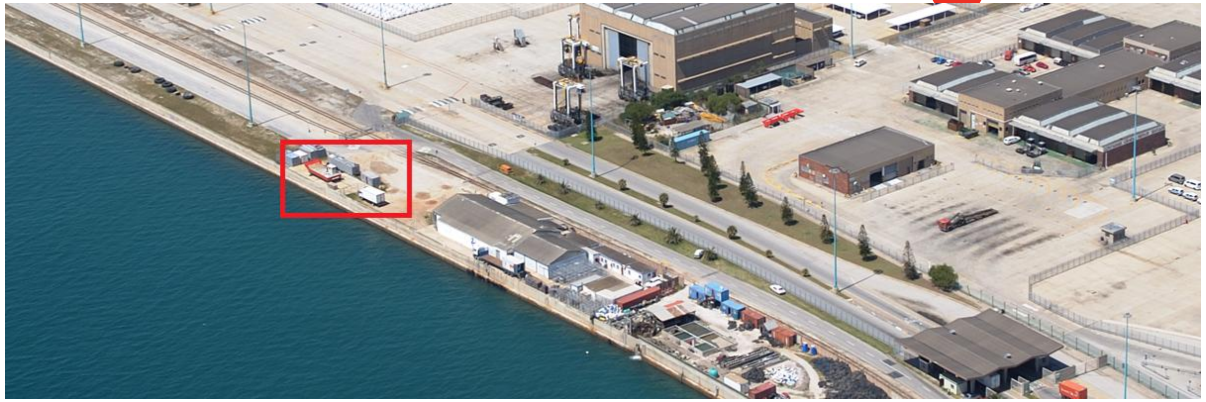
PROPERTIES ADVERTISED

Available Premises

TENDER REF NO.	DESCRIPTION	EXTENT (M²)	AVAILABLE FROM	USE	MAX TENURE
PEH/08/2026/01	Land	480	Immediately	Commercial	Up to 10 years
PEH/08/2026/02	Land & Building	1,854	Immediately	Commercial/Parking	Up to 5 years
PEH/08/2026/03	Building	252	Immediately	Offices/Storage	Up to 5 years
PEH/08/2026/04	Building	46	1 February 2027	Offices/Storage	Up to 5 years
PEH/08/2026/05	Offices/Warehouse	3,099	Immediately	Offices/Warehouse/Cold Storage	Up to 5 years
PEH/08/2026/06	Offices	262	Immediately	Offices/Storage	Up to 5 years
PEH/08/2026/07	Land & Building	747	Immediately	Offices/Storage/Workshop	Up to 5 years
PEH/08/2026/08	Land	604	Immediately	Commercial/Storage	Up to 5 years
PEH/08/2026/09	Land/Quay Space	78	1 August 2027	Commercial/Fishing	Up to 5 years
PEH/08/2026/10	Building	325	Immediately	Offices/Storage	Up to 10 years
PEH/08/2026/11	Land & Building	1,374	Immediately	Offices/Restaurant	Up to 10 years
PEH/08/2026/01	Land	480	Immediately	Commercial	Up to 10 years

Q AND A

PEH/08/2026/01



EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
480	**Immediate**	**Commercial/ Fishing**	**10 years**

1. Land area on north sea wall
2. Vacant site ideal for fishing-related operations (ice plant, cold storage, or other marine industry activities).
3. On-site sea water intake possible; bidders must specify this requirement in proposals.

PEH/08/2026/02

EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
1,854	**Immediate**	**Commercial/ Parking**	**5 years**

1. Vacant site suitable for port-related commercial activities, secure parking, or storage.
2. Concrete surface; good visibility and accessibility next to a popular recreational area.
3. No electricity or water connections; bidders must indicate if these services are required.
4. Contains a shelter measuring approximately 27m²
5. Contains a loading bank measuring approximately 143m²

PEH/08/2026/03

EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
252	**Immediate**	**Offices/ Storage**	**5 years**

1. Vacant property suitable for office or storage supporting port operations
2. Contains garage area (63m²) and office component (106m²)
3. Structurally sound but has suffered vandalism and prolonged vacancy; requires repairs and refurbishment.
4. Key remedial works: roof and ceiling repairs, internal cleaning, repainting, bathroom refurbishment, replacement of gutters, doors, and window frames.
5. Offers opportunity for lessee to customise the space for operational needs.

PEH/08/2026/04

EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
46	1 Feb 2027	Offices/ Storage	5 years

1. Small office/storage facility located close to the tanker berth.
2. Well-maintained and suitable for office or storage supporting port operations.
3. No toilet facilities; may require planning for ablution provisions.

PEH/08/2026/05

EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
3,099	Immediate	Offices/ Warehouse/ Cold Storage	5 years

1. Vacant property near the tank farm entrance
2. Ground floor: office space plus open warehouse/workshop with roller shutter access; suitable for workshop, warehouse, or cold storage operations.
3. Upper floor: additional office and open-plan areas; flexible for training or workspace needs.
4. Maintenance required: painting, replacement of security gates/doors, minor ceiling repairs, and refurbishment of ablution/shower facilities.
5. On-site parking available for staff and visitors.

PEH/08/2026/06

EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
262	**Immediate**	**Offices/ Storage**	**5 years**

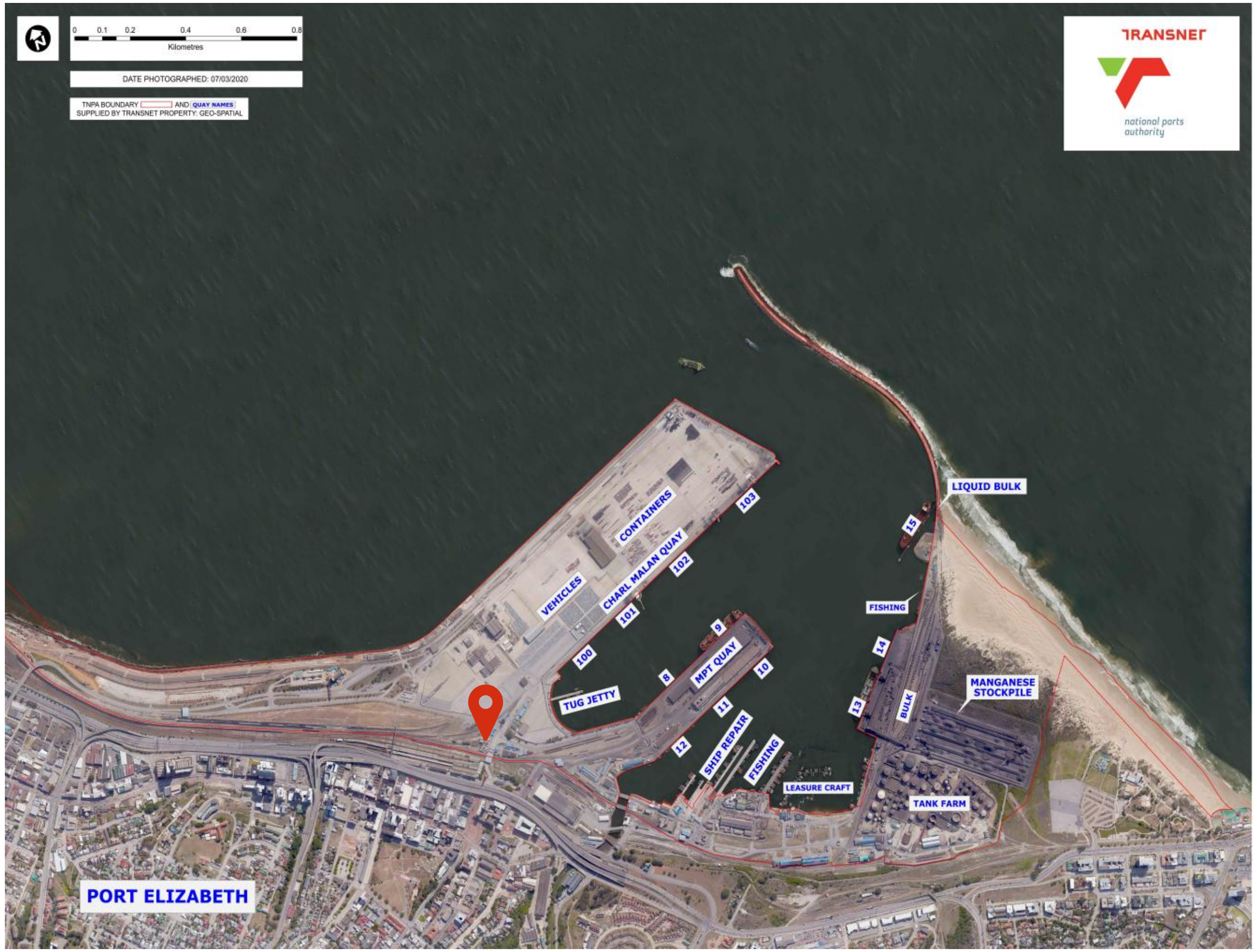
1. Vacant property, previously used for office and bonded storage; flexible for various commercial uses.
2. Conveniently located near Jetty Street entrance for easy access within the port.
3. Building in good condition and recently repainted.

PEH/08/2026/07

EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
747	**Immediate**	**Workshop/ Storage**	**5 years**

1. Vacant property with storage rooms, garage, and offices; suitable for storage, light workshops, or other port-supportive activities.
2. Located near the Tank Farm.
3. Building has suffered vandalism and deterioration; extensive repairs required.
4. Key maintenance: repair/replace burglar bars, doors, windows, gutters, asbestos roof sheeting, electrical installations; remediate mould and sand ingress.
5. Electrical Certificate of Compliance (CoC) required after electrical works.

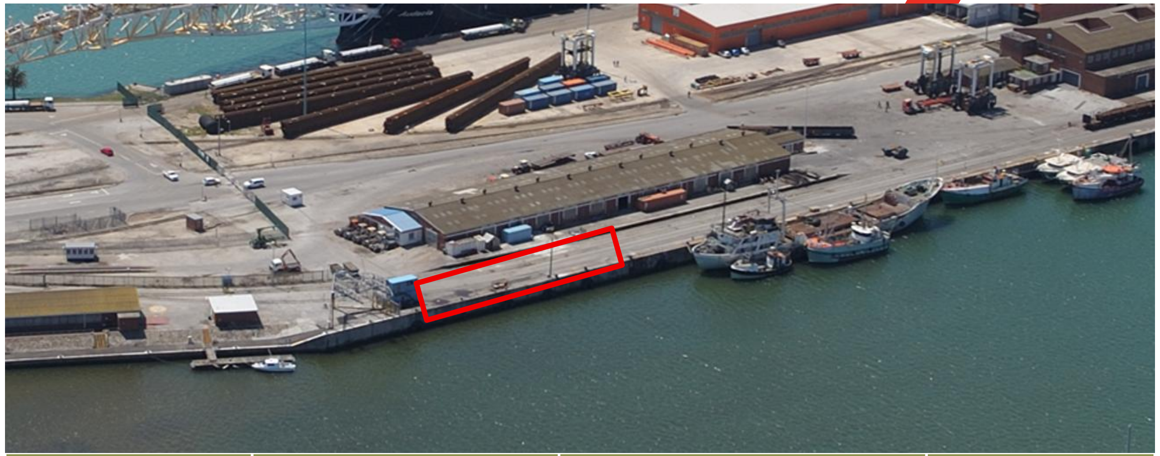
PEH/08/2026/08



EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
604	Immediate	Commercial/ Storage	5 years

1. The premises is currently vacant
2. Best suited for equipment storage/light logistics support.

PEH/08/2026/09



EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
78	1 Aug 2027	Commercial/ Fishing	5 years

1. Portion of Berth 12 comprising 39m² quay space & 39m² back-up area.
2. Existing lease expires 31 July 2027.
3. No infrastructure services or improvements situated on the site; dedicated operational quayside space only.
4. Occupation to be subject to TNPA marine operations, safety, environmental, security and access-control requirements, including Harbour Master and permit-to-work conditions where applicable.

PEH/08/2026/10

EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
325	Immediately	Offices/ Storage	10 years

1. Vacant double-storey building located within Maritime Commercial Precinct.
2. Suitable for maritime commercial, office and ancillary storage operations.
3. Refurbishment works are approximately 90% complete, including roof and ceiling repairs, brickwork, windows, doors, flooring, ablutions, electrical fittings and internal finishes.

PEH/03/2026/11

EXTENT (M²)	AVAILABLE FROM	POTENTIAL USE	MAX TENURE
1,374	Immediately	Offices/ Restaurant	10 years

1. Proposed use: low-impact hospitality/commercial (restaurant, offices, events).
2. Excludes late-night or alcohol-driven operations (night club)
3. Operating hours, noise, security, and access to be strictly managed.
4. No outdoor drinking or congregation in common areas.
5. Vacant and in poor condition – full refurbishment required.
6. Repairs include structural, plumbing, electrical, and general reinstatement.
7. Electrical CoC will be required post refurbishment works & prior to occupation.

Q AND A

Key Reminders

Tender closing date:

2 October 2026 @ 12h00

popeleaseapplications@transnet.net

www.transnetetenders.azurewebsites.net

All clarification requests must be submitted in writing to dedicated email address before the query closing date

Site inspections are strongly encouraged to enable bidders to undertake adequate due diligence and submit informed, realistic and implementable proposals

Bidders are responsible for familiarizing themselves with all RFP requirements, annexures and supporting documentation

Thank you