



Tender Reference No: **JTC/NEB/CPT/0625**

**26 August 2025**

To: All Tenderers

Dear Sirs

**CORRIGENDUM NO. 1 ISSUED FOR**

**CONCEPT-PRICE TENDER FOR A 60-YEAR LEASE FOR A HOTEL / SERVICED RESIDENCE DEVELOPMENT AT 98 PUNGGOL WAY, SINGAPORE 829857 ("PROPERTY")**

1. Please note the following amendment to the Conditions of Tender contained in the Tender Packet for the abovementioned Property.
2. Clause 2 (*Control Requirement*) of Part 2 (Key Terms and Conditions) of Appendix 6 (Draft Lease Conditions), as set out in Column I of the table below is deleted and replaced by the corresponding clause set out in Column II of the same table.

Clause No. in PART 2 (Key Terms and Conditions)	Column I (existing clause)	Column II (replacement clause)
2	<p><u>"Control Requirement</u></p> <p>2.1 (If you are a company or one or more companies) you shall, except where our prior written consent is obtained –</p> <p>2.1.1 ensure that your shareholder(s) that has/have controlling interest of more than 50% of your shares as at the tender submission date hold(s) and continue(s) to hold such controlling interest for at least five (5) years after the TOP Date of the Property;</p>	<p>"[Not Used]."</p>

Clause No. in PART 2 (Key Terms and Conditions)	Column I (existing clause)	Column II (replacement clause)
	<p>2.1.2 amongst other things, that no sale, transfer, allotment or acquisition of your shares is carried out such as would affect the aforesaid specified controlling interest of more than 50% for at least five (5) years after the TOP Date; and</p> <p>2.1.3 inform us in writing of all sales, transfers, allotment and acquisition of your shares, all changes of shareholders and their shareholdings made before the expiration of five (5) years from the TOP Date.</p> <p>2.1.4 In this regard, you must within such time as specified by us provide us with a list in writing of your shareholders and their respective shareholding as at the relevant time and such list shall be certified to be correct by its director(s).</p> <p>2.2 You must comply with and ensure the compliance of this Clause 2 and such other requirements, terms and conditions which we may deem necessary to impose in connection with the same unless expressly otherwise allowed by us.</p> <p>2.3 This Clause shall not apply to a company that is a publicly listed company."</p>	

3. Kindly replace Appendix 6 in the original Tender Packet with the latest version of Appendix 6 (Draft Lease Conditions), which has been shared on JTC's website (<https://www.jtc.gov.sg/find-space/punggol-digital-district>). Please refer to the table listed on the website, under the row titled "**Addendum and corrigendum to tender documents**", to download the updated Appendix 6.
4. Save as is varied herein, all other provisions in the documents forming part of the Tender Packet and other relevant documents in relation to the Tender shall remain in full force

and effect. Tenderers are strongly advised to check JTC's website at <https://www.jtc.gov.sg/find-space/punggol-digital-district> for any Addendum Letters or Corrigendum which may be issued prior to the Tender Closing Date. Acknowledgement of receipt of any such Addendum Letter or Corrigendum by Tenderers is not required as all and any published Addendum Letter or Corrigendum shall be deemed to be part of the invitation to tender.

5. The Tender Closing deadline of 30 October 2025 (Tuesday), 11.00am **remains unchanged.**

Yours faithfully,

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