

FAQ 1 dated 22 September 2025

1. Is it compulsory for the Successful Tenderer to tap on PDD's district cooling system (DCS)? What are the estimated charges?

It is compulsory for the Successful Tenderer to engage the service of Engie, our appointed DCS operator ("Operator"), and enter into a direct service agreement with the Operator for the supply of chilled water to the Property in accordance with Clause 5.8 of the Special Terms. The estimated current rates are as follows:

- Energy Charge: \$0.1886 per RTH
- Demand Charge \$108 per RT

Please note that these rates are approximate and may be subject to change from time to time at the discretion of the Operator.

2. When will Market Village commence operations on site?

JTC has awarded the tender for Plot 1 of Market Village (located directly in front of FairPrice Finest) to Chimichanga. They are expected to commence operations in 4Q2025.

We are concurrently marketing the remaining 3 plots at Market Village. The selected tenants will take over the site progressively and commence operations from early 2026.

3. The development's boundary includes an M&E space provision on Levels 13 and 14. What is this space for?

These designated M&E spaces are allocated for the Successful Tenderer to install the necessary equipment required to supply pre-cooled fresh air to the premises. Additionally, the M&E areas provide space for the installation of a generator set for the premises.

4. Can Tenderers choose not to build a swimming pool on Level 3?

While an outdoor space and (vacant) M&E room have been catered for on Level 3 for Tenderers to build a swimming pool, Tenderers have the flexibility to propose other uses to the space based on their concept for the premises. Tenderers are also advised to indicate such proposals and the relevant drawings or artist's impressions as part of their Concept Proposal during the tender submission stage for JTC's assessment.

5. How will JTC evaluate and select the Successful Tenderer?

JTC will evaluate Tenderers' submissions via a two-stage Concept and Price Tender process, with Concept evaluation being the first stage and Price evaluation being the second stage. Tenderers can refer to [Appendix 5](#) for the evaluation criteria and [Appendix 3](#) for the information to submit as part of their Concept Proposal. All tenderers who have cleared the Critical Criteria and scored at least 50% under "Other Criteria" will be qualified for the Price stage. The tender will be awarded to the bidder with the highest tendered bid price.

6. Will JTC stipulate the number of rooms we must apportion for short stays and long stays?

JTC does not prescribe a specific allocation of rooms for short-term or long-term stays. Instead, Tenderers are encouraged to propose their preferred mix of room types based on their market research, business model, and operator brand concept in their Concept Proposal for JTC's assessment and acceptance. Tenderers who wish to obtain a hotel license for this development must apply for the necessary licenses prior to the commencement of operations.

The Successful Tenderer should also note that JTC, together with LTA or any other relevant agencies, may require the Successful Tenderer to conduct surveys or interviews with the premises' guests or occupants after the premises becomes operational. These surveys aim to gather insights into the profile of stayers, helping authorities better understand their traffic and commuting patterns.