

Questions	Answers
<p>Q.1 Could you please clarify whether we must send a representative in person to your country to submit the sealed hard copies, or if they can be sent via courier/post</p>	<p>A.1 We would like to emphasize that, when submitting your sealed hard copy, you may use express delivery services such as DHL or EMS. Please ensure that the documents are delivered no later than May 11.</p>
<p>Q.2 I would like to ask about the term “Information on plant management systems” mentioned in the document. Could you kindly explain its specific meaning and provide an example of what content should be included?</p>	<p>A.2 Please provide a description of the organizational systems you use to control, monitor, and optimize industrial plant operations. This may include, but is not limited to:</p> <ul style="list-style-type: none"> • Production control systems • Energy management systems • Maintenance management systems • Inventory and material management systems • Real-time monitoring systems • Quality management systems
<p>Q.3 If we only submit the PDF version of the relevant pages downloaded from the official government website as supporting documents, will this be deemed valid?</p>	<p>A.3 If the information is obtained from an official and publicly accessible source that allows verification of your company’s legal operation, a PDF version of that information will be accepted as supporting documentation.</p>
<p>Q.4 We would like to inquire whether there is a dedicated contact person or team who can assist us in verifying the completeness and correctness of our bid document. For example, we plan to submit a draft version of our bid document on May 5th; could you and your colleagues review it and inform us of any errors or deficiencies, so that we can have sufficient time to make corrections and improvements before the official submission deadline?</p>	<p>A.4 Your request may give rise to a conflict of interest; therefore, it is not possible to assign personnel to review pre-prepared or draft documents. Applicants are required to prepare and submit their materials in strict accordance with the established guidelines. Should any part of the guidelines require clarification, updates will be published and attached to the relevant selection announcement on our Ministry’s official website (www.mmhi.gov.mn) to ensure equal access to information for all participants.</p>
<p>Q.5 The project implementation location is</p>	<p>A.5 In accordance with Clause 4.2 of the</p>

<p>stated as being within a 651-hectare industrial and technology park in Orkhon soum, Darkhan-Uul aimag. Will the land rights be transferred to the joint company established with the entity selected to implement the project?</p>	<p>document for selecting the strategic investor, issues related to land use will be mutually agreed upon by the parties during negotiations with the selected company, in alignment with the investment conditions proposed by them.</p>
<p>Q.6 For what duration will the land use rights be transferred to the company?</p>	<p>A.6 This issue will also be resolved through mutual agreement between the parties during negotiations.</p>
<p>Q.7 What are the utility costs at the project site? Electricity price?</p>	<p>A.7 Electricity supplied from the central power system is priced as follows:</p> <ul style="list-style-type: none"> • Daytime usage (06:00–17:00): 285 MNT/kWh • Evening usage (17:00–22:00): 476 MNT/kWh • Nighttime usage (22:00–06:00): 160 MNT/kWh <p>If the investor builds their own power source or does not connect to the central grid, they may use electricity at their own production cost.</p>
<p>Q.8 Water price?</p>	<p>A.8 Water tariffs vary depending on the source:</p> <ul style="list-style-type: none"> • For drinking water: <ul style="list-style-type: none"> ○ Surface water: 1,113 MNT/m³ ○ Groundwater: 989 MNT/m³ • For industrial use: <ul style="list-style-type: none"> ○ Surface water: 83.5 MNT/m³ ○ Groundwater: 197 MNT/m³ <p>If grey water is used in production, a discount is applied proportionally based on the percentage of total water usage.</p>
<p>Q.9 Price of fuel gas?</p>	<p>A.9 Currently, combustible gas is not widely used in industrial production in Mongolia, making it difficult to establish a standard price.</p>
<p>Q.10</p>	<p>A.10</p>

<p>Tax information states: (Exemption from land fees for 10 years; 100% exemption from immovable property tax for the first 5 years and 50% for the next 5 years; reduction or exemption from foreign worker workplace fees). If land fees were not exempted, how much tax would be payable at current rates?</p>	<p>Annual land fees range from 80,000 to 1,280,000 MNT per hectare, depending on land use.</p>
<p>Q.11 Similarly, how much would the immovable property tax be?</p>	<p>A.11 It is calculated annually at 2% of the total value of immovable property.</p>
<p>Q.12 Please provide information on the workplace fee per foreign worker.</p>	<p>A.12 According to Mongolian regulations, the monthly fee per foreign worker is set at twice the minimum wage. As of 2026, the minimum wage is 792,000 MNT, so the monthly fee per worker is 1,584,000 MNT.</p>
<p>Q.13 We are unable to send the files via email due to your system's 32 MB size limit. The total submission is 600 MB, including one document of 275 MB, which cannot be split or sent in parts. Could you please provide guidance on an alternative way to submit these documents, such as a secure file transfer link or FTP access?</p>	<p>A.13 To ensure the confidentiality of the tender documents, we recommend using one of the following methods:</p> <ul style="list-style-type: none"> • Password-protected archive: Please compress your files using software such as 7-Zip or WinRAR with AES-256 encryption and protect them with a password. Then upload the encrypted archive to a file-sharing platform of your choice and send us the download link. (industry@mmhi.gov.mn) • Secure file transfer services: If you use platforms such as WeTransfer Pro, TransferNow, or Proton Drive, please make sure to protect the download link with a password before sharing it. <p>For security purposes, after the file has been uploaded, please send the access password or code separately through another channel (please send both the link and the password to this email: industry@mmhi.gov.mn</p>

