

ADDENDUM NO.1 TO THE BIDDING DOCUMENT

Renting Out Premises for Advertising / Marketing of Pakistan Metro Bus System (PMBS) (Rawalpindi-Islamabad) from Kachehri Station till Shaheed-e-Millat Stations

Kindly refer to the subject Tender and find enclosed herewith the Addendum No.1 to the bidding documents in pursuance of Clause 2.9 (Amendment of Bidding Documents) of Section 2. All other terms and conditions shall remain the same except following:

1. KEY BID DATA AT A GLANCE

The following entries in the table titled “Key Bid Data at a Glance” are hereby amended as follows:

Item	Amended
Initial Lease / Commercial Term	Five (05) years following completion of the Mobilization Period, extendable for up to two (02) additional years, subject to mutual consent, satisfactory performance, approval of the competent authority and applicable requirements.
Mobilization Period	Up to six (06) months from Contract signing / site handover. During this period, payment shall remain based on the actual approved area installed / utilized at the quoted Year-1 rate. The guaranteed five-year Commercial Term shall commence thereafter, subject to the relevant provisions of the RFP.
Performance Guarantee	6% of the Total Minimum Guaranteed Contract Value for the initial five-year Commercial Term. The five-year guaranteed value shall be calculated as $73.2612 \times G$, where G is the Year-1 Minimum Guaranteed Monthly Amount.
Bid Submission / Opening	03 rd November, 2026 at 2:00 PM / bid shall be opened publicly thirty (30) minutes after the bid submission deadline.

2. SECTION 2 — CLAUSE 2.28: PERFORMANCE GUARANTEE

The first paragraph of Clause 2.28 is hereby amended as follows:

“Within ten (10) days of receipt of the Letter of Acceptance / Award (LOA), the successful bidder shall furnish a Performance Guarantee equal to six percent (6%) of the Total Minimum Guaranteed Contract Value for the initial five-year Commercial Term. The Total Minimum Guaranteed Contract Value for the initial five-year Commercial Term shall be calculated as $73.2612 \times G$, where G is the Year-1 Minimum Guaranteed Monthly Amount.”

3. SECTION 5: DRAFT CONTRACT AGREEMENT

The following provisions of the Draft Contract Agreement are amended and shall be read as follows:

RFP Reference	Amended Provision
Clause 2.2 — “Commercial Term”	“Commercial Term” means the initial five-year period commencing after expiry / completion of the Mobilization Period, unless PMA declares an earlier commercial commencement for the relevant rights.
Clause 2.5 — “Mobilization Period”	“Mobilization Period” means a maximum period of six (06) months from the Signing Date / site handover during which the Lessee may survey, obtain approvals and install approved media. Payment during this period shall be area-based as stated in Clause 6.
Clause 3.2	The Lessee shall have up to six (06) months as a Mobilization Period. The Lessee may commence installation only after written site / design approval from PMA.
Clause 3.3	The initial Commercial Term shall be five (05) years following the Mobilization Period. The Contract may be extended for up to two

RFP Reference	Amended Provision
	(02) additional years only through a written amendment, subject to mutual consent, satisfactory performance, approval of the competent authority and applicable requirements. No automatic renewal shall arise.
Clause 6.3 — Annual Escalation	Year 1: G and R; Year 2: 1.10G and 1.10R; Year 3: 1.21G and 1.21R; Year 4: 1.331G and 1.331R; and Year 5: 1.4641G and 1.4641R. For any approved extension the 10% annual escalation shall continue for 6th and 7 th years unless otherwise lawfully agreed by written amendment.
Clause 7.1 — Performance Guarantee	The Lessee shall furnish a Performance Guarantee equal to six percent (6%) of the Total Minimum Guaranteed Contract Value for the initial five-year Commercial Term.
Clause 7.2 — Total Minimum Guaranteed Contract Value	The Total Minimum Guaranteed Contract Value for the initial five-year Commercial Term shall be $73.2612 \times G$. The Performance Guarantee amount shall therefore be $6\% \times (73.2612 \times G)$.

4. SECTION 4 — FINANCIAL PROPOSAL: FORM FIN-2

Sr. No.	Description	Formula / Unit	Bidder Quoted / Calculated Amount
1	Advertisement / Branding Rate (R)	Per sq. ft. / month (not less than PKR 55)	Rs. _____ per sq. ft.
2	Minimum Guaranteed Monthly Amount — Year 1 (G)	Per month	Rs. _____
3	Minimum Guaranteed Monthly Amount — Year 2	$1.10 \times G$	Rs. _____
4	Minimum Guaranteed Monthly Amount — Year 3	$1.21 \times G$	Rs. _____
5	Minimum Guaranteed Monthly Amount — Year 4	$1.331 \times G$	Rs. _____
6	Minimum Guaranteed Monthly Amount — Year 5	$1.4641 \times G$	Rs. _____
7	Total Minimum Guaranteed Amount for Initial 5-Year Commercial Term	$73.2612 \times G$	Rs. _____
8	Performance Guarantee Amount	$6\% \times (73.2612 \times G)$	Rs. _____

PAYMENT MECHANISM

During the commercial term: Monthly Payable Amount = MAX [Applicable Minimum Guaranteed Monthly Amount, Actual Approved Area Utilized (Sq. Ft.) x Applicable Rate per Sq. Ft. per Month].

During the mobilization period (maximum 06 months): payment shall be based on actual approved area installed / utilized x the quoted Year-1 rate per sq. ft. per month. The guaranteed five-year commercial term and the $73.2612 \times G$ calculation commence after the mobilization period.

Year-1 Minimum Guaranteed Monthly Amount (G) in figures: PKR _____

G in words: Pakistan Rupees _____ only.

Quoted Year-1 Rate (R) in figures: PKR _____ per Sq. Ft. per Month (not less than PKR 55).

Quoted Year-1 Rate (R) in words: Pakistan Rupees _____ per Sq. Ft. per Month.

Note:

- i. Both G and R shall increase by 10% at the start of each subsequent Contract Year.
- ii. For any approved extension: Year 6 = 1.61051 x Year-1 amount / rate; Year 5 = 1.4641 x Year-1 amount / rate, unless otherwise lawfully agreed by written amendment.
- iii. Only advertising / branding area approved and measured by PMA shall count toward the actual utilized area calculation.
- iv. All amounts are exclusive of applicable taxes, duties, levies, utility charges and statutory fees.
- v. In case of discrepancy between figures and words, the amount in words shall prevail.
- vi. Financial ranking shall be based on G, subject to technical responsiveness and compliance with the reserve rate.

5. SECTION 7.10 — COMMERCIAL TERMS AND PAYMENT SCHEDULE

The Commercial Terms and Payment Schedule is amended to reflect a Mobilization Period of up to six (06) months and the five-year initial Commercial Term. The applicable payment basis shall be as follows:

Period	Payment Basis	Due Date / Notes
Mobilization Period — up to six (06) months	Actual approved area installed / utilized × Year-1 Rate (R)	Area-based rent shall apply from actual commercial use / installation. No Minimum Guaranteed Monthly Amount floor applies during the Mobilization Period.
Commercial Year 1	Higher of G or actual approved area × R	Monthly in advance by the 5th day of each month.
Commercial Year 2	Higher of 1.10G or actual approved area × 1.10R	
Commercial Year 3	Higher of 1.21G or actual approved area × 1.21R	
Commercial Year 4	Higher of 1.331G or actual approved area × 1.331R	
Commercial Year 5	Higher of 1.4641G or actual approved area × 1.4641R	