REQUEST FOR EXPRESSIONS OF INTEREST
(CONSULTING SERVICES- FIRMS SELECTION)

AFRICAN DEVELOPMENT BANK
AISA EXTERNAL REPRESENTATION OFFICE (SNAR)

1. The African Development Bank hereby invites Real Estate Agent or Consultant to indicate their interest in the following Assignment: Conducting Market Survey of Tokyo Real Estate Market and Identifying Potential Office Premises for SNAR

2. The services to be provided under the Assignment include:

- Carry out market survey of the Tokyo Real Estate market, and provide the following:
  - A detailed summary of the Tokyo real estate market, with an outline of the current situation, market trends and growth prospects and new building opportunities coming up between now and June 2020.

- Carry out a review and analysis of office acquisition matters of other MDBs in Tokyo

- Obtain details of existing properties located within the target radius, their sizes, availability, and anticipated rentals.

- Obtain details of similar upcoming properties to be constructed within the target location within the next 18 months, including the ownership details, location and accessibility, security situation, target completion dates and anticipated rentals at the time of completion.

- Analyze pros and cons of current office lease contract considering the nature of the fixed term rental contract under Japanese law which requires early termination penalty but also a potential special treatment when moving to an office space of the same owner.

- Provide a report to the Bank with details of the market analysis together with an analysis of potential consequences of the current office lease contract, for review and comments within one month of commencement of the assignment.

3. The External Representation Office for Asia (SNAR) invites Real Estate Agents or Consulting Firms to indicate their interest in providing the above-described services. Interested eligible Consulting Firms or associations of Consulting Firms shall provide information on their qualifications and experience demonstrating their ability to provide the services (documentation, references for similar services, experience in comparable Assignments, availability of qualified staff, etc.).

4. Registration in the Bank’s DACON system is encouraged (https://econsultant.afdb.org:44356/welcomedacon?SAP-language=EN#) and registered applicants are requested to provide their DACON number with their expression of interest.
5. The eligibility criteria, the establishment of a short list and the selection procedure shall be in conformity with the Bank’s **Rules and Procedure for the Use of Corporate Consultants**. Please, note that interest expressed by a Consulting Firm does not imply any obligation on the part of the Bank to include it in the shortlist.

6. The estimated duration of services is **one (1) month** and the estimated starting timing is **end of January**

7. Interested Consulting Firms may obtain further information at the address below during the Bank’s working hours: 9:30 to 18:30 JST

8. Expressions of interest must be received at the address below no later than **18 January, 2019 at 17:00 local time in Tokyo, Japan**, and specifically mentioning “**Conducting Market Survey of Tokyo Real Estate Market and Identifying Potential Office Premises for SNAR**”.

For the attention of:
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African Development Bank
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