

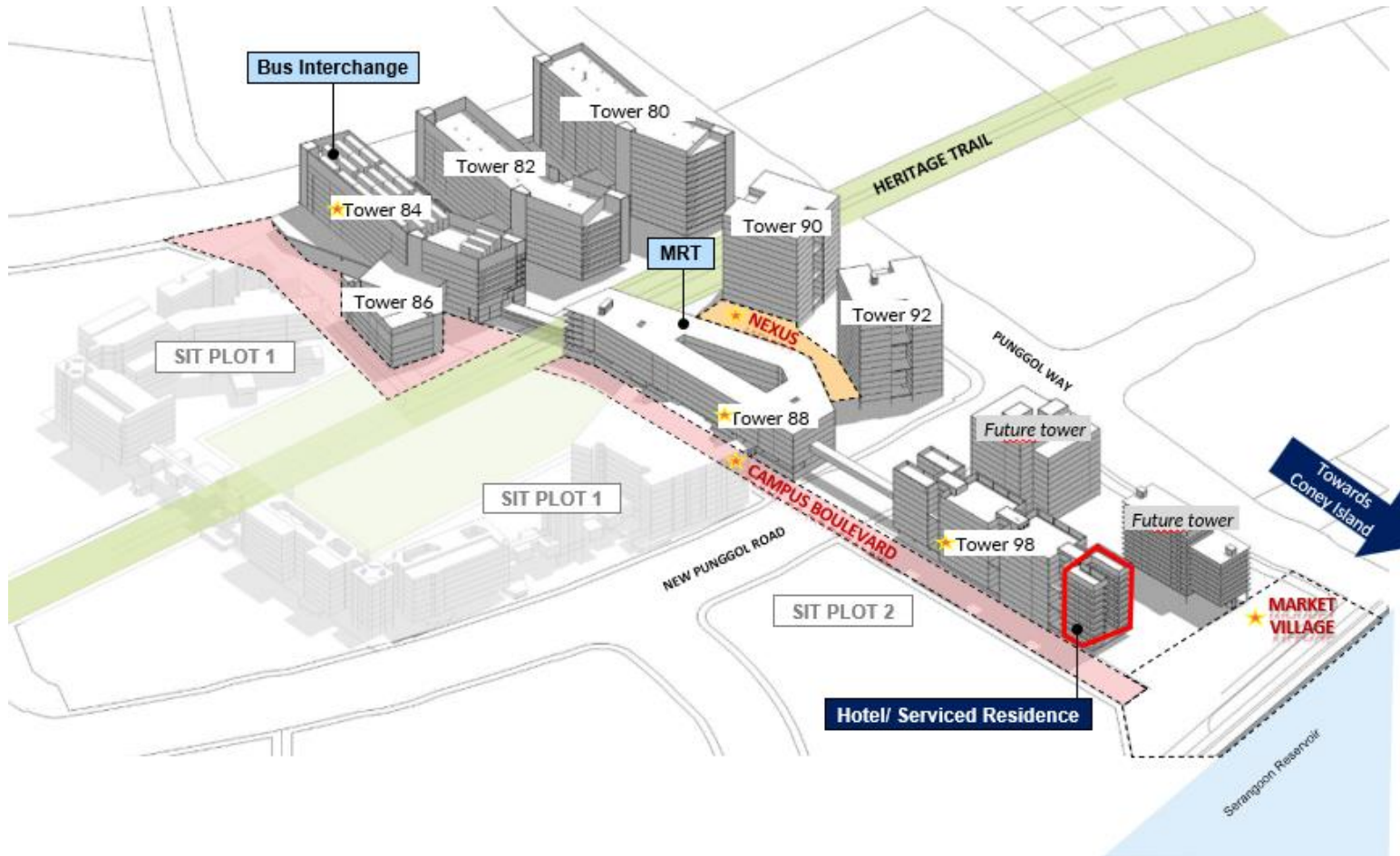
**APPENDIX 1 TO CONDITIONS OF TENDER**

**DETAILS OF THE PROPERTY COMPRISING:**

- Annex-1A** : Location Plan
- Annex-1B** : Floor Plans
- Annex-1C** : Elevation Plan
- Annex-1D** : Loading Plan
- Annex-1E** : Particulars of Premises

## **APPENDIX 1 TO CONDITIONS OF TENDER**

### **ANNEX-1A: LOCATION PLAN**



## **APPENDIX 1 TO CONDITIONS OF TENDER**

### **ANNEX-1B: FLOOR PLANS**

*Refer to attachment “Annex 1B\_Floor Plan for Property. Annex 1B1, “Property As-Built Plans”, have also been included for Tenderer’s reference.*

**APPENDIX 1 TO CONDITIONS OF TENDER**

**ANNEX-1C: ELEVATION PLAN**

*Refer to attachment “Annex 1C\_Elevation Plan for Property”*

**APPENDIX 1 TO CONDITIONS OF TENDER**

**ANNEX-1D: LOADING PLAN**

*Refer to attachment “Annex 1D\_Tower 98 Loading Plan”*

## **APPENDIX 1 TO CONDITIONS OF TENDER**

### **ANNEX-1E: PARTICULARS OF THE PROPERTY**

<b>Site Location</b>	<p>The hotel/ serviced residence (SR) development is sited within 98 Punggol Way, Punggol Digital District Singapore. 98 Punggol Way is a mixed-use development consisting of Business Park/ office spaces managed by JTC, a retail podium managed by JTC (subsumed under Punggol Coast Mall), and a hotel/ SR development to be leased to the successful tenderer.</p> <p>The hotel/ SR development comprises*:</p> <ul style="list-style-type: none"> <li>• B2 – Property, Property Common, Property M&amp;E</li> <li>• L1– Property Common, Property Ancillary</li> <li>• L2 – Property Ancillary</li> <li>• L3 – Property, Property Common, Property Ancillary, Sky Terrace, Property M&amp;E</li> <li>• L4 – Property Ancillary</li> <li>• L5 to L12 – Property, Property Common, Property Ancillary, Sky Terrace</li> <li>• L13 – Property M&amp;E, Property Ancillary</li> <li>• L14 –Property Ancillary</li> </ul> <p><i>*Please refer to Annex 1B for more details.</i></p>
<b>Authorised Use</b>	<p>Hotel / Serviced Residence</p> <p><i>*The successful tenderer is responsible for applying and obtaining the relevant hotel license(s) required to operate the hotel / SR development.</i></p>
<b>Estimated Net Lettable Area (NLA)</b>	<p>10,930 sqm</p> <p><i>The Actual Net Lettable Area shall be determined by the final surveyed plan.</i></p>
<b>Maintenance Boundary</b>	All areas indicated as <b>Property Boundary</b> in Annex 1B.
<b>Lease Term</b>	Sixty (60) years from Lease Commencement Date
<b>Zoning</b>	White
<b>Handover Condition</b>	<p>Bare, core and shell</p> <p><i>Please refer to Annex 4B for more details.</i></p>

<b>Prevailing Estate Service Charge Rate</b>	<p><u>\$4.20</u> per square metre per month over the NLA</p> <p><i>The total Estate Service Charge payable by the successful tenderer will be based on the prevailing rate multiplied by the Actual Net Lettable Area determined by the final surveyed plan. The Estate Service Charge payable is in respect of the Estate (i.e. PDD's common services) and <u>not</u> the Property which is to be maintained by the successful tenderer at their own costs and expense, in accordance with the Lease Conditions.</i></p>
<b>Additional Notes</b>	<p>Tenderers shall note that all areas indicated as <b>Sky Terrace</b>, although within the Property's NLA and maintenance boundary, shall be excluded from the strata boundary of this Property.</p>