

**APPENDIX 2 TO CONDITIONS OF TENDER**

**PARTICULARS OF TENDERED MONTHLY TOTAL RENT**

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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.)*

The information and proposals described in Section 1 below must be attached to the Form of Tender as the “Tenderer’s Price Proposal” and submitted to JTC as part of the Tenderer’s Form of Tender, all segments shall be inserted into Envelope B as per Appendix 8 – Instruction to Tenderer’s.

#### **1 Tendered Monthly Total Rent**

##### **1.1 In the Form of Tender –**

- (a) The Tenderer shall insert a lump sum amount as the Tendered Monthly Base Rent and a projected monthly Gross Turnover multiplied by a fixed percentage value of **1.5%** (Tendered Variable Rent Percentage) to calculate the Tendered Variable Rent for the 3-Year Initial Tenancy Term. For the avoidance of doubt, the Tendered Monthly Total Rent comprises the Tendered Base Rent and Tendered Variable Rent for the Tenancy of each of the Parcels.
- (b) The Tendered Monthly Total Rent shall be exclusive of GST. 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, only the Tendered Base Rent and Tendered Variable Rent Percentage will be the same for each and every single month during the 3-Year Initial Tenancy Term.

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

1.4 Where the Tenderer has not submitted a lump sum amount as the Tendered Monthly Total Rent for 3-Year Initial Tenancy Term, the Tenderer shall be deemed to have submitted a lump sum amount as the Tendered Monthly Gross Rent for the 3-Year Initial Tenancy Term based on the aggregate sum of all itemised amounts.

1.5 The Tendered Monthly Total Rent comprises of the Tendered Base Rent, Tendered Variable Rent and all recurring charges as stipulated in the Tenancy.

1.6 Should the Successful Tenderer be eligible for the 1<sup>st</sup> Further Term, and (as the case may be) the 2<sup>nd</sup> Further Term, under the Tenancy–

- (a) the monthly Gross Rent payable during the 1<sup>st</sup> Further Term (i.e. for 4th, 5th and 6th year shall be determined by JTC based on existing market conditions.
- (b) the monthly Gross Rent payable during the 2<sup>nd</sup> Further Term (i.e. for 7th, 8th and 9th year) shall be determined by JTC based on existing market conditions.