



Concept-Price Tender (CPT) for Hotel/SR Development at Punggol Digital District

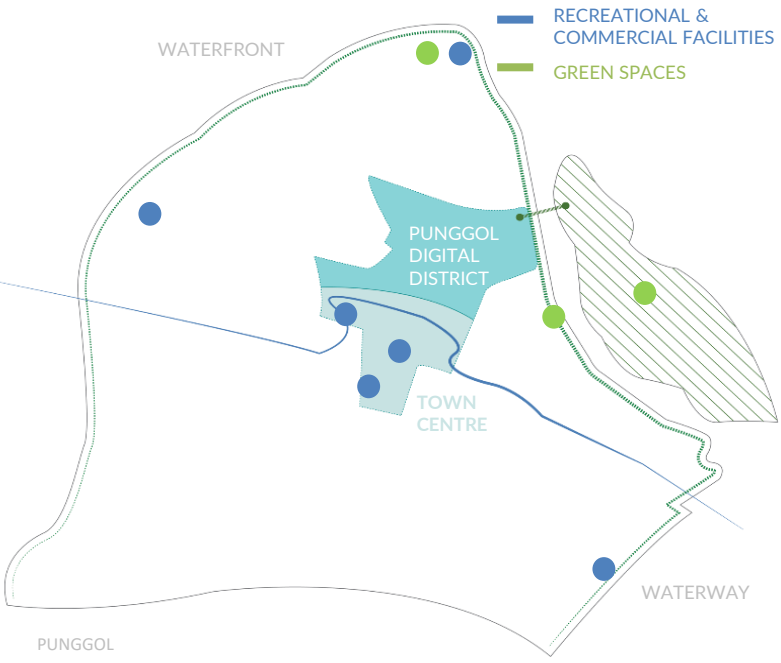
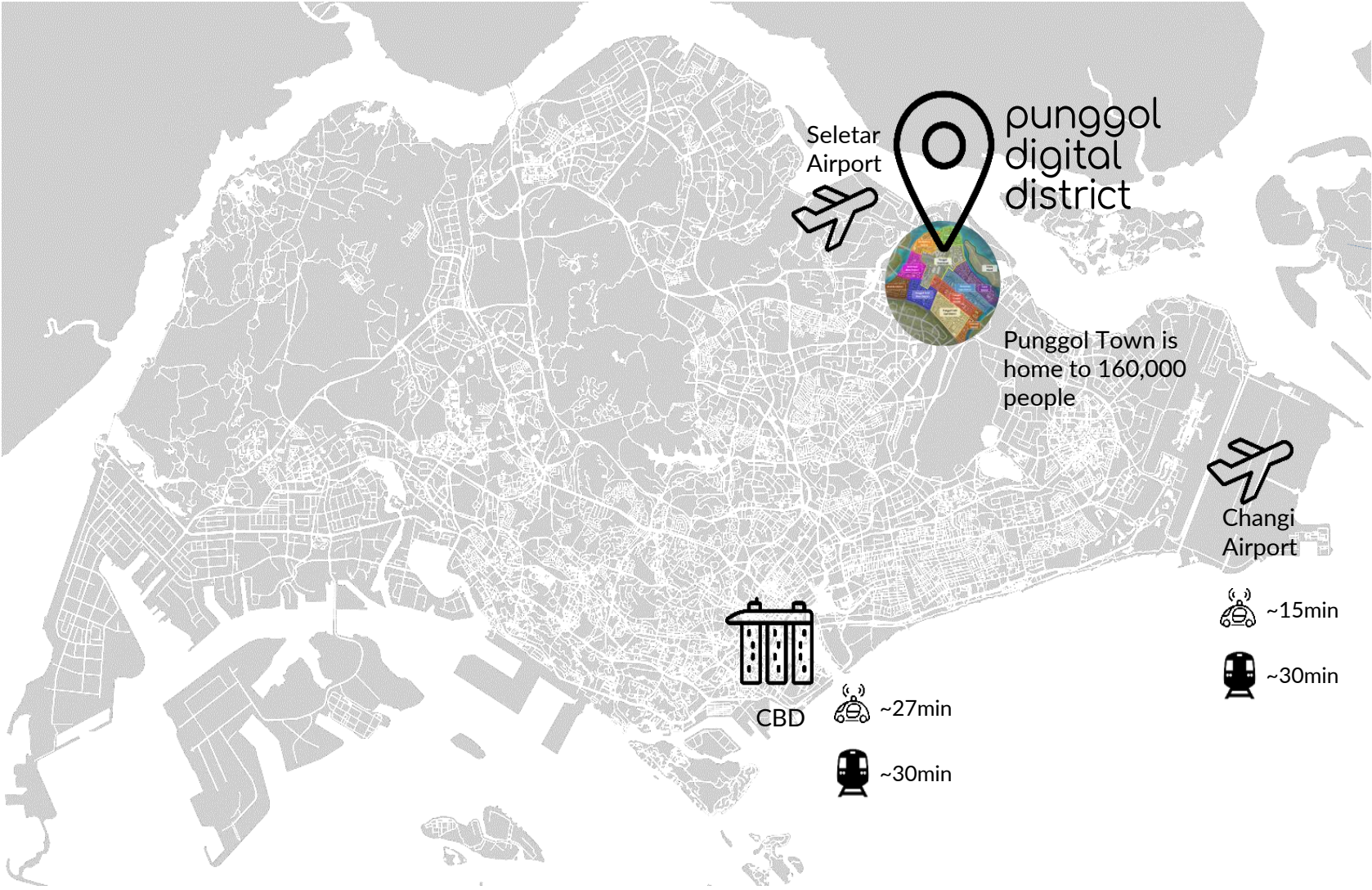


Tender Briefing by JTC
1 Sep 2025

Overview

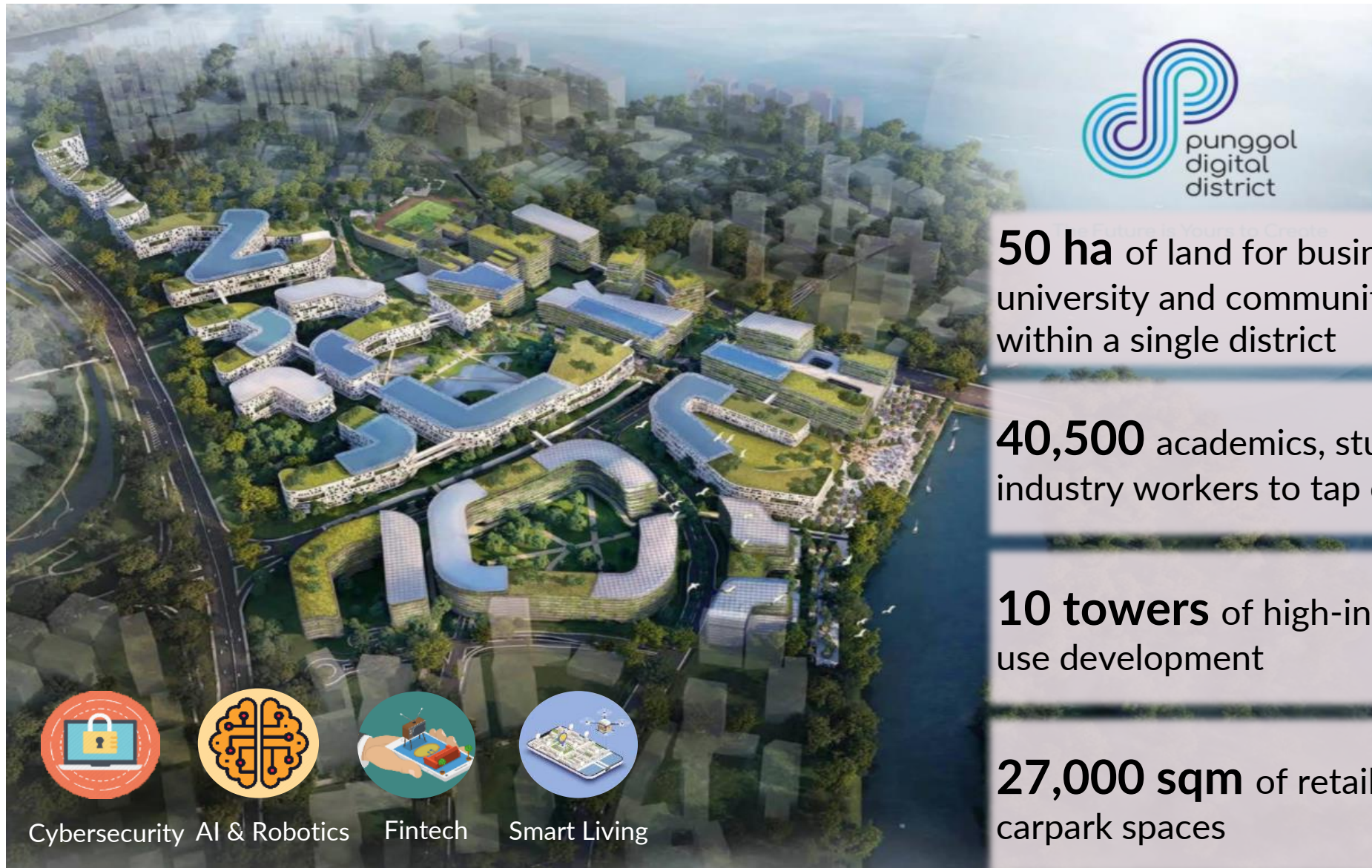
- Introduction to Punggol Digital District (PDD) and hotel/SR development
- Tender process
- Tender evaluation process and criteria
- Tender submission guidelines
- Tender timeline

Location of PDD



*For illustration purposes.
Not drawn to scale.

About PDD



A wide range of commercial offerings at PDD

A vibrant live-learn-work-play business park



Office & commercial tenants at PDD



...and more to be announced

- Est. occupancy for office spaces: 60%
- Tenants will move in progressively from Aug 2025



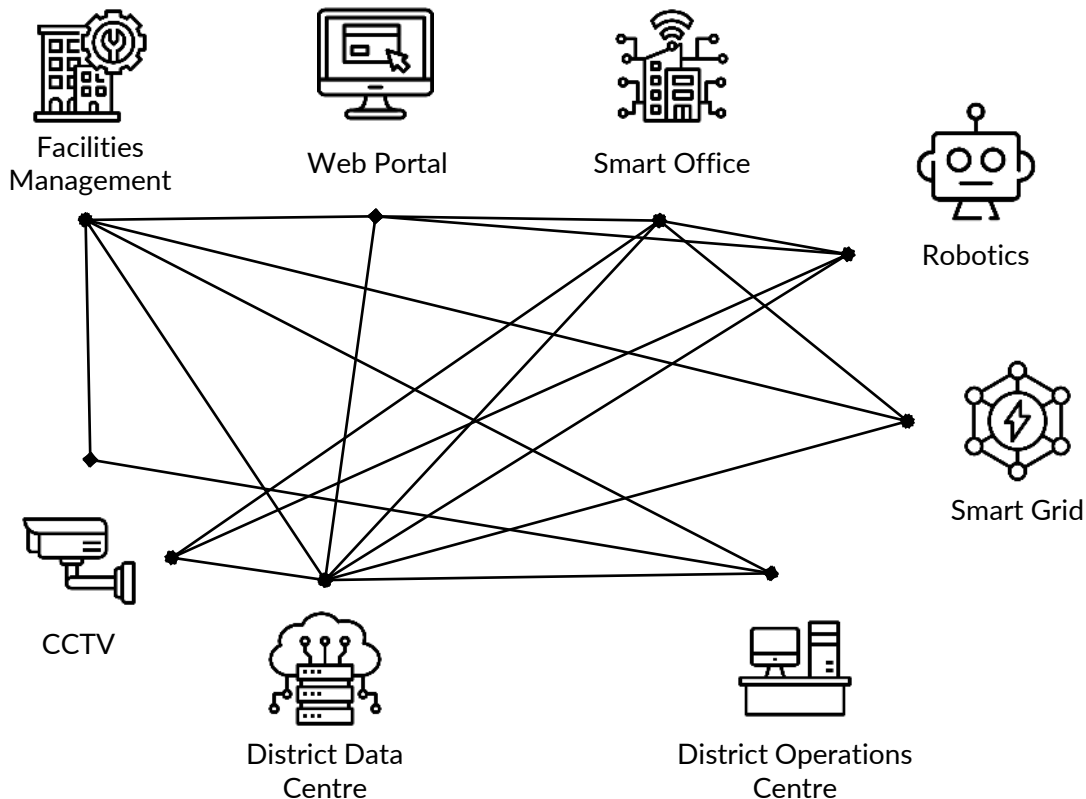
- Est. occupancy for retail/F&B spaces: 80%

A new way of doing things

Open Standard Multi-Protocol Middleware

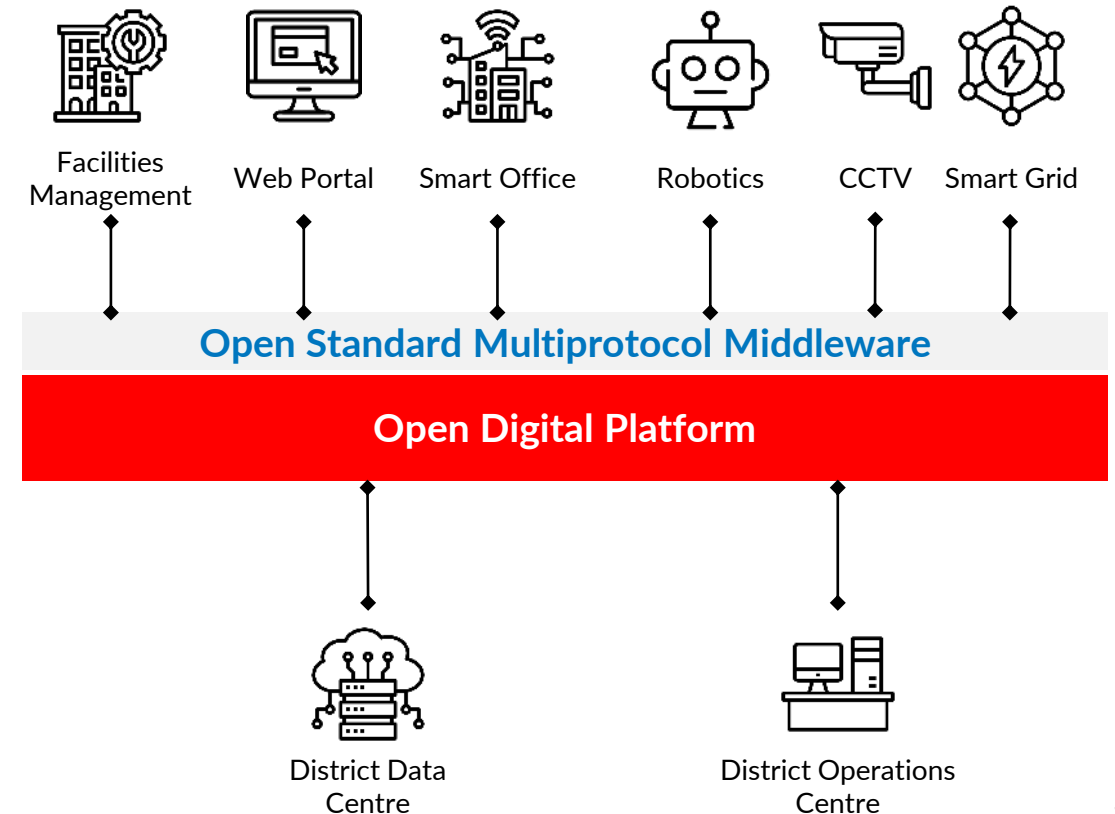
BEFORE

Each vertical must integrate with many systems one at a time, so multiple integrations are required



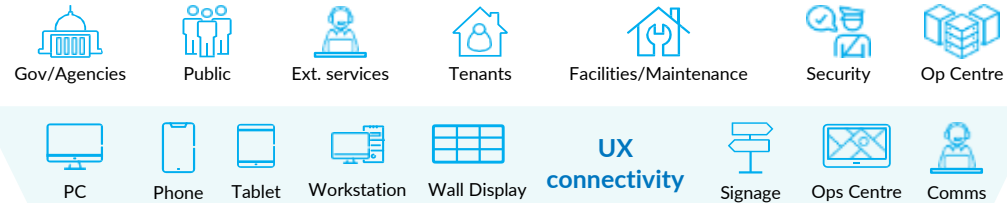
AFTER

Each vertical only needs to integrate with the Open Digital Platform once



PDD as a smart district

Real-time connectivity, interoperability and automation on 1 single platform



Smart FM

Smart Grid



AI Model Optimisation



Streamline workflow & reduce manpower



Verticals



ODP



Punggol Digital District

Vertical Systems

Smart Grid

Facial Recognition & Security

Urban Logistics & Robotic Delivery

District Cooling

Pneumatic Waste Conveyance System

Integrated Building Mgmt. Systems

Open Standard Multiprotocol Middleware

Open Digital Platform

Core Service Platform

IoT

Video Analytics

AI/ML

Digital Twin

Integration Platform

Info Exchange



Cybersecurity

Smart Ecosystem

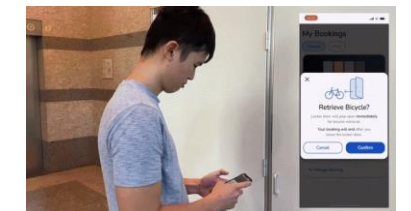
Smart Retail



FinTech



Smart Mobility



and Future 3rd-party Services & Application

Test Bedding

Robots



CERTIS



GAUSSIAN ROBOTICS



temi

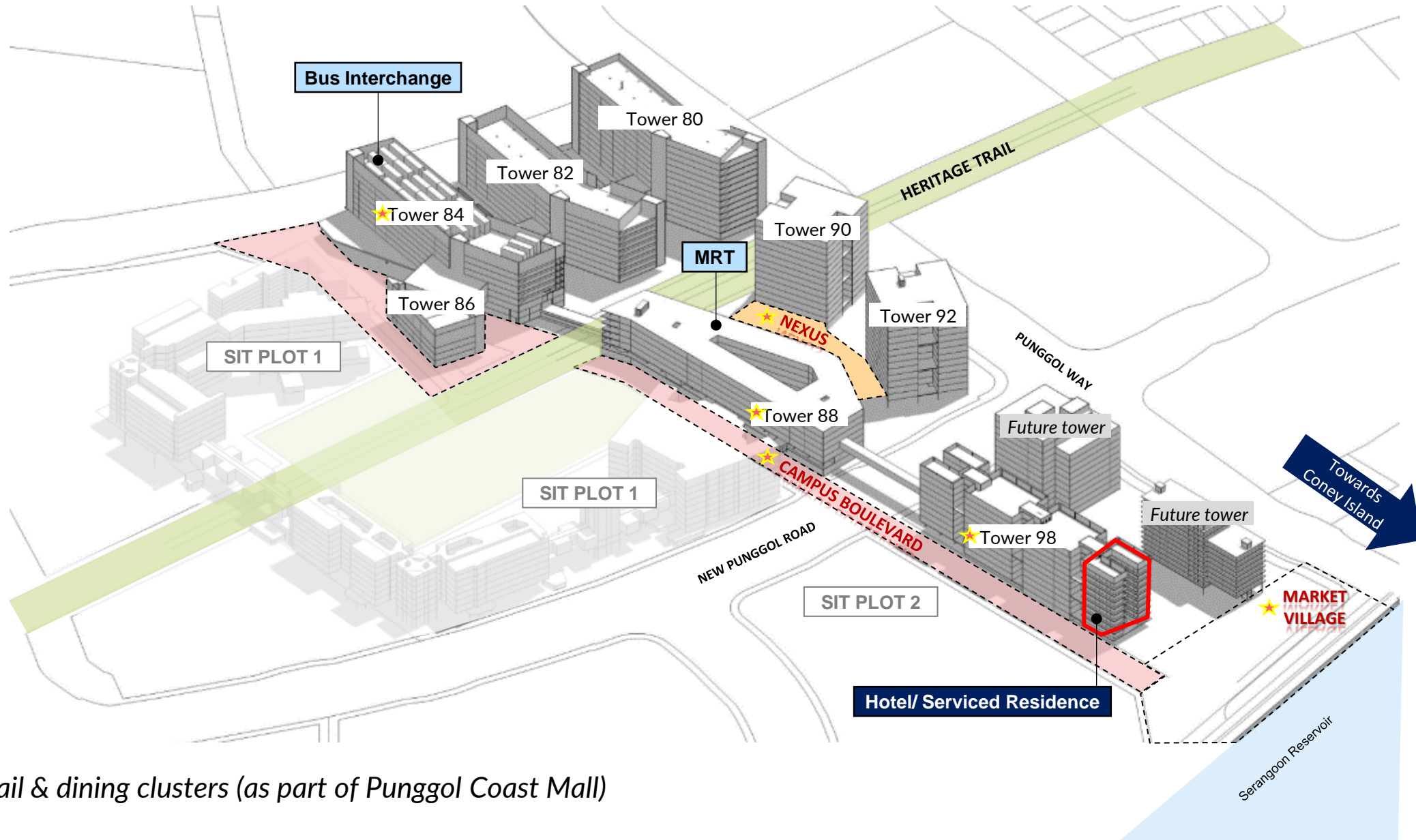


Panasonic

Vehicle to Load (V2L)



Location of hotel/ SR



★ On map denotes retail & dining clusters (as part of Punggol Coast Mall)

Vision and concept for development



Vision

- A tech-enabled, sustainable hotel/SR that offers a comfortable experience and flexible accommodation options in the heart of Punggol Digital District



Overall concept

- A hotel/SR that caters to both short- and long-term stayers through its space planning and amenities
- The operator/ brand proposed for the development should be one that aligns with the smart and sustainable vision of PDD
- Contribute to the industry-academia focus at PDD by offering hospitality internship opportunities and other collaboration efforts with SIT



Layout of development

B2: back of house area with 1 service lift and toilets

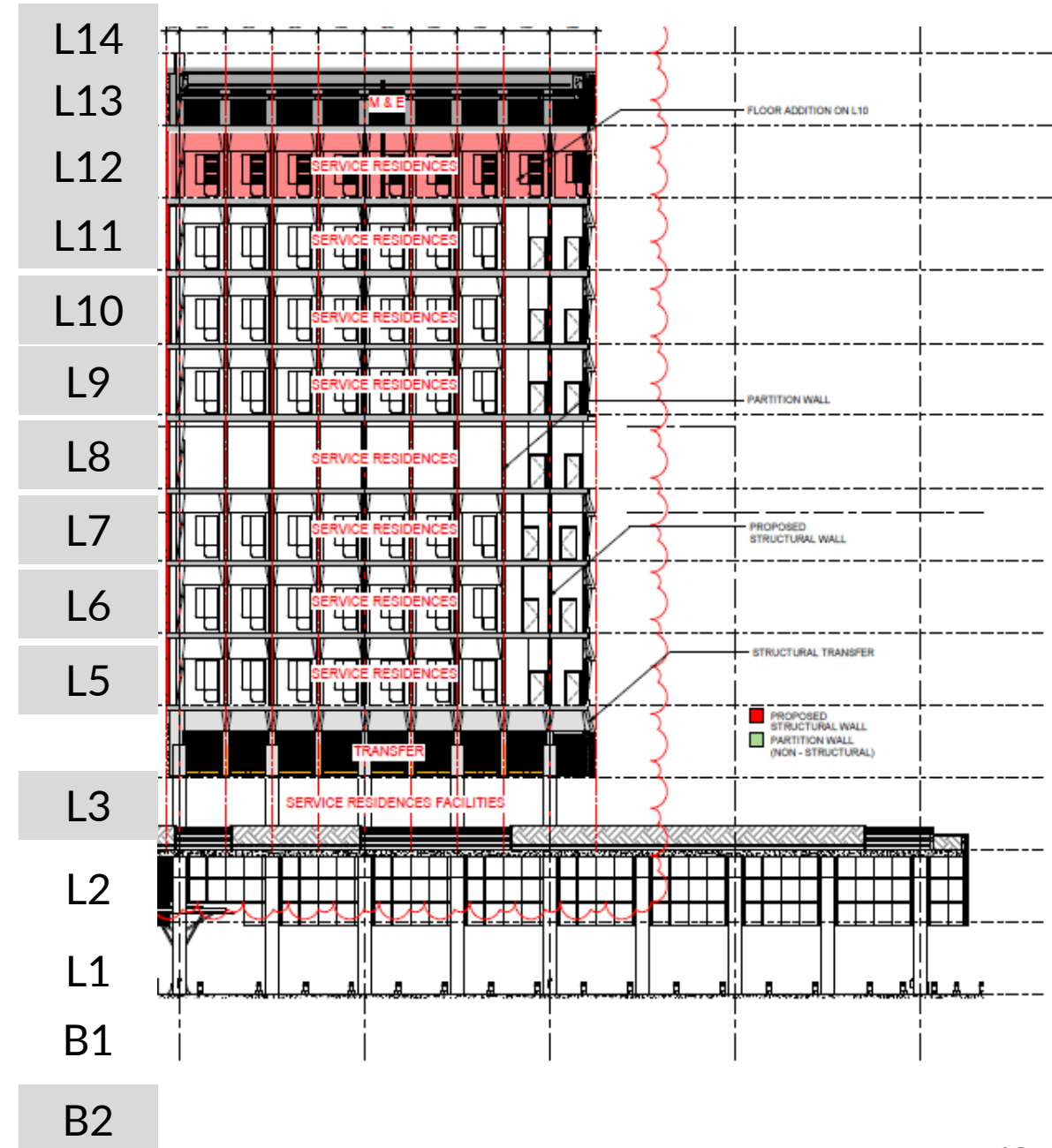
L1: main drop-off point with 3 dedicated passenger lifts for hotel

L3: hotel lobby with outdoor deck

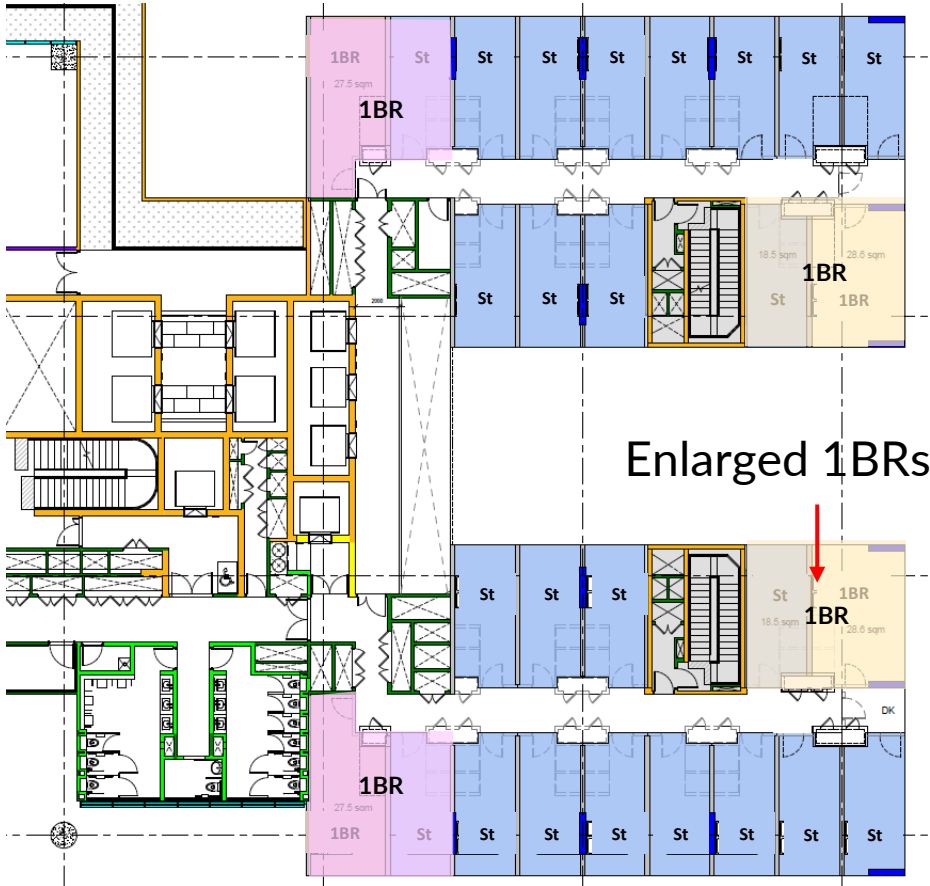
L5 to L12: hotel rooms with 208 keys, with loft floors on L5,7,9,11 and non-loft floors on L6,8,10,12

L13 & 14: M&E lower and upper floors

Sky Terrace on L3, L5, L6, L8, L10, L12 to be maintained by the successful tenderer as part of property boundary, but excluded from strata lot boundary

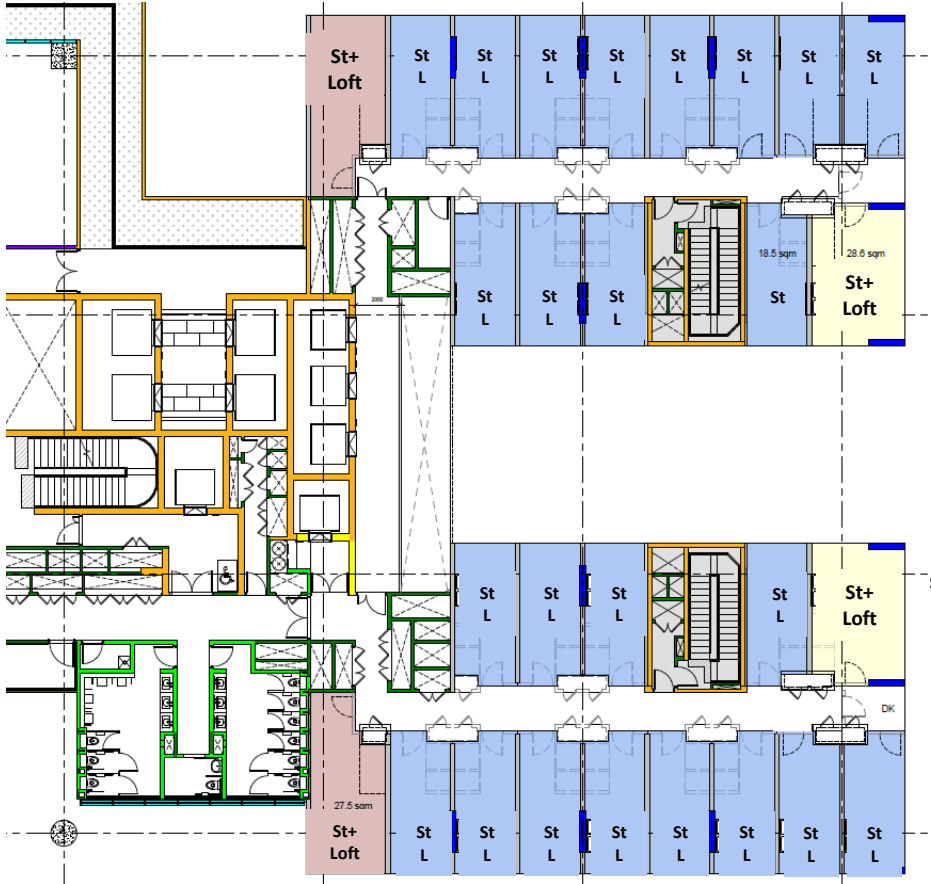


Proposed layout for rooms

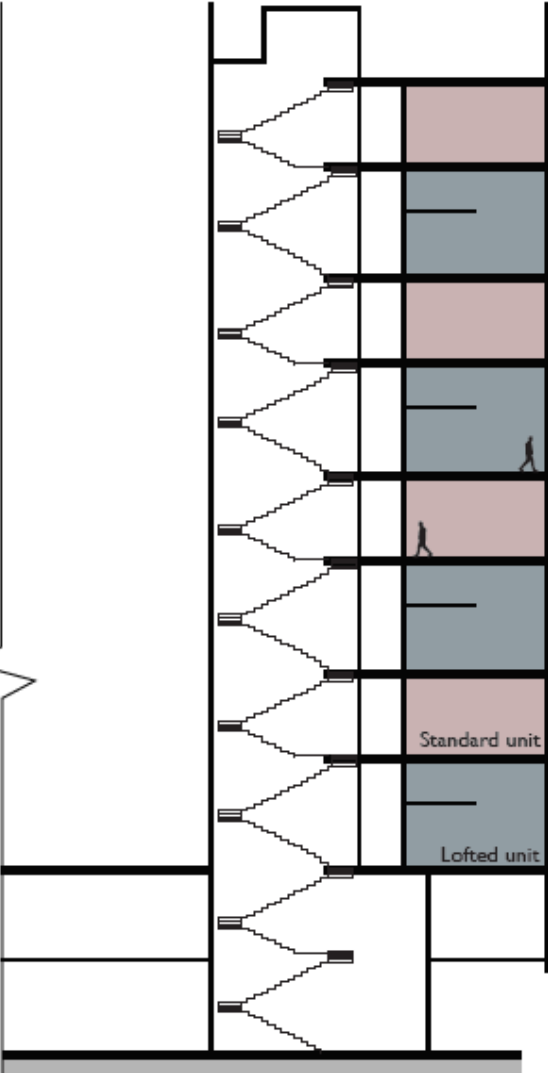


Enlarged 1BRs

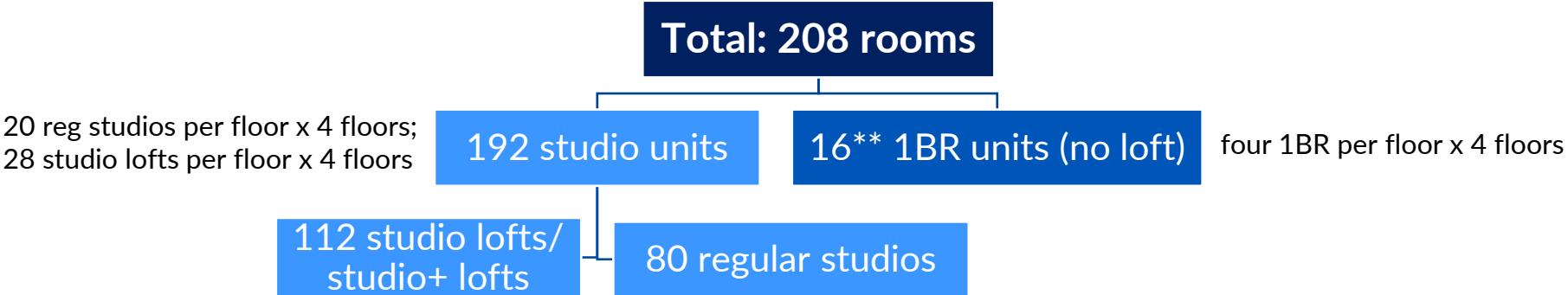
Typical floor Layout



Loft floor Layout



Breakdown of proposed room types



	Studio	Studio loft	Studio+ loft *	1BR *	Sum
Size (sqm)	19	24	32.5 – 34	46.5 – 48	
No. of rooms per floor on L4,6,8,10,12 (Non-loft)	20	-	-	4	24
No. of rooms per floor on L5,7,9,11 (Loft)	-	24	4	-	28
Total no. of rooms based on each room type	80	96	16	16	208

Concept and Price Tender (CPT)

- JTC is launching a CPT to allocate the development to a successful tenderer for a lease term of 60 years
- Tenderers can choose to appoint an operator to run/manage the hotel/SR (in the case of an owner-investor) or run/manage the hotel/SR themselves (in the case of an owner-operator). The operator brand proposed for the hotel/SR should be well-suited for PDD
 - Note: The Successful Tenderer shall not change the appointed hotel operator submitted in its Form of Tender A (Concept Proposal) and approved by JTC as part of this tender for a period of 10 years from the Lease Commencement Date

Key conditions of tender

Address	98 Punggol Way Singapore 829857, space marked as Property, Property Common, Property Ancillary, Property M&E at Levels B2 to L14 ¹ (all prescribed areas to be strata-titled to the successful tenderer)
Handover condition	Bare core & shell, as-is-where-is condition ²
Lease term	60 years from the Lease Commencement Date ³
Authorised use	Hotel/serviced residence (all applicable hotel license(s) to be obtained by the successful tenderer)
Estimated NLA	10,930 sqm (final NLA to be determined by the final survey plan)
Applicable service charge	\$4.20 psm pm over NLA
Zoning	White
Defects Liability Period⁴	Until 31 May 2026
Tender Deposit	\$2,284,338
Other conditions⁵	<ul style="list-style-type: none"> • Use of district cooling system & chilled water charges • Green building obligations • ODP requirements • Prohibited transaction period • No strata subdivision by Successful Tenderer • Partnership (internships etc) with SIT

1. Please refer to **Annex 1B** for the floor plan of the development

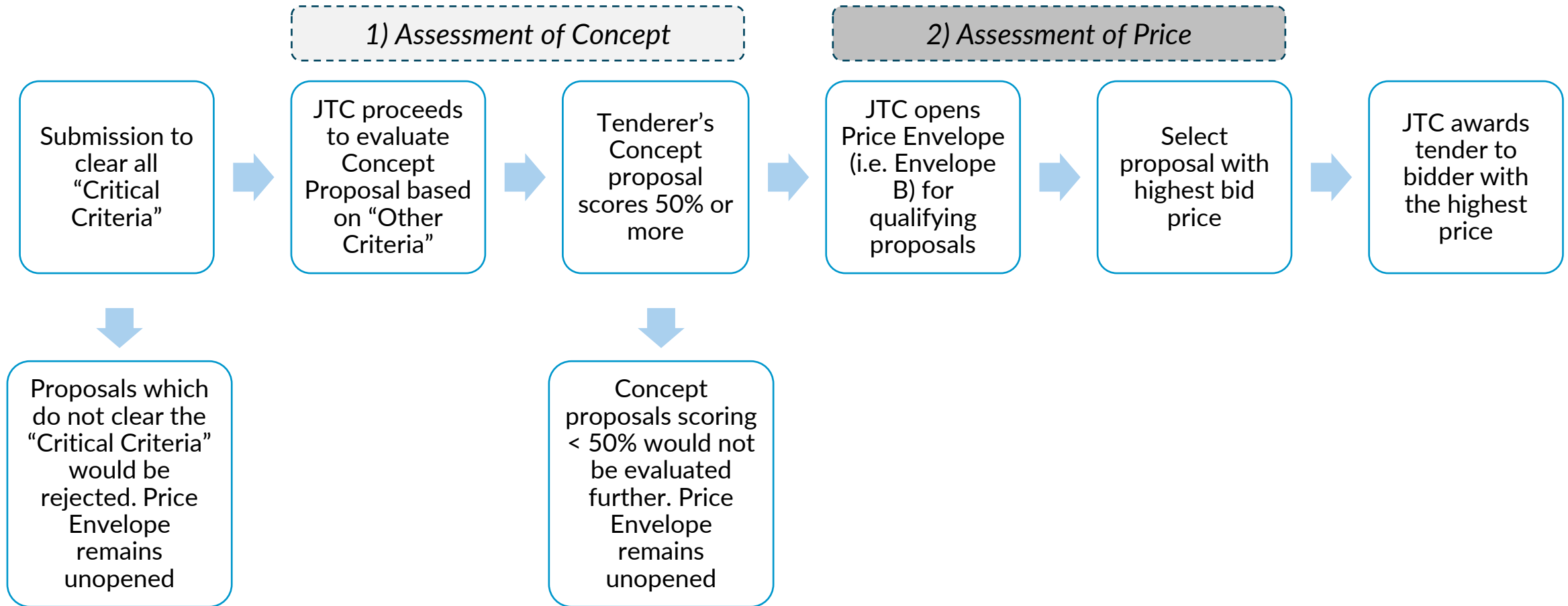
2. Please see **Annex 4B** for the technical specifications for this development

3. Lease Commencement Date refers to 6 months after the Possession Date

4. Please refer to the Special Terms in **Appendix 6** for more information

5. Please refer to **Conditions of Tender** and **Appendix 6** for more information

CPT evaluation process



Please refer to [Appendix 5 \(Evaluation Criteria\)](#) for more information on how JTC would evaluate the proposals received from Tenderers.

Critical criteria (to clear all)

Participant Level
<u>Financial health/standing:</u> Participants must not have financial statements showing negative NTA and adverse opinion from auditors on their ability to continue as a going concern.

Project Level
Tenderers <u>must</u> have prior experience of owning a hotel/ serviced residence (in the case of the Tenderer being an investor) or operating a hotel/ serviced residence (in the case of the Tenderer being an owner-operator) either in Singapore or overseas.

Other criteria (to score 50% or more)

“Other Criteria” Components		Maximum Score
1	Business proposal: operator brand, design, partnerships, smart & sustainable initiatives	80%
2	Track records and experience	20%
Total		100%

*Tenderers can refer to **Appendix 5 (Evaluation Criteria)** and **Appendix 3 (Particulars of Tenderer’s Concept Proposal)** for more information on how JTC would evaluate the proposals received from Tenderers and the information required for submission. All Concept proposals must be accompanied with a duly completed **Annex 7A1 (Form of Tender A)**.*

Assessment of Price - bid price

- Qualifying proposals which have met the minimum Concept passing score of 50% will proceed to the Price stage
- Tenderers are to fill in a lump sum tendered bid price for this development in **Annex 7A-2, Form of Tender B (Price Proposal)**
- The tender will be awarded to the qualifying tenderer with the highest bid
- Tenderers shall note that this lump sum tendered bid price excludes:
 - An estate service charge of \$4.20 psm per month over the NLA
 - All applicable GST
 - Any other fees and payment upon the successful award of the tender (e.g. stamp duty, admin fees, strata survey fees)

*Tenderers can refer to **Appendix 5 (Evaluation Criteria)** and **Appendix 2 (Particulars of Tenderer's Price Proposal)** for more information on how JTC would evaluate the proposals received from Tenderers. All Price proposals must be accompanied with a duly completed **Annex 7A2 (Form of Tender B)**. Details on the payment of charges and fees by the Successful Tenderer can be found in the **Conditions of Tender para 16 & 16A**.*

Tender submission checklist

Sealed Envelope A with Envelope Label Cover A

Envelope A to contain:

1. Duly completed and signed Annex 7A-1 (Form of Tender A)
2. Concept Proposal enclosure outlining all information requested in Appendix 3 (Particulars of Tenderer's Concept Proposal)
3. Completed Annexes 7B, 7C, 7D and 7E
4. Thumb drive containing soft copies of items 1 to 3



Sealed Envelope B with Envelope Label Cover B

Envelope B to contain:

1. Duly completed and signed Annex 7A-2 (Form of Tender B)
2. Thumb drive containing soft copy of item 1

Sealed Envelope C with Envelope Label Cover C

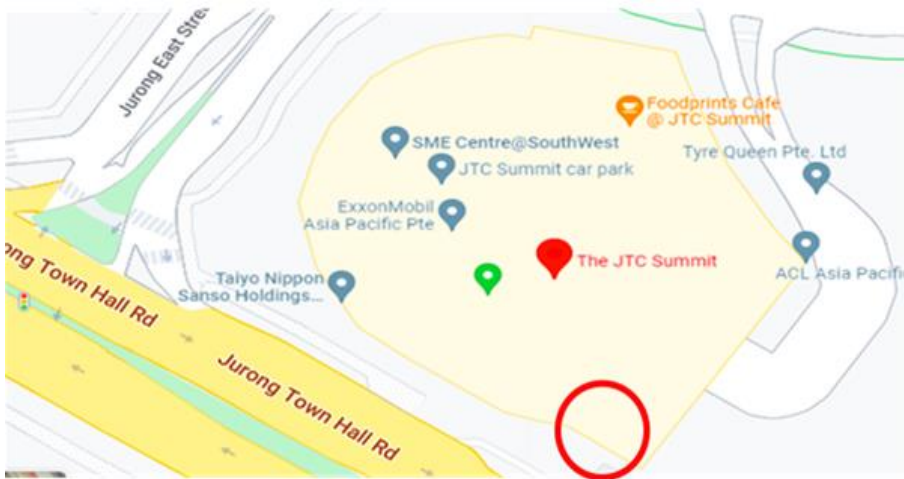
Envelope C to contain:

1. Sealed Envelope A with its envelope label cover affixed
2. Sealed Envelope B with its envelope label cover affixed
3. Payment advice evidencing bank transfer of Tender Deposit of amount **\$2,284,338** to JTC
4. Duly completed Annex 7F (Checklist for Submission of Tender)
5. Thumb drive containing soft copies of items 3 and 4

*Tenderers can refer to **Appendix 7 (Instruction to Tenderers)** for the tender submission format and **Annex 7F** for a checklist of all the information to be included in the submission. Instructions on the payment of Tender Deposit can be found in document **1. Conditions of Tender, Para 11***

Tender submission guidelines

- Tender submissions should be deposited by hand at **Tender Box No. 5** at Level 1 of JTC Summit (8 Jurong Town Hall Road; outside lobby) by **11.00am** on **30 October 2025**
- Late submissions will not be entertained
- Please check JTC's website ([link here](#)) periodically for corrigendum, additional information, extension of timeline (if any) etc issued by JTC



*Tenderers can refer to **Annex 7F (Checklist for Submission of Tender)** for a checklist on the full list of information/ documents to be prepared and submitted for this tender*

Tender award

- The successful tenderer is required to make the following payments upon the award of the tender:
 - Stamp duty
 - Balance Tendered Sale Price (less the Tendered Deposit)
 - Prevailing estate service charge for one month
 - JTC's administrative fees
 - Strata survey fees
- More information will be shared with the Successful Tenderer in the Letter of Acceptance
- The Successful Tenderer can write in to JTC to request for the strata lot number of this development upon the award of tender. JTC will work closely with the Successful Tenderer to obtain the strata title for this development

Marketing agent

- JTC has appointed JLL as the marketing agent for this hotel/SR development
- Please reach out to JLL to obtain the investor briefing pack or to find out more information about this development, tender process etc
- Contact details:
 - Julien Naouri, Julien.Naouri@jll.com
 - Ervin Seow, Ervin.Seow@jll.com

Tender timeline

Description	Est. date
Tender launch	22 August 2025
Tender briefing & site visit at PDD	1 Sep 2025, 2pm
Tender close	30 October 2025, 11am
Tender evaluation and interviews for shortlisted tenderers	November to December 2025
Tender award	Est. January 2026
Handover of premises	Est. February 2026



Site photos

Basement 2 (back-of-house)



Service lift lobby at B2



Service lift (L) & BOH entrance (R)



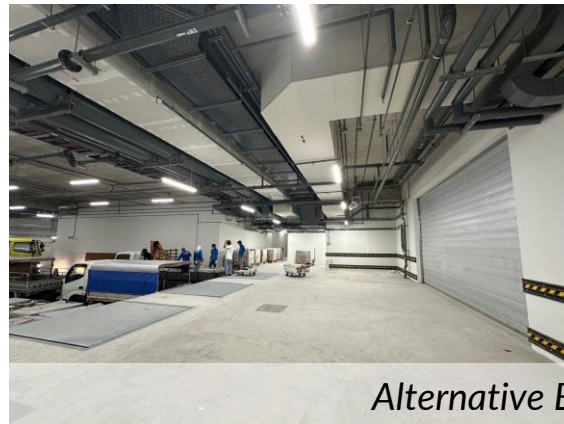
BOH room (front)



BOH room (back)



Loading bays & coach parking

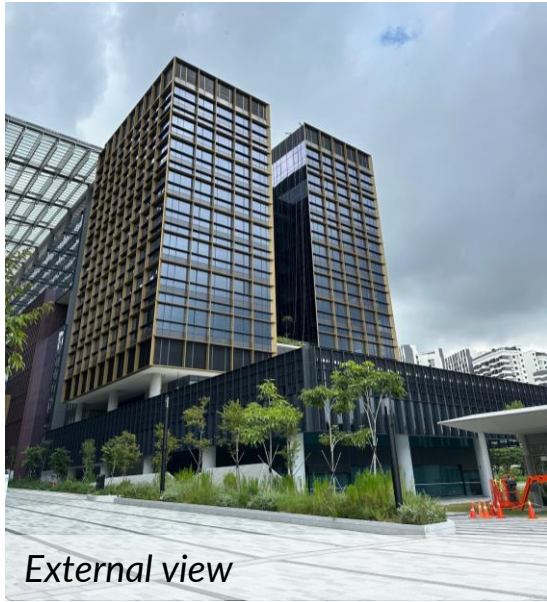


Alternative BOH entrance



Toilets

Level 1 (pick-up/drop-off point)



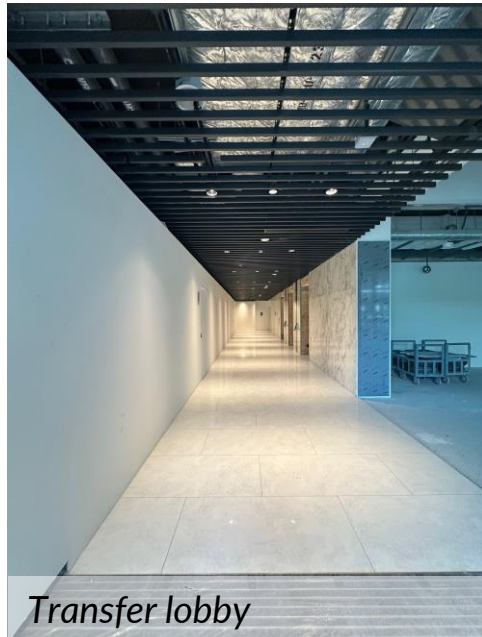
External view



Main drop-off point at Tower 98



3 passenger lifts (exclusive)

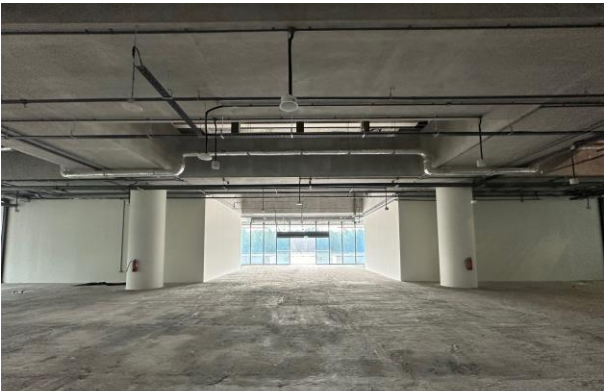


Transfer lobby

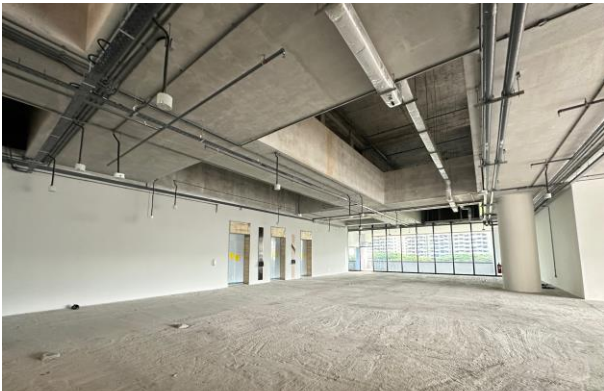


Service lift lobby at level 1

Level 3 (hotel lobby)



Lobby (view after exiting lifts)



Lobby (alternative view)



Outdoor area of lobby



Outdoor area of lobby



Outdoor area of lobby

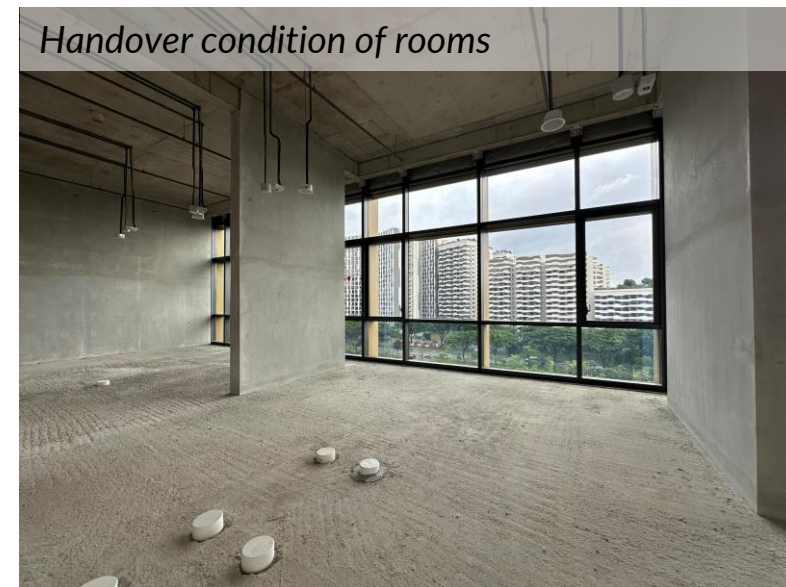
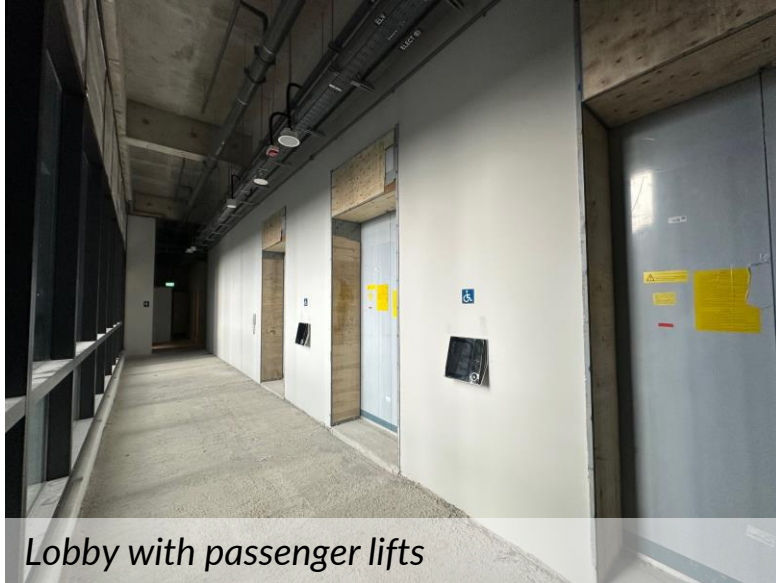


Access to M&E room (for swimming pool)

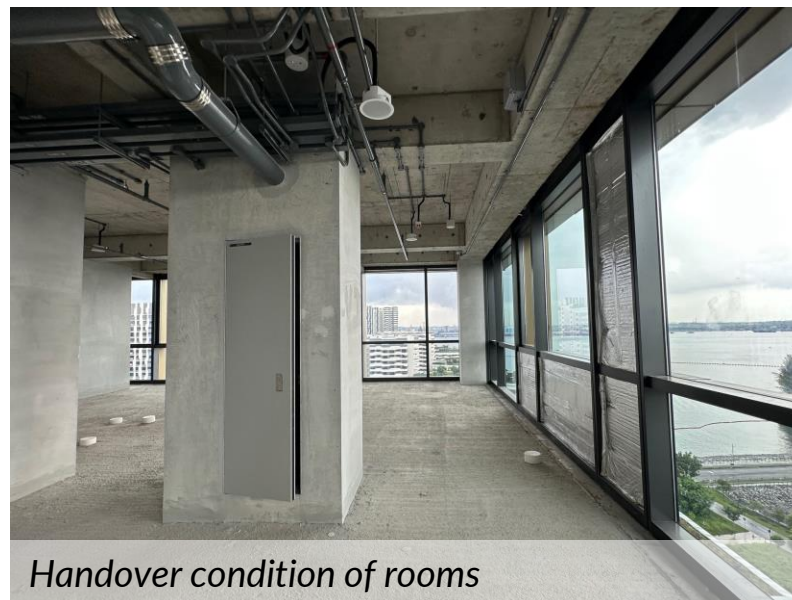
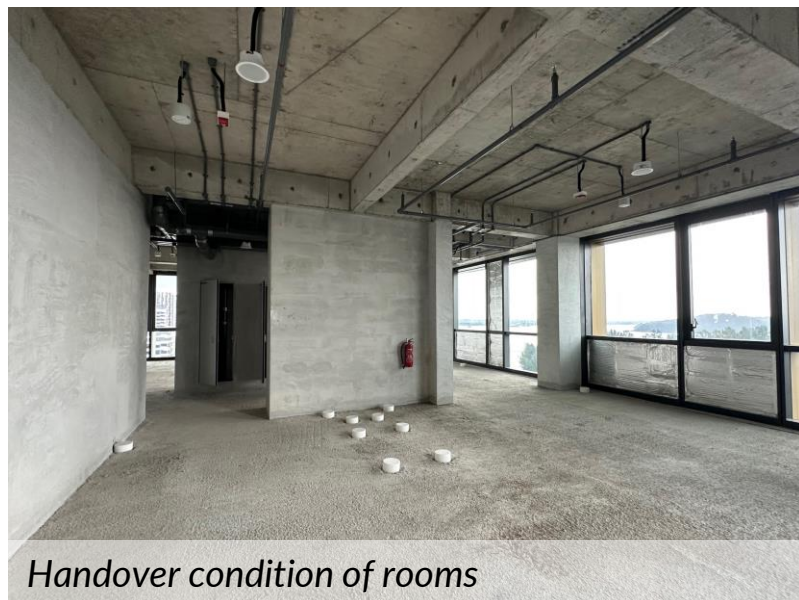
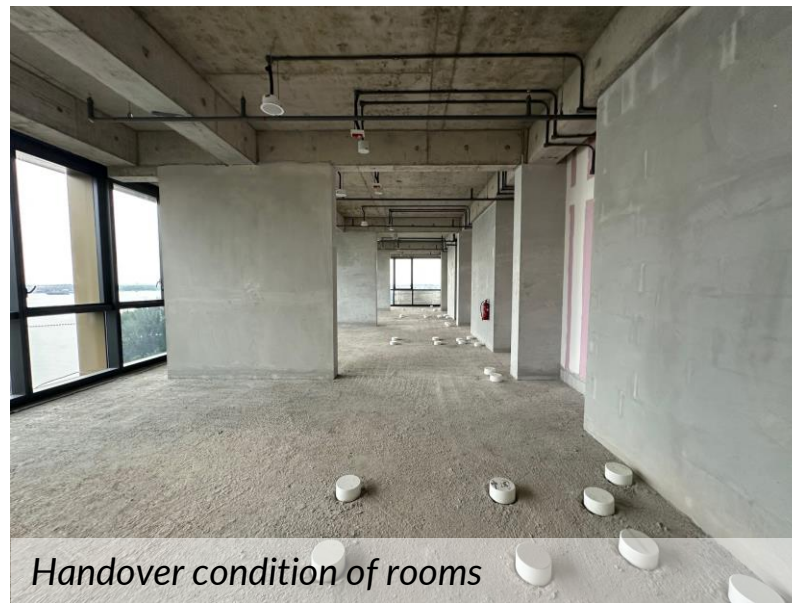
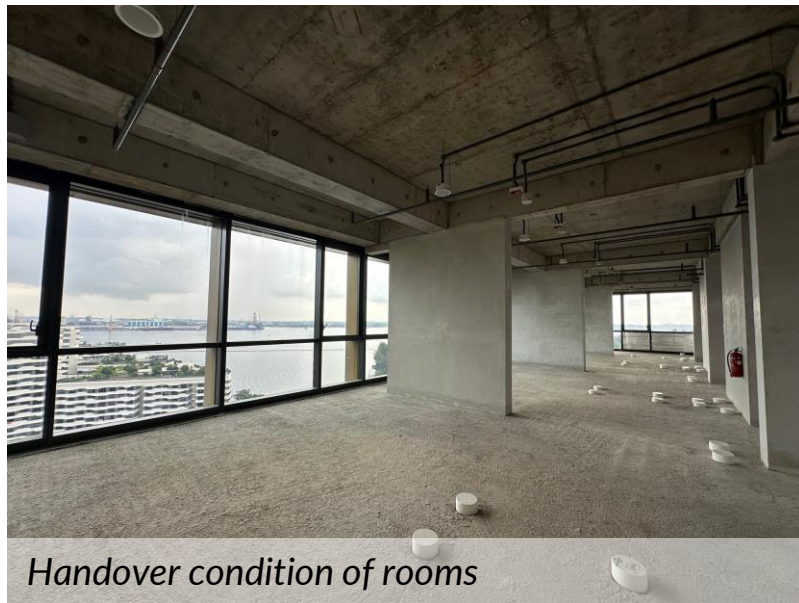


Access to Punggol Coast Mall from hotel lobby & service lift exit at level 3

Typical floor for rooms (loft)



Typical floor for rooms (non-loft)



Level 13 (M&E lower floor)





Thank you.

