



DXN HOLDINGS BHD. (363120-V)

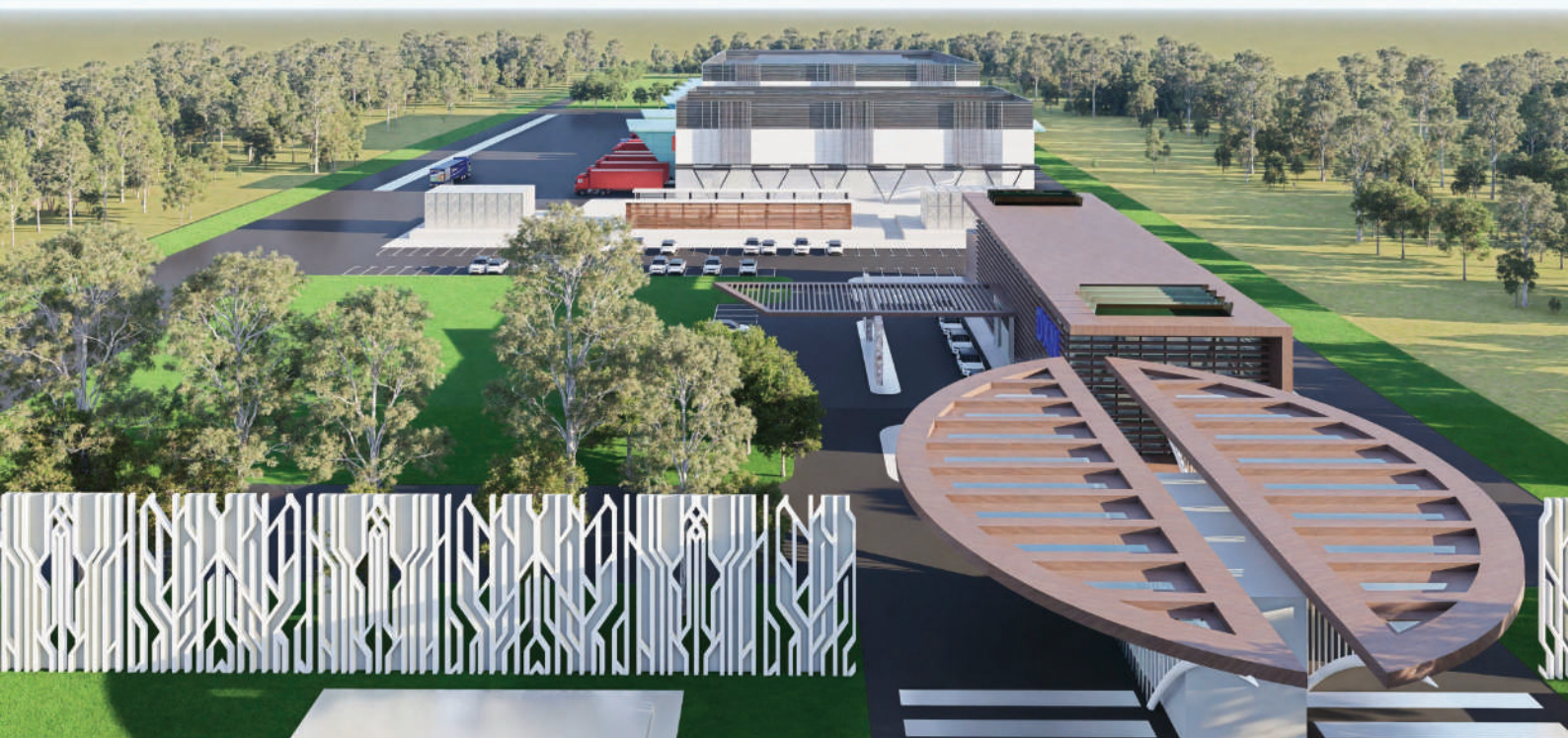
Listed on Main Board of Bursa Malaysia (Code 5318).

In Business since 1993.

REQUEST FOR PROPOSAL (RFP)

FOR THE DEVELOPMENT OF DXN MANUFACTURING COMPLEX

AT LOT PT 14416/1, BANDAR GUA MUSANG,
DAERAH GALAS, KELANTAN DARUL NAIM



Date Issued:
13 MAY 2025

(Confidential Document. For Authorized Use Only)

TABLE OF CONTENTS

1. Introduction

2. Guidance for Project Bidders

3. Details of Information to be Prepared by Bidders

4. Main Terms and Conditions

5. Other Terms and Conditions

6. Appendices – Submission Checklist

7. Acknowledgment and Declaration

1. INTRODUCTION



1.1 About DXN

DXN Holdings Bhd ("DXN") is a globally recognized Malaysian company specializing in nutraceutical products, fortified beverages, dietary supplements, and personal care items, leveraging biotechnology innovations. Since its founding, DXN has expanded its footprint into over 180 countries, becoming one of Malaysia's most successful homegrown brands. The company is committed to providing high-quality, sustainable health products while promoting economic growth across its global markets.

1.2 Project Background

To support its growth strategy and meet rising global demand, DXN plans to develop a new manufacturing complex at Lot PT 14416/1, Bandar Gua Musang, Daerah Galas, Kelantan Darul Naim.

This project will establish a modern production facility to enhance DXN's capacity in serving both domestic and international markets. It also aligns with the Kelantan State Government's initiative to promote industrial growth and job creation within the East Coast Economic Region (ECER).

In this regard, DXN is inviting qualified and experienced parties to participate in the Request for Proposal (RFP) process to be selected as DXN's design-and-build partner for the successful delivery of this project.



INTRODUCTION

1.3 Project Overview



The Manufacturing Complex will consist of:

- Seven (7) blocks of manufacturing facilities (approx. 7,854 sqm GFA)
- Administrative and corporate offices (approx. 606 sqm GFA)
- Four (4) blocks of workers' quarters (capacity 20 persons per block)
- Utilities and infrastructure including:
 - TNB Electrical Substation
 - Water Storage Tank (26,015L)
 - On-site Detention Tank (OSD)
 - Small Sewerage Treatment System (SSTS)
 - Wastewater Treatment Facilities
 - Full Fire Hydrant and Hose Reel Systems

The appointed bidder will be responsible for proposing the most effective and efficient construction methodology and implementation timeline to deliver the DXN Manufacturing Complex. The scope of work shall include, but is not limited to, the design, construction, and full submission to all relevant authorities for required approvals, up to the issuance of the Certificate of Completion and Compliance (CCC), in accordance with applicable laws and regulations. The bidder must ensure that all necessary planning permissions, building plan approvals, fire safety certifications, environmental clearances, and occupational permits are obtained as part of the project deliverables. Bidders must also submit a detailed infrastructure proposal plan covering all project elements, with clear confirmation of full end-to-end responsibility without variance.

2. GUIDANCE FOR PROJECT BIDDERS

2.1 Objectives of the RFP

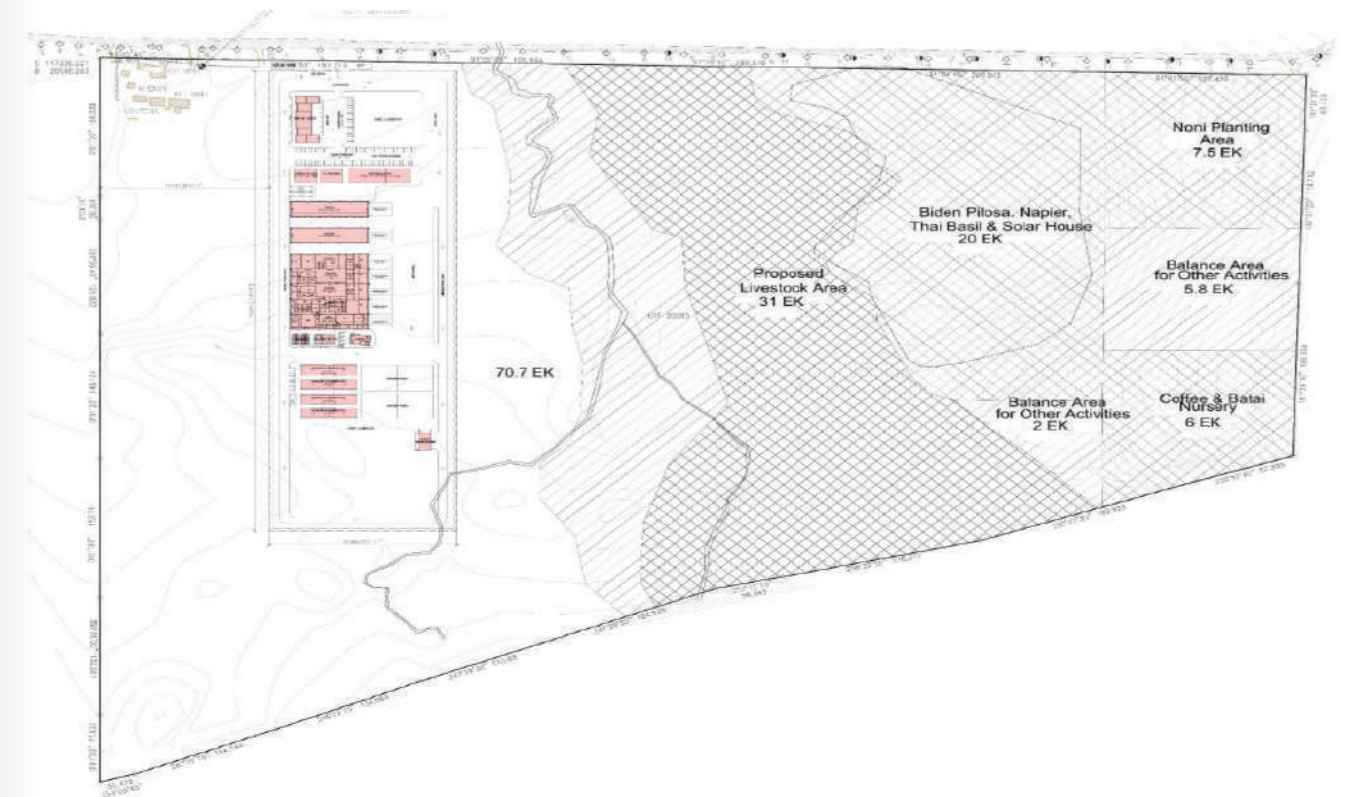
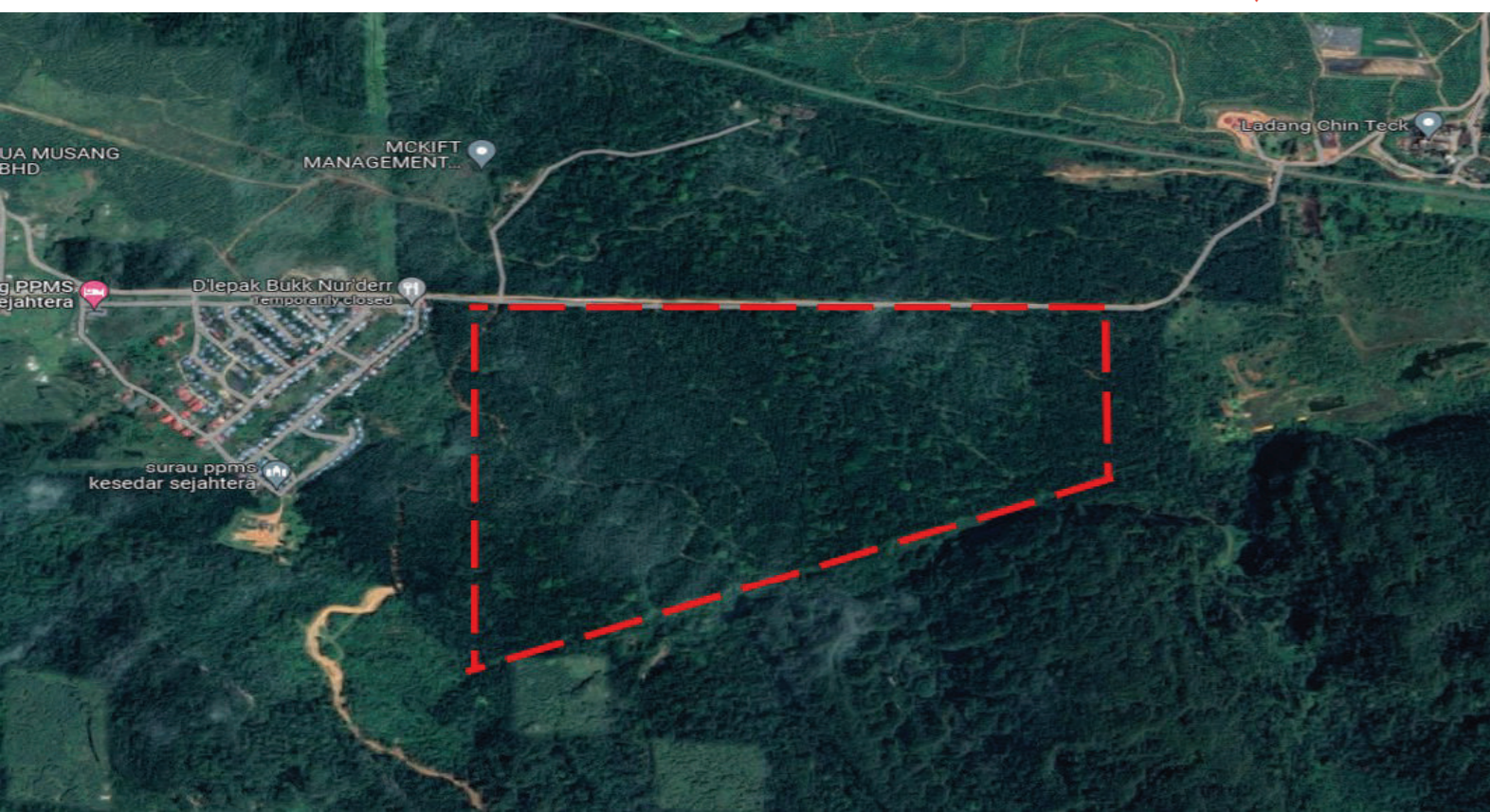
- Invite qualified and experienced bidders to submit comprehensive development proposals.
- Obtain cost-efficient, sustainable, and practical construction solutions.
- Select a project partner with strong technical capability, financial stability, and project management expertise.
- Encourage innovative designs and efficient construction methodologies.
- **The budget allocated for this RFP is RM35,000,000.**

2.2 General Scope of Work

- Complete design, engineering, construction, and commissioning.
- Full submission and approval management with all authorities.
- Development of utilities, infrastructure, internal roads, and facilities.
- Compliance with statutory and regulatory standards.
- Full handover with operational readiness certification.

2.3 Project Site Details

- Location: Lot PT 14416/1, Bandar Gua Musang, Kelantan.
- Land Size: Approximately 48 acres.
- Zoning: Industrial use.
- Accessibility: Close proximity to main Gua Musang Township.



2.4 Site Visit Arrangement & Tender Briefing and Clarification

Bidders are encouraged to conduct a site visit to assess the site conditions.

It is deemed that bidders have conducted full due diligence by the time proposals are submitted.

Additionally, any enquiry should be directed to rfp_kelantan@dxn2u.com by 12 pm, 16 May 2025. The committee will strive to respond to all enquiries by 20 May 2025.

2.5 Project Implementation Timeline and Bill of Quantity Submission

Bidders must submit a detailed project timeline (Gantt Chart or similar) covering mobilization, design finalization, construction milestones, commissioning, and obtaining CCC.

Bidders must also submit a detailed Bill of Quantities (BoQ) covering all construction and infrastructure items. Failure to provide detailed milestone schedules and a complete BoQ may result in proposal disqualification.

3. DETAILS OF INFORMATION TO BE PREPARED BY BIDDERS



All bidders are required to submit the following documents, fully completed, to ensure comprehensive evaluation. Incomplete submissions may result in disqualification at DXN's sole discretion.

No.	Category	Required Information	Completed (Bidder to Tick)
3.1	General Information	<ul style="list-style-type: none"> - Company Profile - Incorporation Documents - Valid Certifications - Key Management Structure - Litigation History 	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.2	Project Development Concept	<ul style="list-style-type: none"> - Master Layout Plan - Factory Layout - Sustainability Initiatives - Waste Management Plan 	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.3	Project Management Concept	<ul style="list-style-type: none"> - Project Organization Structure - Governance Framework - Safety and Risk Management Plans 	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.4	Corporate Capability	<ul style="list-style-type: none"> - Project References (last 5 years) - Client Testimonials - Industry Awards 	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.5	Technical Capability	<ul style="list-style-type: none"> - Design Consultants and Contractors Profile - Compliance with Local Authorities - QA/QC Procedures 	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.6	Financial Capability	<ul style="list-style-type: none"> - Audited Financial Statements (3 years) - Proof of Paid-up Capital (RM 1 million minimum) 	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.7	Proof of Credit Facility / Bank Support	<ul style="list-style-type: none"> - Valid Credit Facility Letter or Bank Confirmation 	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.8	Project Feasibility Study	<ul style="list-style-type: none"> - Preliminary Cost Estimates - CAPEX and OPEX Forecasts - 5-Year Cash Flow Projection 	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.9	Cost Estimate and Financing Method	<ul style="list-style-type: none"> - Detailed BoQ - Financing Structure - Payment Terms 	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. MAIN TERMS AND CONDITIONS

4.1 Performance Bond

The successful bidder shall furnish a Performance Bond equivalent to five percent (5%) of the total awarded contract value. The Performance Bond must be unconditional, irrevocable, and issued by a licensed financial institution in Malaysia. It must remain valid until twelve (24) months after the issuance of the Certificate of Completion and Compliance (CCC).

4.2 Project Timeline Commitment

Bidders must propose a realistic construction timeline. Upon award, the agreed timeline shall be binding. Delays not attributable to DXN or authorities will result in Liquidated Ascertained Damages (LAD) at 0.25% of the contract sum per week, capped at 10%.

4.3 Full End-to-End Responsibility

The Contractor assumes full responsibility for the entire project lifecycle, including design, construction, authority approvals, testing, commissioning, and obtaining CCC. No omissions or exclusions will be entertained post-award unless approved in writing by DXN.

4.4 No Variation Policy

The contract shall enforce a strict 'No Variation' policy post-award unless initiated by DXN for scope changes. Bidders must ensure proposals cover the complete required scope.

4.5 Payment Terms

Progress payments will be made upon achieving certified milestones, subject to independent quantity surveyor and engineer verification. A retention sum of 5% will be withheld progressively and released after the Defects Liability Period.

4.6 Warranty and Defects Liability Period

A minimum warranty of twenty-four (24) months post-CCC issuance must be provided, covering all works, systems, and installations. Defects must be rectified at no cost to DXN.

4.7 Insurances

The Contractor shall procure and maintain Contractors All Risks (CAR) Insurance, Third Party Public Liability Insurance, and Workers Compensation Insurance, with DXN named as an additional insured party.

Functional Requirements and Minimum Design Brief



1. General Intent

This appendix provides minimum functional requirements for key buildings and infrastructure components within the proposed DXN Manufacturing Complex. Bidders are expected to meet or exceed these requirements in their design and construction proposals.

2. Manufacturing Blocks

- Quantity: 7 blocks
- Total GFA: ~7,854 sqm
- Function: Process and packaging of DXN nutraceutical and food-based products
- Minimum Requirements:
 - Floor-to-ceiling height of at least 6m
 - Floor loading of minimum 10 kN/m²
 - Epoxy flooring or food-grade equivalent
 - Provision for HVAC, compressed air, and process piping
 - Cleanroom-compatible areas as per GMP requirements (zones to be identified in design phase)

3. Administrative & Corporate Office

- GFA: ~606 sqm
- Function: Staff admin, executive offices, and meeting areas
- Minimum Requirements:
 - Capacity: ~30 pax
 - At least 1 meeting room (10 pax), 1 boardroom (20 pax)
 - Pantry, reception, server room
 - LAN cabling and split unit air-conditioning

4. Workers' Quarters

- Blocks: 4
- Capacity: Minimum 20 persons/block
- Minimum Requirements:
 - Dorm-style accommodation with bunk capacity
 - Shared toilet and shower facilities (separated by gender if mixed)
 - Covered common area
 - Laundry area

5. Utilities and Infrastructure

- TNB Substation: To meet TNB design standards (11kV/33kV as required)
- Water Storage Tank: 26,015L minimum capacity
- OSD Tank: Designed to meet local hydrological requirements
- SSTs: Compliant with JPP/SWK requirements
- Wastewater Treatment: Minimum BOD < 20 mg/L
- Fire Protection: Hydrant + hose reel system in all blocks, to BOMBA specs
- Internal Roads & Drainage: Heavy-duty pavement, minimum 6m wide lanes
- Perimeter Fencing & Security Post: Included in scope

6. Sustainability & Compliance

- Design must incorporate:
 - Solar power readiness (conduits, rooftop load capacity)
 - Rainwater harvesting for non-potable use
 - Energy-efficient lighting and HVAC
 - Compliance with MS1525 (Code of Practice on Energy Efficiency)

5. OTHER TERMS AND CONDITIONS

5.1 Submission Format

Proposals must be submitted in both softcopy and hardcopy formats. One (1) original hardcopy and one (1) softcopy (USB drive) must be provided. All documents must be in English, properly organized, indexed, and bound.

5.2 Proposal Validity

All submitted proposals must remain valid and open for acceptance by DXN for a period of sixty (60) calendar days from the closing date of submission.

5.3 Confidentiality

All documents, information, and data provided by DXN to the bidders are confidential and shall be treated strictly as such. Unsuccessful bidders must return or destroy all RFP-related documents upon request.

5.4 No Liability of DXN

DXN shall not be liable for any costs, expenses, loss, or damages incurred by any bidder in preparing or submitting a proposal in response to this RFP.

5.5 Right to Accept or Reject

DXN reserves the absolute right at its sole discretion to accept or reject any or all proposals without providing any reason. DXN is not obliged to select the lowest-priced proposal.

5.6 Governing Law

This RFP and any subsequent contract shall be governed by the laws of Malaysia. Disputes shall be subject to the exclusive jurisdiction of the Malaysian courts.

5.7 Clarifications

Bidders may submit written clarification requests by the clarification deadline. All clarifications will form part of the RFP documentation.

5.8 Conflict of Interest

Bidders must declare any actual or potential conflict of interest in their proposal. Failure to declare may result in disqualification or termination of the awarded contract.

5.9 Proposal Evaluation Criteria

All submitted proposals will be evaluated based on the following weighted criteria:

Evaluation Component	Description	Weightage
Technical Proposal	Assessment of proposed project concept, construction methodology, compliance with requirements, project timeline, and authority submission strategy.	70%
Financial Proposal	Assessment of cost competitiveness, completeness and clarity of Bill of Quantities (BoQ), and value proposition.	30%

Bidders must achieve a minimum score of 65% in the Technical Proposal evaluation to qualify for Financial Proposal evaluation.

6. APPENDICES

— SUBMISSION CHECKLIST

Checklist

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All bidders must complete the following checklist and submit it together with their RFP proposals. Incomplete submissions or failure to submit any item may result in disqualification.

No.	Section	Description	Completed (Bidder to Tick)
1	Executive Summary	Overview of bidder's proposal and value proposition.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	Proposed Construction Cost and BoQ	Detailed cost breakdown including unit rates and quantities.	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	Project Development Layout and Design Concept	Master plan, building layout, sustainability features.	<input type="checkbox"/> Yes <input type="checkbox"/> No
4	Project Implementation Timeline and Milestone Schedule	Detailed Gantt Chart or equivalent timeline up to CCC.	<input type="checkbox"/> Yes <input type="checkbox"/> No
5	Construction Methodology and Strategy	Construction approach, risk management, authority submission plan.	<input type="checkbox"/> Yes <input type="checkbox"/> No
6	Company Profile and Corporate Information	Company background, organization chart, certifications.	<input type="checkbox"/> Yes <input type="checkbox"/> No
7	Technical Team and Key Personnel Profiles	CVs of project manager, engineers, key technical team.	<input type="checkbox"/> Yes <input type="checkbox"/> No
8	Financial Capability - Audited Financials	Audited financial statements for the past 3 years.	<input type="checkbox"/> Yes <input type="checkbox"/> No
9	Financial Capability - Proof of Paid-Up Capital	Evidence showing minimum RM 1 million paid-up capital.	<input type="checkbox"/> Yes <input type="checkbox"/> No
10	Financial Capability - Bank Financing Proof	Valid credit facility letter or bank support document.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Important Note:

Bidders are required to complete all sections of this submission checklist in full. Any omission, incomplete submission, or indication of 'No' in any of the required fields may, at the sole discretion of DXN Holdings Bhd, render the proposal non-compliant and subject to disqualification without further consideration.

7. ACKNOWLEDGMENT AND DECLARATION

Acknowledgment of RFP Receipt and Compliance Commitment

We, the undersigned, hereby acknowledge receipt of the Request for Proposal (RFP) issued by DXN Holdings Bhd for the Development of DXN Manufacturing Complex at Lot PT 14416/1, Bandar Gua Musang, Daerah Galas, Kelantan Darul Naim.

We confirm that we have read, understood, and fully accepted the terms, conditions, and requirements set forth in the RFP without exception.

We further confirm that we have submitted all required information, documents, and appendices in accordance with the RFP instructions, and undertake to provide any further clarifications or information if requested by DXN Holdings Bhd.

We declare that all information provided in our proposal is true and correct to the best of our knowledge, and that there are no undisclosed material facts that may affect the evaluation of our proposal.



Company Name:	
Company Registration No.:	
Authorized Representative Name:	
Designation:	
Signature:	
Date:	
Company Stamp:	

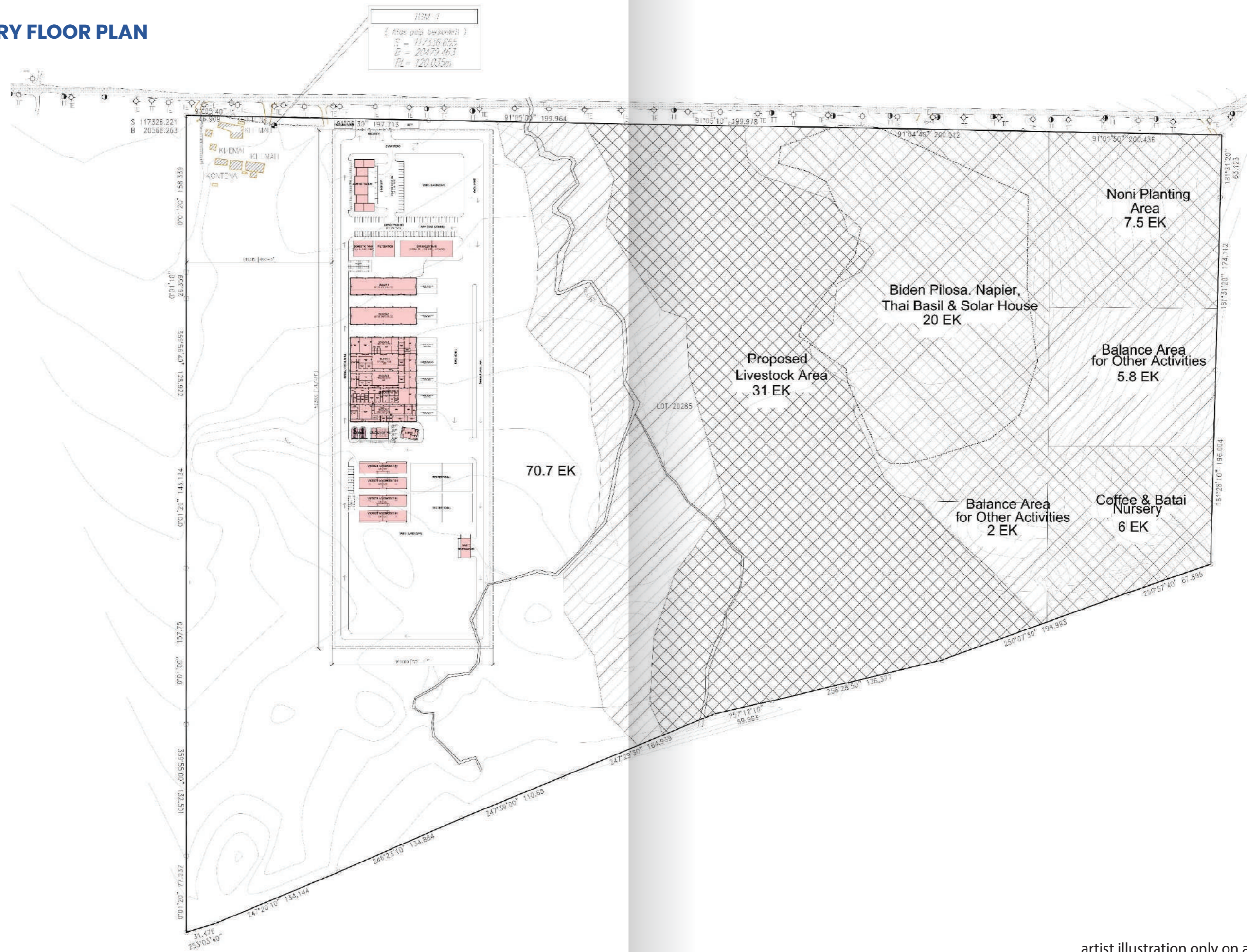
CADANGAN MEMBINA DAN MENYIAPKAN SEBUAH PEMBANGUNAN KOMPLEKS KILANG DXN DAN KUARTERS PEKERJA BESERTA INFRASTRUKTUR BERKAITAN SELUAS 48 EKAR DI ATAS SEBAHAGIAN LOT PT 14416/1, BANDAR GUA MUSANG, DAERAH GALAS, KELANTAN DARUL NAIM

DESIGN + INTERIOR + FURNISHING + LANDSCAPE

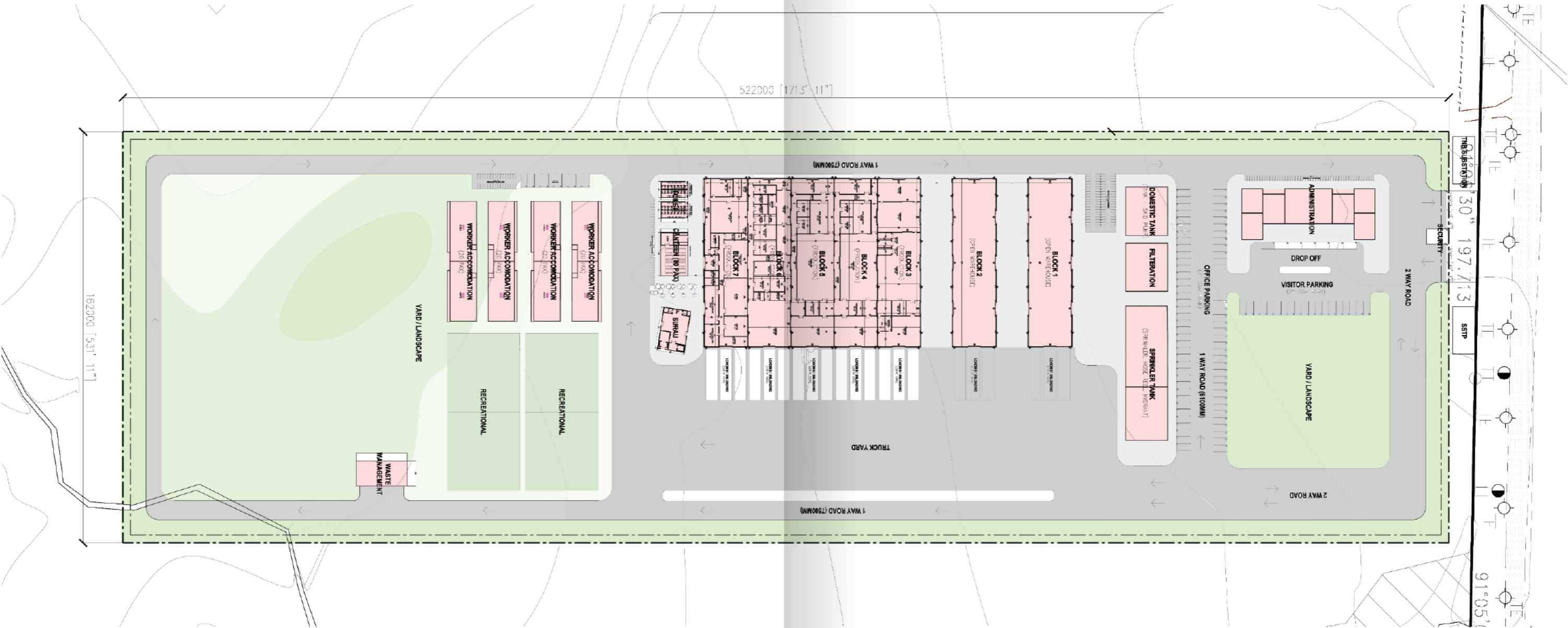
- **SCHEMATIC DESIGN PROPOSAL**



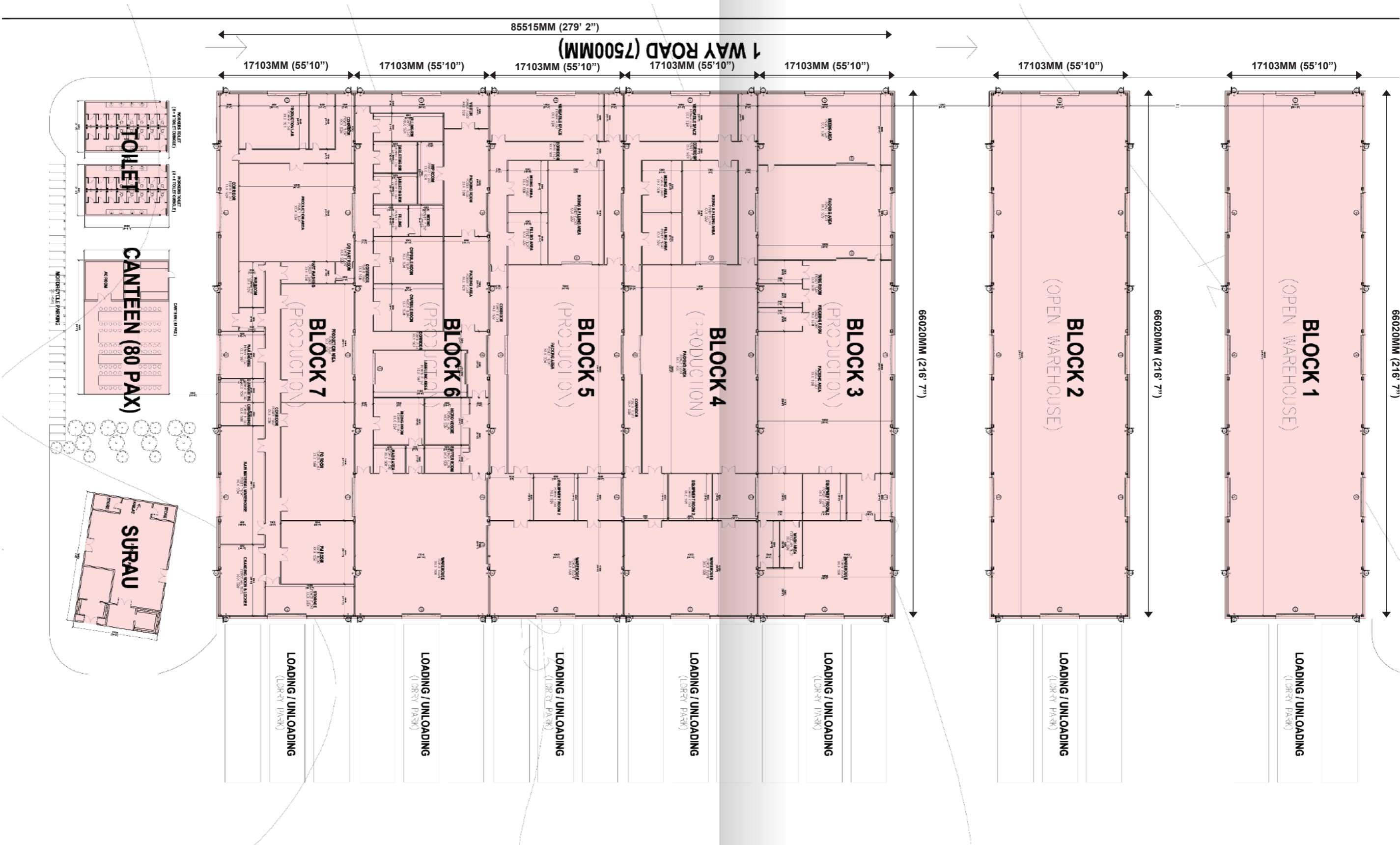
FACTORY FLOOR PLAN



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EXTERNAL PERSPECTIVE



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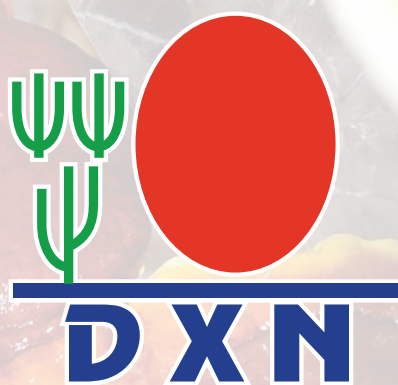


EXTERNAL PERSPECTIVE



EXTERNAL PERSPECTIVE





THANK YOU

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