Factsheet

Date: Thursday, 30 July 2020

<table>
<thead>
<tr>
<th>Address</th>
<th>Tenure (years)</th>
<th>Usage</th>
<th>Approx. Land Area (sqm)</th>
<th>Approx. Floor Area (sqm)</th>
<th>Rental ($ per mth) *</th>
<th>Service Charge ($ per mth)</th>
<th>Application Deposit ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>27 Buroh Street Unit 9</td>
<td>3 + 3</td>
<td>B2</td>
<td>339.00</td>
<td>1,001.59</td>
<td>$12,725.77</td>
<td>$898.35</td>
<td>$13,624.12</td>
</tr>
</tbody>
</table>

* Valid till 31 December 2020

Planning Considerations

- **URA's 60/40 quantum control**: Minimum of 60% of GFA for industrial activities and ancillary storage. Maximum of 40% of GFA for office, communal and neutral areas. Subject to consultations with relevant authorities. Based on JTC's aesthetic control guidelines.

Notes:

1. Application Deposit is payable upon submission of Application Form to JTC, and must reach JTC on the day of submission.

   (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 27 Buroh Street Unit 9" for the transaction. When you submit your Application Form, you must also attach a copy of the completed Direct Credit Authorisation form (DCA), endorsed by your authorised bank.

2. Rates quoted exclude (i) mechanical and electrical (M&E) and any fixtures and fittings in the factory building, (ii) duties and prevailing GST payable.

3. 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.

4. 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

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.

(v) Maximum Electrical Loading without provision for a new substation (Source of information : SP Group as at 19 Jun 2020) - 280kVA / 400Amps.

2. CONSTRUCTION OF ACCESS, INFRASTRUCTURE AND SERVICES
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.

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 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 subjected to JTC's approval and comply with prevailing regulations imposed by the relevant Competent Authorities.

5. RESTRICTED USAGE
(i) Worker's Dormitory
(ii) Concrete-related industries
(iii) Motor-vehicle servicing & repair industries
(iv) Data Centre

(v) No pollutive industries is allowed as subject unit is located within 100m buffer of existing food industries.

(vi) Land-based logistics industry operating predominantly as “Inland Container Depot”, i.e. use of open yard for storing of containers

(vii) All trades involving any liquids, goods, materials or things of an offensive, dangerous, toxic, corrosive, explosive or combustible nature are strictly prohibited on the Land. There shall be no Health and Safety buffer(s)1 imposed by or arising from activities within 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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6. LEGAL DOCUMENTS
The Successful Applicant shall sign agreement(s) on such terms and conditions imposed by JTC. These terms and conditions are not negotiable.

7. APPLICATION DEPOSIT
In the event:-
(i) the Applicant withdraws the application after submission of the Application Form; or
(ii) JTC makes an offer of the factory to the Applicant and the 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.

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

* Sole proprietors may submit unaudited statement of accounts

JTC reserves the right to accept or reject any Application.

9. SUBMISSION DETAILS
Applicants are to email their Application Form together with all supporting documents to JTC_StandardFactory_Application@jtc.gov.sg

10. 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.