

TENDER PRE-QUALIFICATION NOTICE

PRE-QUALIFICATION OF CONTRACTORS FOR THE PROPOSED DESIGN AND BUILD REFURBISHMENT OF PNB PERDANA COMMERCIAL CENTRE (RETAIL), JALAN BINJAI, KUALA LUMPUR FOR PERMODALAN NASIONAL BERHAD ("PNB")

1. PNB Perdana Commercial Centre is a four (4) storey commercial property strategically located at Jalan Binjai, Kuala Lumpur, directly connected to Perdana KLCC Hotel and within close proximity to Persiaran KLCC MRT Station. The proposed project aims to transform the property into a more competitive, commercially sustainable and experience-driven destination through a tenant-centric approach.
2. PNB invites registered, experienced and qualified companies to participate in the tender for the proposed works, subject to the following mandatory criteria:

MANDATORY CRITERIA

- i. The company must possess a valid CIDB Grade G7 registration under category B (Building Construction), Specialisation B04, and/or other relevant categories and specialisations appropriate to the scope of the proposed works.
- ii. The company must have successfully completed at least two (2) commercial, retail or mixed-use refurbishment, upgrading or Design and Build projects within the last five (5) years, each with a contract value exceeding RM5 million.
- iii. The company must demonstrate the capability to undertake and manage both design and construction works, including architectural, Civil & Structural and Mechanical & Electrical works, supported by suitably qualified and registered professional consultants
- iv. The company must have an experienced project management and technical team with proven experience in refurbishment or upgrading works within live commercial buildings with existing tenants, including effective coordination with tenants to minimise disruption to daily business operations, coordination with existing building services, and compliance with relevant statutory requirements.
- v. The company must demonstrate satisfactory financial standing over the past three (3) financial years, with sufficient liquidity, cash flow and financial resources to undertake and complete the proposed project.

3. The company shall undertake/manage, but not be limited to, the following:

SCOPE OF WORKS

- i. Upgrading of the building façade, entrances, architectural finishes and associated external features.
- ii. Refurbishment and reconfiguration of retail spaces, common areas, circulation areas and associated facilities.
- iii. Modification of existing retail spaces to accommodate the proposed anchor tenant and prospective retailers.
- iv. Upgrading and modification of existing building services and infrastructure to meet project and tenant requirements.
- v. Improvements to accessibility, wayfinding, customer experience and the overall retail environment.
- vi. Preparation and submission of relevant plans, including obtaining the necessary approvals from DBKL and other relevant authorities.

4. REGISTRATION OF INTENT

Tenderers who wish to participate in the Pre-Qualification Tender must indicate their intention by sending an email to procurement@pnb.com.my and mohdzainuri@pnb.com.my with their Ariba Network ID (ANID) of PNB **from 29 October 2026 until 9 November 2026, on or before 3.00 pm**. Expression of interest received after the stipulated closing date and time will not be accepted. Companies that have yet to register with the PNB SAP Ariba system shall be required to register prior to participation in this Tender. Registration can be made via PNB Procurement's microsite at <https://www.pnb.com.my/ms/e-perolehan-ms> or www.pnb.com.my

5. TENDER SUBMISSION VIA SAP ARIBA PNB SYSTEM

The information and Pre-Qualification Tender process (invitation, collection and submission of Pre-Qualification Tender document) including the Pre-Qualification Tender closing will be conducted via SAP Ariba PNB system. Only registered tenderers with SAP Ariba PNB system and comply with the required conditions are qualified to participate in the Pre-Qualification Tender.

PNB reserves the right to accept or reject any application and to annul the Pre-Qualification Tender process and reject all applications, without thereby incurring any liabilities or any obligation to inform the applicants on the grounds of the action. A successful participant will be notified.

PNB is not responsible for any costs incurred by the tenderer in preparing and completing the Pre-Qualification Tender documents. **Bumiputera companies are encouraged to participate in the Pre-Qualification Tender.**

Tenderers may refer to PNB's website at www.pnb.com.my for this Pre-Qualification Tender advertisement information.