

Press Release



JTC AWARDS ASCENDAS WITH “SHELL-PLUS” LABORATORY DEVELOPMENT TENDER FOR BIOPOLIS EXPANSION

Singapore, 24 May 2011: JTC Corporation has awarded the tender for business park site at Biopolis to the highest tenderer, Ascendas Venture Pte Ltd, a wholly-owned subsidiary of Ascendas Land Singapore Pte Ltd, at the tendered sum of \$87,239,000 on 4 March 2011.

2. This business park site is the fifth phase of Biopolis, and is expected to be completed in 2013. It will provide additional laboratory space to meet the increasing demand for biomedical research. (Please refer to Annex A for the artist’s impression of the proposed development.)

3. A key feature of the development is to provide at least 1,000 sqm of new ready fitted laboratories, also known as the “Shell-plus” laboratory. It comes equipped with mechanical, ventilation and air-conditioning system, finished vinyl flooring, basic laboratory furniture and ready-fitted fume hoods.

4. JTC’s CEO, Mr Manohar Khiatani elaborated, “The ‘Shell-plus’ feature is another innovative concept by JTC designed to provide biomedical companies with the basic laboratory facilities and help them save time and resources during the initial set-up phase. With an aim to achieve higher speed of implementation, the Shell-plus laboratory is an improvement over the typical bare laboratory space provided.”

5. In response to the growing trend towards sustainability, the development will target a Green Mark Gold Plus certification. This will be a feat for a multi-tenanted biomedical research facility that typically consumes much more energy compared to an office building. The development will also provide sky terraces and gardens as conducive spaces for tenants to interact and enjoy.

6. Ascendas President & CEO, Ms Chong Siak Ching said, “Ascendas is pleased to have been awarded this project and be part of the further development at Biopolis. This is in line with our continuous efforts to develop innovative space solutions by providing affordable yet functional and energy efficient laboratories.”

7. The twin-tower development, comprising of a linked bridge, is sited on a land area of 9,621.4 square metres and has a gross floor area of 46,182 square metres. This is Ascendas’ third project in one-north, following the completion of Neuros & Immunos at Biopolis in October 2006 and it recently broke ground for Singapore’s first digital media hub, Infinite Studios, at Mediapolis, which is expected to be ready by the third quarter of 2012.

8. The tender for the site was launched on 25 October 2010 and closed on 07 January 2011, with four bids submitted. The details of the awarded land parcel are at Annex B.

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About JTC Corporation

JTC Corporation (JTC) is Singapore's leading industrial infrastructure specialist spearheading the planning, promotion and development of a dynamic industrial landscape.

For more than 40 years, JTC has played a key role in the growth of the economy by providing cutting-edge industrial real estate solutions. Some of its landmark projects include wafer fabrication parks, business parks, Biopolis and Fusionopolis at one-north, a chemicals hub on Jurong Island, biomedical parks as well as logistics hubs for various industries. These industrial and business parks are now home to renowned global companies and promising local enterprises.

Today, JTC continues to break new ground with pioneering projects that anticipate and address the needs of industry. The Jurong Rock Caverns looks to subterranean depths to optimise land use; Seletar Aerospace Park and Tukang Innovation Park support the growth of new industry clusters in aerospace and innovation activities; CleanTech Park, Singapore's first eco-business park, offers unique clean technology features and also serves as a 'living lab' for the test-bedding and development of green technologies and sustainable urban solutions; and the Jurong Island Version 2.0 initiative plans to cut carbon emissions and enhance competitiveness of the chemicals hub.

As Singapore transforms itself for the future, JTC will partner with its customers to understand their evolving needs and develop appropriate 'future-ready' infrastructure solutions. The Corporation will continue to expand its innovation capacity and offer infrastructure facilities of a calibre that sets the city state apart as an investment location.

JTC will hence position itself as an industrial infrastructure innovator that creates value for its customers by developing the optimal infrastructure solutions that they aspire. This will help differentiate Singapore and propel it to the next level of growth.

For more information on JTC and its products and services, please visit www.jtc.gov.sg.

About Ascendas in Asia (www.ascendas.com)

Ascendas is Asia's leading provider of business space solutions with key markets in Singapore, China, India, South Korea and the Philippines. Based in Singapore, Ascendas has built a strong regional presence and serves a global clientele of over 1,800 customers.

Ascendas specializes in developing, managing and marketing IT parks, industrial & logistics parks, business parks, science parks, hi-tech facilities, office and retail space. Its flagships include the Singapore Science Park, International Tech Park Bangalore in India, Dalian-Ascendas IT Park in China and Carmelray Industrial Park II in the Philippines. Ascendas provides end-to-end real estate solutions, assisting corporate customers through the entire real estate process.

In November 2002, Ascendas launched Singapore's first business space trust, the Ascendas Real Estate Investment Trust (A-REIT). In August 2007, the Ascendas India Trust (a-iTrust) was launched as Singapore's first listed Indian property trust. Ascendas also demonstrated its strength in real estate fund management with a series of private real estate funds established across Asia.

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ANNEX A – ARTIST’S IMPRESSION OF BIOPOLIS PHASE 5



ANNEX B – DETAILS OF AWARDED LAND PARCEL

Site Location	:	Biopolis Parcels LX-2-11 and LX-2-12
Site Area	:	9,621.4 sqm
Gross Plot Ratio	:	4.80
Gross Floor Area	:	46,182 sqm
Lease	:	60 years
Zoning	:	Business Park (White 15%)
Closing Date of launch	:	07 January 2011