

APPENDIX 2 TO CONDITIONS OF TENDER
PARTICULARS OF TENDERER'S PRICE PROPOSAL

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(Unless the context otherwise requires, terms and references used in this Appendix have the same meaning and construction as defined or construed in the Conditions of Tender for the aforesaid Tender.)

1 Tendered Monthly Total Rent

1.1 In the Form of Tender B –

- (a) The Tenderer shall only insert a Tendered Monthly Total Rent for the 5-Year Initial Tenancy Term. For the avoidance of doubt, the Tendered Monthly Total Rent comprises the Tendered Monthly Base Rent for the Tenancy and a monthly Variable Rent, which is computed as 1.5% of the projected Total Revenue per month.
- (b) Tenderers are advised to submit a competitive and sustainable Tendered Monthly Base Rent for the 5-Year Initial Tenancy Term. JTC shall not provide any indicative price or guide rent for the Parcels.
- (c) The projected Total Revenue per month to be submitted in the Form of Tender B is for the purpose of calculating and assessing the Tenderer's Tendered Monthly Total Rent for the Parcel in comparison with other Tenderers' Tendered Monthly Total Rent for the same Parcel. The projected Total Revenue submitted in the form shall be realistic and attainable for the Tenderer, and must be substantiated with relevant documentation or similar past projects from the Tenderer and/or market research. In the absence of any credible documentation or research, JTC reserves the right to omit the projected Total Revenue per month submitted and may at its discretion calculate the Price score based on the Tenderer's Tendered Monthly Base Rent only for the Parcel.
- (d) The Tendered Monthly Total Rent shall be exclusive of GST, service charge and any other charges payable. Any GST which is payable on the Tendered Monthly Total Rent or any other taxable goods and services supplied under the Tenancy shall be paid separately by the Successful Tenderer at the prevailing tax rate as stipulated by the Authorities.

1.2 For the avoidance of doubt, the Tendered Monthly Base Rent and Variable Rent percentage of 1.5% of the Successful Tenderer's Gross Turnover at the Premises will be the same for each and every single month during the 5-Year Initial Tenancy Term.

1.3 Any breakdown or itemisation of the Tendered Monthly Total Rent shall be disregarded.

1.4 Not Used.

1.5 The Monthly Total Rent comprise of the Base Rent, Variable Rent, service charge and all recurring charges as stipulated in the Tenancy.

- 1.6 The monthly service charge in the Tenancy is **\$4.20** per square metre per month. JTC is entitled, at any time and from time to time, to increase the service charge. For the avoidance of doubt, the monthly service charge is applicable to the Outdoor Refreshment Areas.
- 1.7 Should the Successful Tenderer be eligible for the 1st Further Term under the Tenancy –
- (a) the Total Rent payable during the Further Term shall be at such rent and on such terms and conditions to be mutually agreed between parties.