

11 March 2026

CONFIDENTIAL

Dear Sir/Madam,

**Invitation for 'Request for Information (RFI)' for Design, Build, Operate and Maintenance (DBOM) for Warehouse**

Brunei LNG Sdn. Bhd. ("BLNG") is currently undertaking a comprehensive market study to explore the feasibility of revitalizing its existing warehouse facilities and potentially constructing a new warehouse to support future operational requirements. This initiative aims to evaluate the local market landscape within Brunei, including available technological advancements, construction methodologies, and innovative solutions relevant to warehouse development.

As part of this market study, BLNG seeks to better understand the capabilities and capacity of contractors operating within Brunei to support potential development options for a new warehouse facility.

To facilitate this exercise, BLNG invites suitably qualified and experienced contractors to provide information on their capabilities, experience, and potential solutions related to the design, build, operate, and maintenance of a warehouse facility. The information gathered will support BLNG in assessing available market capabilities and will be used for strategic planning.

The project will be delivered under a DBOM long-term lease model, whereby:

- The Contractor shall design, build according to BLNG requirements and fully finance the facility.
- The facility shall be owned by the Contractor during the contract period.
- The facility shall be leased to BLNG for a contract tenure of approximately 15–20 years; and
- Upon contract expiry, the facility ownership shall be transferred back to BLNG in fully operational condition, in accordance with agreed handover requirements.

The Contractor shall assume full lifecycle responsibility throughout the lease period, including performance accountability, operational delivery, and maintenance of the facilities obligations.

**Project Overview:**

To identify qualified contractors with strong technical, operational and financial capability to deliver the project under this long-term lease structure.

The high-level principles of the proposed arrangement are as follows:

- Facility to be designed based on high-level Functional Specifications issued by BLNG.
- Design to incorporate relevant BLNG and applicable Shell standards, international standards, and industry best practices.
- Contractor may utilize standard or modular design solutions, subject to BLNG approval.
- Contractor to provide full project financing.
- Capital investment to be recovered through structured lease payments and/or service fees over the contract duration (15–20 years).

- Contractor to operate and maintain the facility throughout the lease period.
- Performance to be governed by agreed Key Performance Indicators (KPIs).
- At the end of the lease tenure, ownership of the facility shall revert to BLNG at no additional capital cost (subject to agreed commercial framework).

**Scope:**

The indicative scope includes, but is not limited to:

1. Design & Engineering
  - Conceptual, basic and detailed engineering
  - Compliance with BLNG functional requirements
  - Design "Fit for Purpose" based on vendor offering, international standards & best industry practices.
  - Design approval process with BLNG Technical Authority
2. Procurement & Construction
  - Procurement of materials and equipment
  - Construction and installation
  - Testing and commissioning
  - HSE compliance during project execution
3. Financing & Lease Structure
  - Full project financing by Contractor
  - Structured capital recovery over 15–20 years
  - Transparent lease and/or service fee mechanism
4. Operations & Maintenance
  - Facility operations in accordance with Contractor procedures (subject to BLNG approval)
  - Preventive, predictive and corrective maintenance
  - Use of Contractor's maintenance management system (CMMS)
  - Asset lifecycle management
  - Performance reporting against agreed KPIs
5. Reporting and documentation
  - Prepare Method of Statement covering demolition procedures, safety controls, waste handling, environmental management and HSSE MS prior to commencement.
  - Provide a Certificate of Demolition Completion upon successful completion of the scope.
  - Maintain daily work reports, HSSE MS and photographic documentation throughout the activity.

### Commercial Framework (Indicative)

The anticipated commercial structure will include:

- Long-term lease payments over a 15–20 year tenure; and/or
- Service fees tied to operational performance and asset availability; and
- Clearly defined capital recovery mechanism.

The Contractor shall bear primary responsibility and risk for:

- Design and construction delivery.
- Financing and capital recovery.
- Operational performance.
- Asset reliability and maintenance.
- Compliance with applicable standards.

BLNG shall retain governance oversight, performance monitoring and commercial administration rights.

Final commercial and contractual terms will be defined in subsequent tender stages.

### Facility Reversion at Contract Expiry

Respondents shall confirm acceptance of the following principles:

- Facility shall be transferred to BLNG at the end of the lease term (15–20 years).
- The facility shall be handed over in safe, operational and maintainable condition.
- No outstanding encumbrances, liens or financial charges shall remain on the asset.
- Asset condition and handover requirements shall be defined contractually, including inspection and certification procedures.

Respondents are requested to describe their proposed asset handover methodology and lifecycle assurance approach.

### Local Business Development (LBD)

Brunei Shell Joint Venture (BSJV) Companies' LBD requirements are in line with the LBD Directives as issued by the Department of Energy (DOE). This tender/RFI falls under the "CORE" quadrant of the LBD Framework.

- The RFI is open to participation from all companies.
- Companies are expected to achieve a local employment target of 50–90%, ensuring significant participation of local personnel in the workforce.
- The management team should comprise more than 50% local personnel, supporting the development of local leadership and expertise.
- Companies are encouraged to meet a local content target of more than 50%, including the use of local goods, services, and resources where feasible.

### Schedule / Deadlines

Acknowledgement Form Questionnaire deadline: 13 April 2026 Monday, 12 00 hrs Brunei time (GMT+8) refer to Appendix 1 (Page 5-8).

For any RFI related queries, kindly email to the supporting Contract Engineer at email: [Shukri.Hishamuddin@BruneiLNG.bn](mailto:Shukri.Hishamuddin@BruneiLNG.bn) and ensure to subject the header "RFI – Design, Build, Operate and Maintenance for Warehouse".

Kindly fill in the acknowledgement attached herein (APPENDIX 1) and indicate your acceptance by submitting/attaching to the guideline no later than 13 April 2026, Monday via BSJV LBD Portal in the [ICV Portal](#).

This Request for Information shall be deemed as non-committal and not be deemed as an invitation to tender. Brunei LNG Sdn Bhd shall reserve the right and sole discretion to reject any part or all the response made by the interested parties. Brunei LNG Sdn Bhd shall reserve right and sole discretion to determine the bidders for this tender. This letter serves solely for the purpose of obtaining INFORMATION and shall neither in any way be construed as to create any legal obligation on the parties responding to this advertisement nor mentioned herein. Expenses incurred in connection to this shall be borne in its entirety by the interested parties.

Yours faithfully,  
For BRUNEI LNG SENDIRIAN BERHAD

Cynthia Bungga  
Head of Contracts

**APPENDIX 1 – ACKNOWLEDGEMENT OF REQUEST FOR INFORMATION FOR DESIGN, BUILD, OPERATE & MAINTAINANCE FOR WAREHOUSE:**

Date:

We confirm that:

[mark 'X' in either one of the box(s)]

Yes – We would like to participate in this RFI

No – We do not wish to participate in this RFI

Please state reason (s) \_\_\_\_\_

We understand that receipt of this form and the accompanying acknowledgement questionnaire does not constitute an agreement and intent to purchase products/services from our Company at a later date, nor a commitment from BLNG to invite us for any prospective tender exercise. We understand that BLNG may use the information provided by us in pre-selection of its bidlist(s). We understand that in the event BLNG does not wish to pursue with a tender, we shall be due no compensation whatsoever.

**COMPANY DETAILS**

1. Company Information:

No.	Information Required	Company's Response	
1.1	Full name of company, entity or organization		
1.2	Previous Name (if applicable)		
1.3	Place of Incorporation		
1.4	Indicate Company Type: <i>Limited Liability, Private / Public, Partnership, Joint Venture, Other (Please Specify)</i>		
1.5	Registered head office address:	Address:	
		Tel:	
		Website	
1.6	Ministry of Development Registration Number		
1.7	ABC'i Registration Number		
1.8	SHENA Registration Number		

2. Please state the Company's core business:

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3. Please state the Company's secondary business:

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4. Details of all shareholders of your company:

Description	Full Name	Designation	% of shares	Email Address	Contact Number	IC Number / Colour
Owner						
Representative						

5. Please provide Ex-BSJV details in the table below:

Full Name	I/C Number (Colour)	Position in Tenderer's Company	Involvement in Existing EOI/Tender (i.e. Tender Preparation; Contract Execution; etc)	Year Last Worked in a BSJV Company	Job Description (include Job Title, Indicator, Department)

6. Does your company have experience in carry out Design, Build, Operate and Maintenance of a Building (DBOM)? If yes, please provide details

No	Project Title	Owner		Start	Completion
		Government	Private		
1					
2					
3					

7. Please complete the table below:

No	Description	Yes/No
1	Are you willing to comply with BSJV's General Conditions of Contract and any Terms that are applicable to the works?	
2	Are you willing to comply with all applicable laws and regulations of Brunei Darussalam?	
3	Are you willing to work with BLNG nominated Subcontractor?	

8. Please complete HSSE Questions below:

No	Description	Yes/No
1	Do you have a written HSSE policy?	
2	Do you have a person responsible for HSSE management?	
3	Do you provide HSSE induction/training for your staff?	
4	Do you conduct risk assessments before starting work?	
5	Do you have an incident reporting process?	
6	Do you have an emergency response plan?	
7	Do you comply with SHENA HSSE laws and regulations?	
8	Do you provide and enforce the use of PPE?	



I, hereby, declare that all the information provided herein is accurate and acknowledge that BSJV companies reserve the right to exclude my Company from any subsequent tenders, should there be any deviations to such information.

Signature : \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026

Name : \_\_\_\_\_

Position Held : \_\_\_\_\_

Contact No. : \_\_\_\_\_ (O)

: \_\_\_\_\_ (M)

Email : \_\_\_\_\_

Duly authorised to sign RFI for and on behalf of :-

..... (Company Name)

..... (Registered Address)