

APPENDIX 2 TO CONDITIONS OF TENDER

PARTICULARS OF TENDERED MONTHLY GROSS 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 Tender.)

1 Tendered Monthly Gross Rent

1.1 In the Form of Tender B (Price Proposal) –

- (a) The Tenderer shall only insert a Tendered Monthly Gross Rent (excluding GST) for the tenancy of Premises at 73A Ayer Rajah Crescent Singapore 139957, for the **5-Year Initial Tenancy Term**.
- (b) The Tendered Monthly Gross Rent shall be submitted in Singapore Dollars, rounded up to the nearest dollar, and expressed as a fixed monthly base rent payable to JTC. **No** variable rent, gross turnover (“GTO”) rent, or revenue-sharing component shall apply under the Tenancy.
- (c) Tenderers are advised to submit a competitive and sustainable Tendered Monthly Gross Rent for the Premises, taking into account the handover condition of the Premises and their market studies or research (if any) of the development and its surroundings. JTC shall not provide any indicative price for this tender.

1.2 Any breakdown, itemisation or conditional offer of the Tendered Monthly Gross Rent are disallowed and shall be disregarded.

1.3 The Tendered Monthly Gross Rent shall exclude the prevailing Service Charge rate of **\$1.58 per square metre per month over the NLA. The Service Charge payable is the prevailing service chargeable for the common spaces in the JTC estate One-North and not the Premises. JTC is entitled, at any time and from time to time, to increase such Service Charge. The Successful Tenderer must maintain the Premises at the Successful Tenderer’s own cost and expense, in accordance with the Tenancy Conditions.**

1.4 The Tendered Monthly Gross Rent shall exclude any prevailing GST to be paid by the Successful Tenderer upon award of the tender or any GST to be paid throughout the Term.

1.5 Upon award, the Successful Tenderer’s Tendered Monthly Gross Rent stated in its Form of Tender B (Price Proposal) shall be referred to as the Tendered Monthly Gross Rent.

1.6 For the avoidance of doubt, the Gross Rent for the further 4-year tenancy term shall be at a revised rate to be determined by JTC, having regard to the market rent of the Premises at the time of granting the tenancy for the further 4-year term. Please refer to **Appendix 6 (Tenancy Conditions) for the terms in respect of the option for the further 4-year tenancy term.**