

**APPENDIX 2 TO CONDITIONS OF TENDER**

**PARTICULARS OF TENDERED MONTHLY TOTAL RENT**

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*(Unless the context otherwise requires, terms and references used in this Appendix have the same meaning and construction as defined or construed in the Conditions of Tender for the aforesaid Tender.)*

The information and proposals described in Section 1 below must be attached to the Form of Tender as the “Tenderer’s Price Proposal” and submitted to JTC as part of the Tenderer’s Form of Tender, all segments shall be inserted into Envelope B as per Appendix 8 – Instruction to Tenderer’s.

#### **1 Tendered Monthly Total Rent**

##### **1.1 In the Form of Tender –**

- (a) The Tenderer shall insert a Tendered Monthly Total Rent for the 5-year Initial Tenancy Term. For the avoidance of doubt, the Tendered Monthly Total Rent comprises the Tendered Monthly Base Rent for the Tenancy and a monthly Variable Rent, which is computed as 1.5% of the projected Total Revenue Per Month.
- (b) Tenderers are advised to submit a competitive and sustainable Tendered Monthly Base Rent for the 5-year Initial Tenancy Term. JTC shall not provide any indicative price or guide rent.
- (c) The projected Total Revenue per month to be submitted in the Form of Tender Part B is for the purpose of calculating and assessing the Tenderer’s Tendered Monthly Total Rent in comparison with other Tenderers’ Tendered Monthly Total Rent. The projected Total Revenue submitted in the form shall be realistic and attainable for the Tenderer and must be substantiated with relevant documentation or similar past projects from the Tenderer and/or market research. In the absence of any credible documentation or research, JTC reserves the right to omit the projected Total Revenue per month submitted and may at its discretion calculate the Price score based on the Tenderer’s Tendered Monthly Base Rent only.
- (d) The Tendered Monthly Total Rent shall be exclusive of GST, Service Charge and any other charges payable. Any GST which is payable on the Tendered Monthly Total Rent or any other taxable goods and services supplied under the Tenancy shall be paid separately by the Successful Tenderer at the prevailing tax rate as stipulated by the Authorities.

##### **1.2 For the avoidance of doubt, only the Tendered Base Rent and Tendered Variable Rent Percentage of 1.5% of the Successful Tenderer’s Gross Turnover will be the same for each and every single month during the 5-Year Initial Tenancy Term.**

- 1.3 Any breakdown or itemisation of the Tendered Monthly Total Rent shall be disregarded.
- 1.4 Not used.
- 1.5 The Tendered Monthly Total Rent comprises of the Tendered Base Rent, Tendered Variable Rent, Service Charge and all recurring charges as stipulated in the Tenancy.
- 1.6 The monthly service charge in this Tenancy is **\$3.35** per square meter per month. JTC is entitled, at any time and from time to time, to increase the service charge.
- 1.7 Should the Successful Tenderer be eligible for the Further Term under the Tenancy–
  - (a) the monthly Gross Rent payable during the Further Term (i.e. for 6<sup>th</sup> to 10<sup>th</sup> year shall be determined by JTC based on existing market conditions.