

**APPENDIX 1 TO CONDITIONS OF TENDER**  
**PARTICULARS OF PREMISES**

<b>Site Location</b>	69 Ayer Rajah Crescent
<b>Parcel Number</b>	MK03-04321M
<b>Site Area<sup>1</sup></b>	1,586 sqm
<b>Allowable Gross Floor Area ("GFA")<sup>2</sup></b>	2,996 sqm
<b>Tenure<sup>3</sup></b>	5+5 years
<b>Allowable uses</b>	Lifestyle uses such as retail, F&B, enrichment, wellness, food court, coffee joint.

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<sup>1</sup> The site area is subject to final survey of the Property.

<sup>2</sup> GFA excludes any allowable Outdoor Refreshment Area (ORA) at the premises.

<sup>3</sup> Tenancy for a further term of 5 years is subject to JTC's discretion and terms and conditions.