Asset Enhancement Initiative (“AEI”)

at

Technopark@Chai Chee

6 May 2015



Perspective Post AEI



Site Plan


750E
750
750C
750B
750A
750D
TECHNOPARK @ CHAI CHEE
Bedok South NPC
Sammina Building
Waringin Park Playground
Red Cross Campsite
Seng Yong Villas
HDB Ansar Garden
Foodcourt
Shops
MKT
MSCP
CHAI CHEE AVE
CHEE
CHAI
GRISEK
JLN LANA
LAPANG
WARINGIN PARK DR
WARINGIN WALK
Shophouses
PARK
UPPER CHANGI RD
NEW UPPER CHANGI RD
EAST
BULAN AVE
TERANG BULAN
JLN TERANG
JLN BINTANG TIGA
DIDO
SWAN
BANGSAWAN
METROPOLE DR
Chai Chee Street

Fact Sheet

	Pre Redevelopment	Post Redevelopment
Property	A High Tech industrial development that comprises three four-storey and three eight-storey blocks	A mixed Business Park development that comprises three four-storey and three eight-storey blocks, of which 3 blocks will be partially converted to “White” use with retail, F&B and other commercial uses
Land Area	617,915 sqft	617,915 sqft
Gross Floor Area	1,524,685 sqft	1,534,218 sqft
Approximate Gross Retail Area	0 sqft	226,386 sqft
Plot Ratio	2.47	2.5
Maximum Plot Ratio	2.5	2.5

Asset Enhancement (Before)



Block O



Block A



Block B

Before

Three four-storey (Block O, B, C) and three eight-storey (Block A, D, E) conventional high tech/light industrial blocks



Block C



Block D



Block E

Perspective Post AEI



A Perspective[1] of Technopark@Chai Chee post AEI incorporating lifestyle facilities that enhances the overall environment and convenience for the tenants and surrounding residents with retails, F&B and other commercial uses

1. Subject to change

Floor Space Optimisation

	BEFORE AEI	**AFTER AEI**
Block 750 Level 1	Existing ground floor space with adjoining carpark for industrial/ business park usage	**To optimize the valuable ground floor space by reconfiguring it (including the carpark) into leasable "White" space to cater to retails, F&B and other commercial uses.**
Block 750A Level 1	Existing ground floor carpark and leasable area for industrial/business park usage	**To optimize the valuable ground floor space by reconfiguring the carpark and other leasable area to house the retail anchor tenant, Decathlon**
Block 750B Level 1	Block B with large floor plate and specifications not ideal for industrial/ business park usage	**To optimize the space and usage by reconfiguring Block B to cater to enrichment / commercial schools and showrooms. Decanting of excess GFA at the back of Block B**
Block 750B Level 2	Building with large floor plate and specifications not ideal for industrial/ business park usage	**To optimize the space and usage by reconfiguring Block B to cater to enrichment / commercial schools and showrooms. Decanting of excess GFA at the back of Block B**

A Perspective[2] of 750B Post AEI



2. Subject to change

Scope of Work

	Phase 1	Phase 2
Scope of Work	- Convert existing carpark area and entire level 1 of Block O into white site catering to shops, supermarket, event space and food & beverage (“F&B”) or restaurant with outdoor urban plaza and new linkway connect to Block A - Convert existing carpark area and level 1 of Block A into white site with an additional adjoining annexed block, catering to sports retail flagship store, fast food drive through outlet and children gymnasium - Upgrading of level 1 lift lobby & toilet for both Block O & A - Upgrading of building facade	- Convert level 1 of Block B into white site catering to commercial/enrichment schools - Convert partial existing light industrial area at level 2 of Block B into health centre with the remaining area converted into white site for commercial/enrichment schools and showrooms for furniture, electrical appliances and lifestyle products - Decant partial space of each floor at Block B to create an open void area leading to level 4 to introduce natural light into the block - Upgrading of level 1 lift lobby, level 1 & 2 toilets for Block B - Upgrading of building façade
Construction Period	6 months (estimated)	6 months (estimated)

Pre-committed Anchor Tenants

21%[3] of pre-committed leases obtained

- **Decathlon Singapore Pte. Ltd.**
  - Wholly owned subsidiary of Decathlon S.A., one of the world's largest sports retailer
  - Operates 909 stores and employs 63,000 people in 24 countries
  - Premises at Technopark @ Chai Chee, approximately 35,000 square feet, will their first flagship store in Singapore
  - Target to operate as early as end 2015



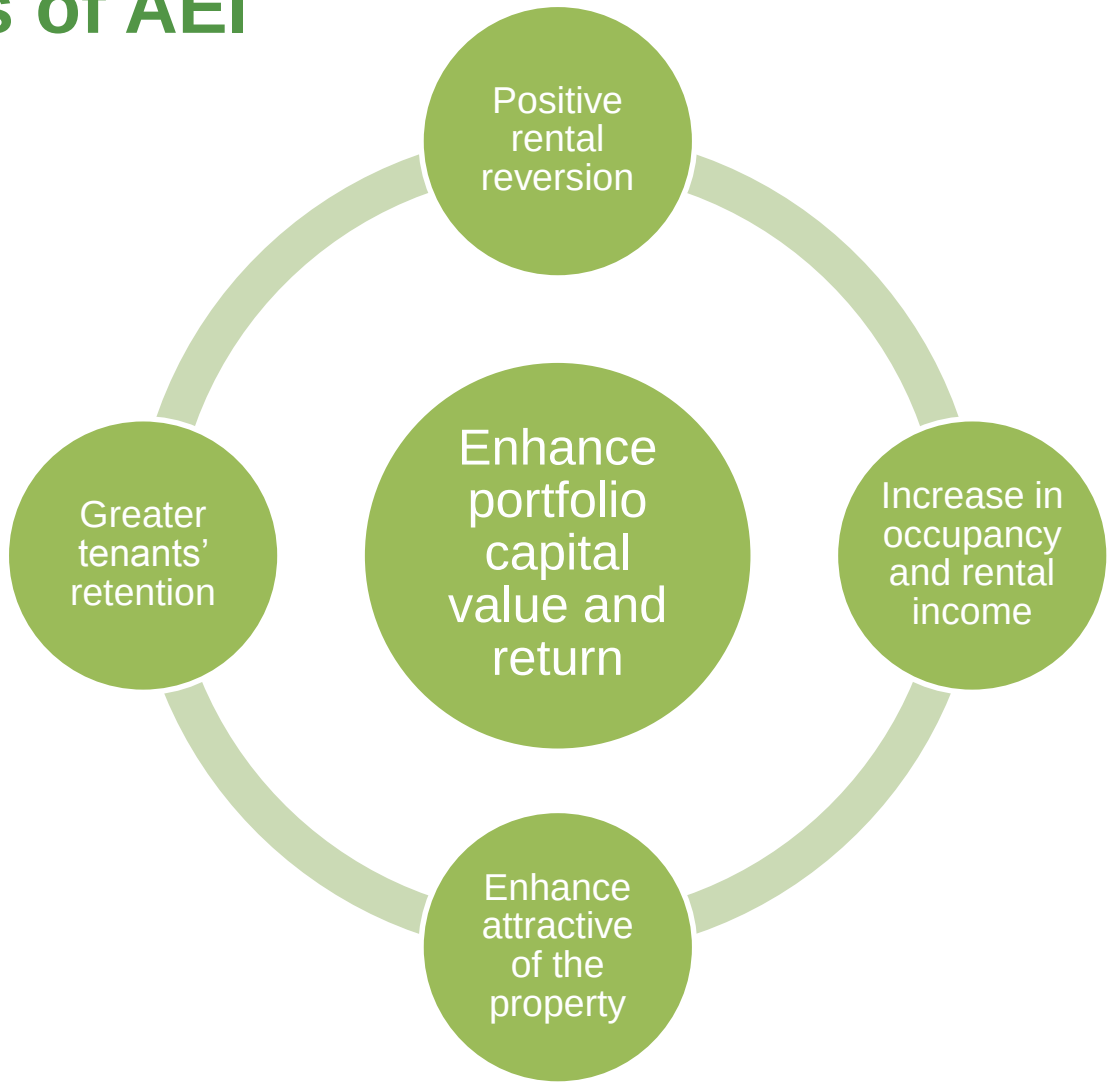
Decathlon's store in France



Decathlon's store in Taiwan

[3]Based on total "White" use

Benefits of AEI



Video Walkthrough



Thank you

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