



Ministry of Tourism and Environment

Male', Republic of Maldives

In collaboration with

Ministry of Foreign Affairs

Male', Republic of Maldives

INVESTMENT OPPORTUNITIES FOR THE DEVELOPMENT OF TOURIST RESORTS IN THE MALDIVES

(A Virtual Investment Forum)

TENTATIVE AGENDA

Date: 15th September 2025

Time: 1300hrs Maldives Time



Webinar Registration link

1	Introductory remarks by Ministry of Tourism and Environment	13:00
2	Remarks by Ministry of Foreign Affairs	13:10
3	Presentation by Ministry of Economic Development and Trade on Maldives Investment Climate	13:20
4	Presentations by Ministry of Tourism and Environment on the Tourism Investment Opportunities <ul style="list-style-type: none">- Snapshot of Maldives' tourism investment landscape- Strategic avenues for investment across the Maldivian tourism sector- Key development guidelines regulatory requirements.	13:35
5	Moderated Interactive Session & Discussions (Q & A) Panelists: <ul style="list-style-type: none">▪ Ministry of Tourism and Environment▪ Ministry of Foreign Affairs▪ Ministry of Economic Development and Trade	14:00
6	Closing Remarks by Ministry of Tourism and Environment	14:30
7	End of Meeting	14:45



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Ministry of Tourism and Environment
Male', Republic of Maldives



In collaboration with
Ministry of Foreign Affairs
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Invites Potential Investors to

Investment Opportunities For The Development of Tourist Resorts in the Maldives

(A Virtual Investment Forum)

CONCEPT NOTE



Date: 15th September 2025

Time: 1300hrs Maldives Time (GMT+ 5 HRS)

1. BACKGROUND OF MALDIVES TOURISM

Tourism in the Maldives began modestly in 1972 with the opening of a single resort near the capital. Since then, it has evolved into the country's most vital economic sector. As of 2024, the Maldives is home to over 170 resorts, 800 guesthouses, 15 hotels, 150+ Tourist vessel and more than 140 properties under development. Tourism directly contributes 22% to the national GDP and drives growth across related sectors such as transport, construction, trade, and financial services. Notably, resorts account for approximately 95% of tourism's total contribution to GDP, highlighting their pivotal role in the national economy.

The sector is also a key source of government revenue, generating 34.8% of total fiscal income. In 2024, tourism receipts reached USD 4.8 billion, demonstrating the industry's strength and resilience. That same year, 2 million international tourists arrived through Velana International Airport, with key source markets including the China, Russia, United Kingdom, Germany, and Italy.

The Maldives has successfully established itself as a world-renowned high-end tourism destination. This positioning has attracted significant foreign investment and contributed to a steady rise in GDP per capita—from USD 275 in 1980 to over USD 13,200 in 2024. The country's impressive economic growth has been largely driven by tourism and related non-tradable sectors, with tourism revenues playing a critical role in addressing structural development challenges and supporting national progress.

INTERNATIONAL TOURIST ARRIVALS - 2020 - 2024

2020	2021	2022	2023	2024	2025 (as of 31 July 2025)
555,494	1,321,937	1,675,303	1,878,543	2,046,615	1,294,868
-67.4	+138.0	+26.7%	+12.1%	+8.9%	+9.5%

Target for 2025 = 2.3 MILLION

TOP TEN MARKETS 2025

Rank 2025	Market	Arrivals	Market share %
1	China	189,949	14.7%
2	Russian	153,334	11.8%
3	UK	121,285	9.4%
4	Italy	93,275	7.2%
5	Germany	91,677	7.1%
6	India	75,637	5.8%
7	U.S.A	39,707	3.1%
8	France	37,579	7.1%
9	Spain	25,678	2.0%
10	Switzerland	25,466	2.0%



2. FOREIGN DIRECT INVESTMENTS

The success of foreign investments in the Maldives can be attributed to its open and liberal economic environment, relative political stability and the consistent growth of the economy. Foreign investors are offered a simple and transparent policy environment and continuous efforts are being made to make the investing environment more predictable.

Capitalizing on the numerous benefits of investing in the Maldives, many reputed international brand names have established their presence in the country. Amongst them are world class resort investments by international hotel chains such as Marriot International, Hilton Worldwide, InterContinental Hotels Group (IHG), Accor Hotels and numerous other regional brands. Other foreign investments in the Maldives are concentrated in the transport and telecoms sectors, water production and distribution, and in the financial sector.

Many global brand names, such as Hong Kong Shanghai Banking Corporation (HSBC), Ernst and Young (E&Y), Price Waterhouse Coopers (PWC), KPMG and many reputed insurance providers have strongly established themselves in the Maldives. Foreign investments, irrespective of their size, are encouraged to enter and operate in the Maldives.

Incentives for foreign investors in the Maldives:

- Right to 100% foreign ownership.
- Legally backed investment guarantee.
- Provision for overseas arbitration of disputes.
- Long term contractual agreements and long-term lease.

3. REQUIRED RESOURCES:

Using the Teams platform as a medium, this investment forum will be conducted as a virtual interactive dialogue, where presentations will be delivered by government officials of the Maldives, followed by a live Q&A session hosted by a team of expert panelists formulated specifically for this event.

CO- FACILITATORS:

This event is being organized by the Ministry of Tourism and Environment, in collaboration with the Ministry of Foreign Affairs, and the Maldives Missions abroad.



4. OBJECTIVES:

- To attract potential investors into the Maldivian Tourism Market by disseminating first-hand information about the current available investment opportunities within the sector through different leasing models; namely:
 - 1) Open Bidding
 - 2) Close bidding
 - 3) Cross Subsidization
- Provide detailed information to investors regarding the regulatory framework within the sector, such as resort construction and development guidelines, as well as other relevant regulations.
- Provide reassurance to investors on the investment climate within the Maldives, with its liberal policies, excellent ROI's and benefits such as foreign ownership.
- To facilitate trade and investment between Maldives and its bilateral partners.

a) Open Bidding Model - Leasing opportunities:

- IFB No: (IUL)88-PS/88/2025/303 – Invitation for Bids for the Lease of the 71,832 Square Meter *Plot of land in Baarah in Haa Alifu Atoll*
- IFB No: (IUL)88-PS/88/2025/321 – Invitation for bids for the Lease, Development, Operation and Management of a Tourist Resort *under special concessions* – 14 locations announced.
- IFB No: (IUL)88-PS/88/2025/327 - Invitation for bids for the Lease, Development, Operation and Management of a Tourist Resort *under Halal Tourism Model* – 5 locations announced.
- IFB No: (IUL)88-PS/88/2025/344 - Invitation for bids for the Lease, Development, Operation and Management of a Tourist Resort in *Farumuli, Noonu Atoll*.



b) Closed Bidding Model under (Regulation Number: R-69/2016) – Leasing opportunities

Currently, 22 locations have been announced under this model. The Proposal Submission (for Closed Bidding) model adopts a selective approach, where only the most compelling and impactful projects are awarded leases on a first-come, first-evaluated basis.

These proposals are assessed in accordance with the Maldives Tourism Act and Regulation No: 2016/R-32, “*Submission of Proposals for Leasing Islands, Land, and Lagoons for Tourism Purposes*”.

This regulation outlines the procedural framework for submitting proposals under the Closed Bidding Model, including eligibility criteria, required documentation, and evaluation methodology. The assessment places strong emphasis on economic and social impact, in alignment with national development priorities.

c) Cross-Subsidy Model – Leasing opportunities under:

The Cross Subsidy Regulation (R-125/2022) allows investors to lease preferred islands or lagoons for tourism development in exchange for financing government-designated strategic projects stated in the Presidential Decree No: 9/2025 issued under the Maldives Tourism Act (2/99), such as airport and infrastructure development.

This model offers a mutually beneficial opportunity whereby investors gain access to high value properties of their choice based on availability, while contributing to national development goals and positioning themselves as key partners in the Maldives' growth.

5. REGISTRATION

Interested potential investors may register using the provided link. Please note that the invitation link will expire one day prior to the session, and participation is limited to registered invitees only.

[Registration Link](#)



or [Click here!
https://shorturl.at/iifNX](https://shorturl.at/iifNX)

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