Annex C

REPUBLIC OF THE PHILIPPINES
SOCIAL SECURITY SYSTEM
East Avenue, Diliman, Quezon City
Tel. Nos. (632)8924-7826*(632)8709-7198
E-mail: lease.ropaaad@sss.gov.ph
Website https://www.sss.gov.ph

Date: _____

Invitation to Apply for Eligibility and to Submit Superior Comparative Proposal

1. The Social Security System (SSS), through its ROPA and Acquired Assets Department (ROPAAAD) and Asset Management Division (AMD), invites interested Public and Private Sector Entities (PSEs)/Challenger Lessees (CLs) to submit superior comparative proposals to challenge the agreed terms between the SSS and the Original Proponent Lessee (OPL) for the proposed lease of the SSS Properties described below:

Property	Lot Area (sqm)	Minimum Bid Price (₱/sq.m./month)	Location
Lot 1 Block 19	1,200.00	451.42	North Harbour Center Industrial Park, Brgy 129, Zone 11, Tondo District 1, City of Manila
Lot 2 Block 19	948.08	430.02	
Lot 14 Block 20	1,101.00	430.02	

2. Interested CLs must submit their Expression of Interest (EOI) personally or through email to the physical or email address stated below on or before **June 10, 2026, 2:00 p.m.**

   The EOI must contain an undertaking by the CL that (a) he/she/it will adhere to the qualifications criteria; (b) he/she/it will not seek and obtain a writ of injunction or prohibition or restraining order against SSS and its officials to prevent or restrain the process, the award of the Contract of Lease and implementation of the same; and (c) he/she/it will not institute any criminal, civil and/or administrative cases against SSS and its officials. Only CLs which submitted EOIs may obtain the Terms of Reference (TOR) and submit the Eligibility Documents and Bid Proposals on the date specified below.

   If no EOI from a CL is received within the prescribed period, the lease project shall be awarded to the OPL and the Modified Competitive Challenge (MCC) process is deemed completed.

3. CLs which submitted EOI, shall obtain the TOR at the address given below starting **May 27, 2026** up to the day before the scheduled Submission & Opening of Eligibility Documents, upon payment of a non- refundable fee of Philippine Pesos: THREE THOUSAND (₱3,000.00). The TOR shall be received personally by the CL or his/her/its authorized representative.

   It may also be downloaded free of charge from the website of the SSS www.sss.gov.ph, provided that CLs shall pay the applicable fee for the TOR not later than the deadline for the submission of bids.

   The mode of payment will be on a cash basis payable at the SSS Cash Management Department, Ground Floor, SSS Building, East Avenue, Diliman, Quezon City upon accomplishment of SSS R-6 Form.

4. The deadline for the Submission of Eligibility Documents and Bid Proposal, for CL/s who submitted the EOI, is on **June 29, 2026, 2:00 p.m**. at the Executive Lounge, 2nd Floor, SSS Building, East Avenue, Diliman, Quezon City. Late submission shall not be accepted.

5. Opening and Evaluation of Eligibility Documents and Bid Proposal shall be on same date and venue immediately after the deadline of submission as stated above. Lease proposals will be opened in the presence of the CLs/CLs' representatives who choose to attend at the address above.

6. A Pre-Selection Conference will be conducted through online conference using Microsoft Teams but attendance shall not be mandatory on **June 11, 2026, 2:00 p.m.** Kindly e-mail us the following on or before **June 10, 2026**, through the e-mail address indicated below:

   a. Name of the representative and e-mail address; and
   b. Technical and administrative queries

7. All Prospective Lessees (PLs) who have purchased the TOR can request for further clarifications and/or make inquiries regarding the TOR, which shall be in writing and addressed to the Department Manager III, ROPA and Acquired Assets Department. All inquiries should be received on or before **June 17, 2026, 5:00 p.m.** through the given physical address or through e-mail as specified below.

8. Bid Bulletin will be posted in the SSS website and will also be sent to all PLs who have purchased the TOR not later than the close of business hours on **June 22, 2026,** through email. Receipt of all Bid Bulletin shall be acknowledged by each PL prior to the submission and opening of the Eligibility Documents and Bid Proposal and shall be so indicated therein.

9. References to the dates and times shall be based on Philippine Standard time. Should any of the above dates fall on a holiday, the deadline shall be extended to the same time of the immediately succeeding business day in Quezon City.

10. The CLs shall be evaluated on a pass or fail basis to determine if the CL (or the member-firms) complies with or satisfies all of the requirements. Only those CLs who strictly comply with ALL eligibility requirements shall be declared “ELIGIBLE” for the opening and evaluation of their Bid/Lease Proposals.

11. Bids received below the minimum amount, as stated in the TOR, shall be rejected at the opening of the Lease Proposal/s.

12. If no CL procures this TOR and/or submits superior comparative proposal, the Contract of Lease shall be executed between SSS and the OPL, and the MCC process is deemed terminated. If there is an eligible and compliant CL with superior comparative proposal, the OPL shall have the right to outbid the same pursuant to the parameters set by SSS as stated in the TOR.

13. The SSS reserves the right to reject any and all application for qualification and eligibility found not in conformity with the relevant rules and policies set by SSS.

For further information, please refer to:

DEPARTMENT MANAGER III
ROPA and Acquired Assets Department
5th Floor, SSS Building
East Avenue, Diliman, Quezon City
Tel # (02) 8709-7198 local 2572/2574
Email add: lease.ropaaad@sss.gov.ph

AR. CYRUS CAESAR D. LOZANO
Department Manager III
ROPA and Acquired Assets Department