Standard Factory Launch - Factsheet

Date: Tuesday, 25 August 2020

Factory Specifications

<table>
<thead>
<tr>
<th>Location</th>
<th>11 Tuas Bay Walk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approx. Land Area (sqm)</td>
<td>987.70</td>
</tr>
<tr>
<td>Approx. Floor Area (sqm)</td>
<td>1,417.00</td>
</tr>
<tr>
<td>Usage Zoning</td>
<td>B2 (Food Only)</td>
</tr>
<tr>
<td>Maximum Electrical Loading without provision for a new substation</td>
<td>280 kVA / 400 Amps</td>
</tr>
<tr>
<td>(Source of information : SP Group as at 20 August 2020)</td>
<td></td>
</tr>
<tr>
<td>Maximum Permissible Plot Ratio</td>
<td>1.4</td>
</tr>
</tbody>
</table>

Application Deposit $19,400.00

Available Tenure Options

A. Tenancy (Tenure: 3 + 3 years)

| Rental (per month) * | $19,400.00 |

B. Lease (Tenure: 20 years)

<table>
<thead>
<tr>
<th>Annual Rental Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Rent</td>
</tr>
<tr>
<td>Building Price *</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Upfront Payment Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Price</td>
</tr>
<tr>
<td>Building Price *</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Investment Requirement</th>
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<tbody>
<tr>
<td>Minimum Plant &amp; Machinery Investment</td>
</tr>
</tbody>
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<thead>
<tr>
<th>Solar Deployment Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar deployment is mandatory if there is available contiguous roof area of at least 800 sqm</td>
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* Valid till 24 November 2020

Planning Considerations

<table>
<thead>
<tr>
<th>URA's 60/40 quantum control</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Minimum of 60% of GFA for industrial activities and ancillary storage</td>
</tr>
<tr>
<td>*Maximum of 40% of GFA for office, communal and neutral areas</td>
</tr>
<tr>
<td>Height restriction</td>
</tr>
<tr>
<td>Building &amp; civil works</td>
</tr>
</tbody>
</table>

Important notes:

1. Application Deposit is payable upon submission of Application Form to JTC, and must reach JTC by 4pm on the closing date.
   (i) Application Deposit has to be made via bank transfer to JTC's OCBC Account No.: 501-104970-001. Please instruct the bank to include a description "[Company Name]/SF [Location of factory unit], e.g. ABC PTE LTD/SF 11 Tuas Bay Walk" for the transaction. When you submit your Application Form, you must also attach a copy of the completed Direct Credit Authorisation form (DCA) [Annex D], endorsed by your authorised bank.

2. For Lease option: All rentals are subject to annual review and any increase will be capped at 5.5% of preceding year's rent.

3. Applicants will be assessed on the following:
   (i) Applicants' need for land based facility. Applicants that can operate in space should take up high rise space.
   (ii) Applicants' economic contribution, proposed investment, quality of jobs created and land optimisation*.
   (iii) For Lease option: Applicants' proposed investment must meet the minimum requirement for Plant & Machinery investment. The proposed investment must be fulfilled within the 3 years of building and investment period. Failure to do so will lead to pro-rating of lease term.

4. Building price excludes mechanical and electrical (M&E) and any other fixtures and fittings in the factory building. Rates quoted exclude taxes, duties, fees and charges payable.

5. Information and pricing provided are subject to change without prior notice. JTC does not warrant the accuracy of the above list and expressly disclaims liability for errors or omission therein. Please make independent queries and check with relevant Competent Authorities for clarifications. Any purchase of plans from the relevant Competent Authorities shall be at Applicant's own cost and expense.

6. Viewing of factories is strictly by appointment only, to be arranged at least 2 days in advance. Please refer to JTC Corporate website for the contact details.
TERMS AND CONDITIONS FOR STANDARD FACTORY LAUNCH

1. STATE AND CONDITION OF LAND & BUILDING
   The said land and building is to be taken on an "as is where is basis", including any defects (latent, inherent or otherwise) and each Applicant shall be deemed to have full notice and knowledge, inter alia, of:
   (i) the actual state and condition of the said land and building including but not limited to its ground levels, topography, subterranean conditions, soil contaminants, content, compounds, characterization and conditions as well as matters with regards to access, ingress and egress, drainage, and utility services, affecting the said land and building,
   (ii) the existence of any encroachment, structure or thing on or within the said land and building any easements, rights of way and all other encumbrances, if any, affecting the said land and building,
   (iii) the cables, wires, pipes, pipelines, trenches and other such structures or facilities carrying, transporting, conveying or delivering services of sewage, water, electricity, telecommunications and gas (collectively "Services Infrastructure") belonging to the relevant Competent Authorities and third-party service providers exist adjacent to, across, around, on, under or within the said land and building and the relevant Competent Authorities and third-party service providers may require the Services Infrastructure to be protected or diverted. In this regard, the Successful Applicant shall comply with all such requirements of the relevant Competent Authorities and third party service providers in connection with the Services Infrastructure, as well as ensure that the Development and all activities at the said land and building shall not in any way affect the Services Infrastructure,
   (iv) and shall not raise any objection or requisition whatsoever in respect thereof regardless of whether the Successful Applicant has inspected the said land and building AND further, the Successful Applicant shall execute such works as may be required to be done or as may be deemed necessary.

2. CONSTRUCTION OF ACCESS, INFRASTRUCTURE AND SERVICES
   (i) The Successful Applicant shall at his own cost and expense plan and construct all infrastructure within the said land and building such as access, roads drains, electricity, water and other services necessary for the whole of the said Development in accordance with the requirements of JTC and all relevant Competent Authorities.
   (ii) The Successful Applicant, who has at least 800 sqm of available contiguous roof area in the Development and selects the tenure option of Lease, must install solar photovoltaic panels ("Solar PV Panels") on the roof of the building in the Development, at a total installation area ("Total Installation Area") as declared by the Successful Applicant in its plan submission to JTC by Commencement of Lease Term. The Successful Applicant must: a) submit as-built drawings, by the end of the 3 years of building and investment period for the whole of the Development, for the installed Solar PV Panels covering the Total Installation Area. Failure to comply with the above will result in the withholding of lease issuance; and b) maintain and operate the Solar PV Panels throughout the Lease tenure. The Successful Applicant may operate the Solar PV Panels in accordance with the solar deployment business models described at Annex E. (Updated on 27 August 2020)

3. DIVERSION OF EXISTING UTILITIES & SERVICES
   In the event that there are existing utility services such as pipes, cables etc. within the said land, the Successful Applicant may be required to divert or protect such existing utility services and the cost of diversion repair or protection (if any) shall be borne by the Successful Applicant and shall be paid forthwith on demand to the Public Utilities Board or other relevant Competent Authorities, agencies, bodies or corporations having the authority over or being in charge of the matter.

4. POSSESSION OF LAND & BUILDING
   (i) Vacant possession of the land and building shall be delivered to the Successful Applicant upon full acceptance by the Successful Applicant.
   (ii) The Successful Applicant shall accept the said land and building on an "as is where is” basis as regards to the matters mentioned in Condition 1 and in all other respects as at the date of delivery of possession of the said land and building, AND the Successful Applicant shall not at any time:
      a) object to or refuse the delivery of possession of the site to him;
      b) claim for any compensation or reduction of the building price, or
      c) require JTC to remove any encroachment, structure, or thing present on or within the said land and building.
   (iii) Any A&A works shall be subject to JTC’s approval and comply with prevailing regulations imposed by the relevant Competent Authorities.

5. PERMISSIBLE USAGE
   (i) The subject site is located within JTC’s Food zone, only Food and Food-related industries are allowed. Clearances from NEA and SFA are required.

6. RESTRICTED USAGE
   (i) The following negative uses apply due to the subject site’s close proximity to the Tuas Biomedical Park (TBP):
      • Manufacture and storage of antibiotics
      • Concrete batching plants
      • Pre-casting yards
      • Outdoor spray painting
      • Open storage activities and other activities that generate large amounts of dust
      • Activities that generate large amounts of smoke, pollutive or pungent gas emissions (e.g. hazardous waste treatment)
      • Worker's Dormitory
   (ii) Land-based logistics industry operating predominantly as “Inland Container Depot”, i.e. use of open yard for storing of containers
   (iii) Data Centre
   (iv) Any Health and Safety buffer(s) imposed by or arising from activities within the boundary of the Land are to be confined within the boundary of the Land

Note 1: Health and Safety buffer is defined by Individual Risk (Injury) contour from the site and/or pipeline Quantitative Risk Assessment (QRA) and injury hazard zone of Worst Case Scenario (WCS) for transport QRA.
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Location: 11 Tuas Bay Walk

7. COMPANY VISIT / INTERVIEW
JTC shall visit / interview selected Applicants in order to better assess the selected Applicants' businesses. JTC shall inform the selected Applicants in advance the dates and time of the visits / interviews.

8. LEGAL DOCUMENTS
The Successful Applicant shall sign agreement(s) on such terms and conditions imposed by JTC. These terms and conditions are not negotiable.

9. APPLICATION DEPOSIT
In the event:
(i) the Applicant withdraws the application after the closing date of the launch; or
(ii) JTC makes an offer of the factory to the Successful Applicant and the Successful Applicant fails to accept the offer within the stipulated time,
the Application Deposit shall be FORFEITED without prejudice to JTC’s rights to recover other damages which JTC may have suffered.

10. COMPLETE SUBMISSION
Applicants must submit the followings with the Application Form:
(i) Latest audited statement of accounts*;
(ii) Application Deposit;
(iii) DCA form completed with bank endorsement; and

* Sole proprietors may submit unaudited statement of accounts

JTC reserves the right to accept or reject any Application.

11. SUBMISSION DETAILS
(i) Applicants are to indicate the preferred tenure option (either 3+3 years or 20 years) in the Application Form.
(ii) Applicant can apply for more than one unit. However, JTC reserves the right to allocate only one unit to the Successful Applicant. JTC is not under any obligation to disclose any reason for its decision.
(iii) For Applicants applying for more than 1 unit, please indicate the location of the units in order of preference under Section II, “INFORMATION ON PROPOSED SITE” in the Application Form.
(iv) Applicants are to email their Application Form together with all supporting documents to JTC_StandardFactory_Application@jtc.gov.sg by 15 September 2020, 4pm.

12. VALIDITY OF INFORMATION
(i) Information and pricing are subject to change without prior notice.
(ii) JTC does not warrant the accuracy of the above list and expressly disclaims liability for errors or omission therein.
(iii) Please make independent queries and check with relevant Competent Authorities for clarifications.

For any other queries, please contact our officers at 1800-568 7000 for assistance.
SOLAR DEPLOYMENT

Criteria for Solar Deployment

For Successful Applicants whose Developments have at least 800 sqm of available contiguous roof area and selects the Lease tenure, installation of Solar PV Panels is mandatory. Available contiguous roof area excludes area occupied by mechanical, electrical, plumbing services; and other area on which Solar PV Panels cannot be deployed on due to regulatory or technical requirements.

A Successful Applicant with less than 800 sqm of available contiguous roof area and/or selects the Tenancy tenure may voluntarily deploy Solar PV Panels in the Development, by submitting an Application for Consent under Solar Deployment Scheme.

Business Models

The Successful Applicant can choose from three solar deployment business models as follows:

i. **Direct ownership**: The Successful Applicant owns the Solar PV Panels, and the generated electricity will be used for consumption. The Successful Applicant bears the capital and operational costs to purchase and maintain the solar deployment respectively.

ii. **Solar leasing**: The Successful Applicant will lease the Solar PV Panels from a solar vendor (which will be installed by the solar vendor on the roof of the Development) and pay a discounted rate to consume the generated electricity. No capital and operational costs will be borne by the Successful Applicant.

iii. **Rooftop leasing**: The Successful Applicant will lease the roof area to a solar vendor for installation of Solar PV Panels, and in return receive rental revenue from the vendor. The generated electricity will be sold to the grid by the solar vendor. Similar to solar leasing, no capital and operational costs will be incurred by the Successful Applicant.