

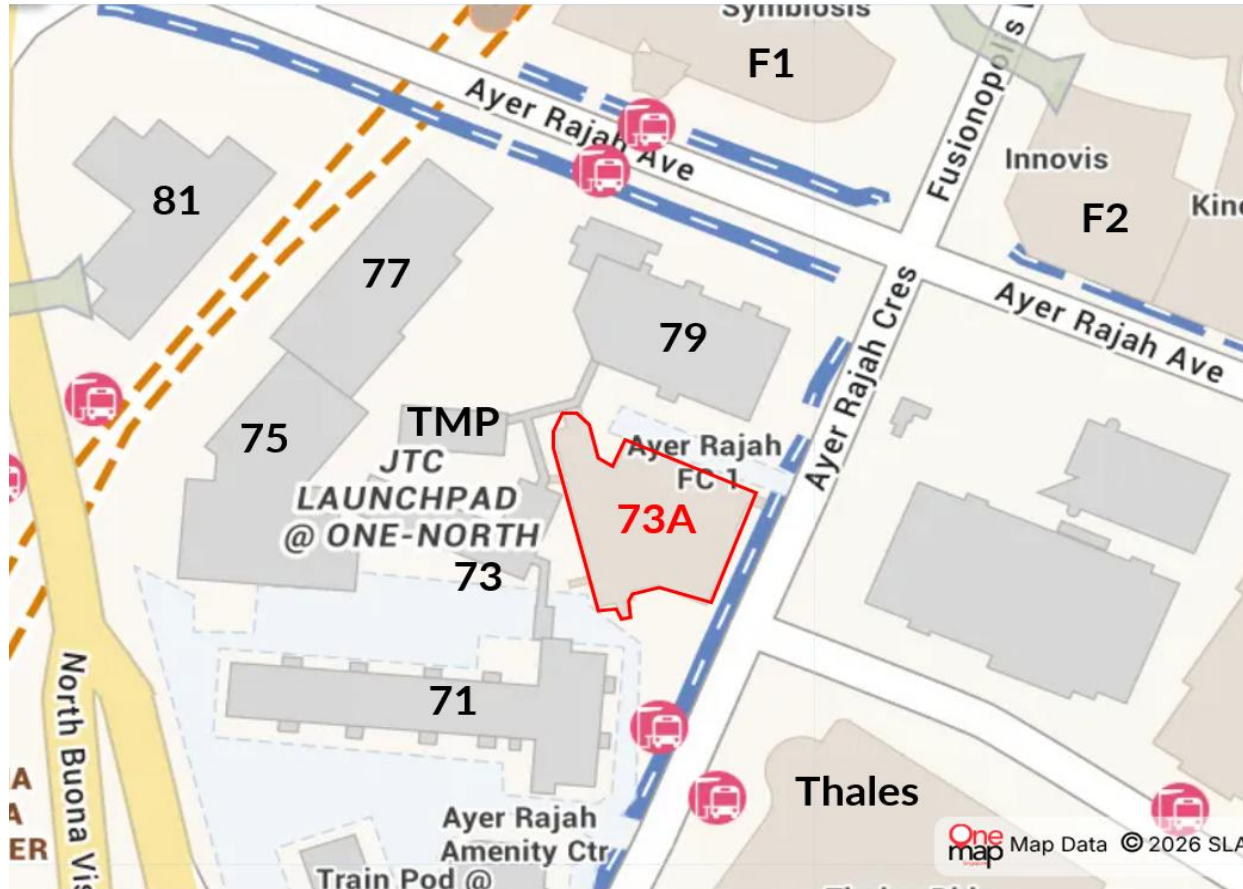
APPENDIX 1 TO CONDITIONS OF TENDER

DETAILS OF PREMISES

- Annex-1A** : Location Plan
- Annex-1B** : Plans
- Annex-1C** : Particulars of Premises

APPENDIX 1 TO CONDITIONS OF TENDER

ANNEX-1A: LOCATION PLAN



**TMP refers to The Meeting Point @ LaunchPad.*

APPENDIX 1 TO CONDITIONS OF TENDER

ANNEX-1B: FLOOR PLANS

Refer to attachment “Annex 1B_Floor Plans”

APPENDIX 1 TO CONDITIONS OF TENDER

ANNEX-1C: PARTICULARS OF PREMISES

Site Location	73A Ayer Rajah Crescent Singapore 139957 The tenancy boundary comprises: 1. One main indoor food hall 2. One bin centre <i>Please refer to Annex 1B for more information.</i>
Authorised Use	Food and beverage lifestyle hub with optional retail offering <i>*It shall be the Successful Tenderer's responsibility to apply for and obtain all license(s) required to operate a food and beverage lifestyle hub with option retail offering at the Premises.</i>
Net Lettable Area (NLA)	2,768 square metres
Tenure	5-Year Initial Term from the Tenancy Commencement Date with an option to renew for a further 4-year tenancy term upon the expiry of the 5-Year Initial Term
Zoning	White
Handover Condition	As-is-where-is
Service Charge	<u>\$1.58</u> per square metre per month (excluding GST) <i>This Service Charge is subject to change from time to time at JTC's discretion.</i>
Additional Conditions *	There are - (a) around 25 existing stallholders at the Premises with tenancies expiring on 31 July 2027 ("Affected Sub-Tenants"). For these Affected Sub-Tenants, the Successful Tenderer has the flexibility to determine which of such Affected Sub-Tenants will be retained at such Affected Sub-Tenants current stalls within the Premises, based on tenancy terms and conditions (including rent) to be agreed between the Successful Tenderer and the relevant Affected Sub-Tenant. (b) up to 14 existing stallholders at the Premises pursuant to tenancies with the Current Operator, who must be allowed to continue their respective operations at their current respective stalls, on or after the Tenancy Commencement Date ("Non-Affected Sub-Tenants"). The Tenancy is subject to these tenancies. Unless the tenancy of the relevant Non-Affected Sub-Tenants has been terminated by the Current Operator, the Successful Tenderer must by the Tenancy Commencement

	Date enter into binding tenancy agreements with each of the Non-Affected Sub-Tenants for a tenancy term commencing from the Tenancy Commencement Date to 30 September 2028 (or such later date as the Successful Tenderer and the relevant Non-Affected Sub-Tenant may agree), on tenancy terms and conditions to be agreed between the Successful Tenderer and the relevant Non-Affected Sub-Tenant save for rent payable, which must be based on the contracted rent payable by the relevant Non-Affected Sub-Tenants to the Current Operator as at 31 July 2027. <i>* Please refer to clause 17A of the Conditions of Tender for more details on the requirements in respect of the tenancies.</i>
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