

### **COMMERCIAL SPACE FOR LEASE**

The following table covers the evaluation consideration of proposals that are submitted to Arts House Limited and will be assessed on these criteria.

Prospects who are keen in the space are required to submit a proposal with the necessary information. You may include other information that is deemed essential to present the concept.

<b>Weightage</b>	<b>Price Criteria</b>	<b>Evaluation Consideration</b>
30%	Gross Rent + X% of Monthly Gross Turnover	Gross Rent
		X% (where X% = GTO %)
<b>Weightage</b>	<b>Quality Criteria</b>	<b>Evaluation Consideration</b>
70%	Track Record / Growth & Expansion (Weightage 15%)	Track record of Prospect and Parent Company
		Level of Areas of Expertise within the Prospect's team and/or Parent Company
		Growth / Expansion in the next 3 years - Project description
	Concept Proposal (Weightage 25%)	Strategy to deliver and execute the proposed concept to create awareness and reach out to the target market
		Unique Selling Point with innovation or attractive use of the Space
		Level of market appeal of the concept
		Design of the shop
	Business sustainability (Weightage 20%)	Financial Strength of the Prospect and Parent company
		Potential to increase footfall
		Concept sustainability in the long term to adapt to evolving market needs
	Place-making Potential (Weightage 10%)	Alignment with Centre's positioning and presents value to the Centre
		Opportunity for festival and artist collaboration

<b>Other conditions:</b>
- Lease Term: 3 years with Option term of further term 3 years
- Proposed Gross Rents are inclusive of Service Charge, subject to prevailing GST
- Security Deposit: Equivalent to Three (3) months of Highest Committed Gross Rent in cheque
- Fitting Out Deposit: \$3,000 (3,000sf and below); \$5,000 (above 3,000sf)
- Utility Deposit: To be advised
- Stamp Duty fee to be borne by tenant
- Rental, additional Rent and Utilities payment through GIRO
- Submission of Audited GTO Statement within Three (3 months) by an authorised auditor for each Financial Year
- All renovation works are subject to the submission and approval of the renovation plan, material board and work schedule prior to commencement of works. Fitting Out Works in accordance to Landlord's Fitting Out Guidelines.

## GOODMAN ARTS CENTRE

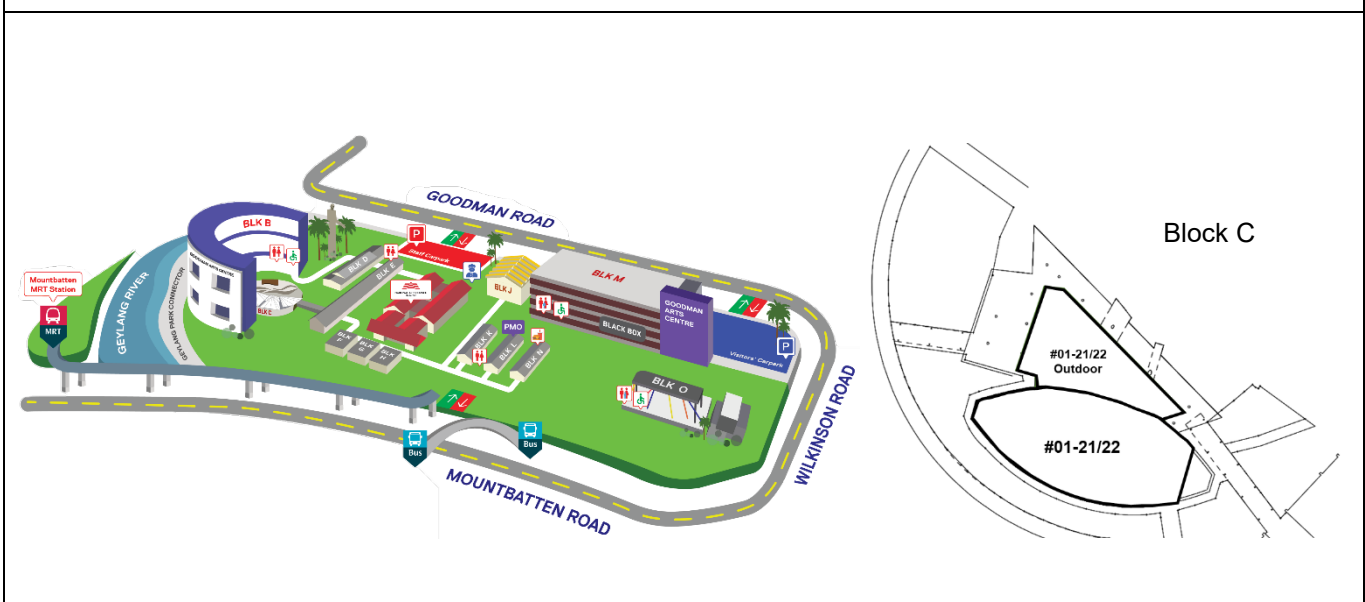


Location	Zone / Description	Introduction	Remarks
90 Goodman Road, Singapore 439053	Educational Institution	Goodman Arts Centre is a 7-acre arts hive nestled within the culturally-rich Mountbatten district. Since its establishment in 2011, the centre serves as a place to bring artists, enthusiasts and neighbouring communities together to experience the arts in a warm and intimate manner.	Limited parking lots at Goodman Arts Centre's public carpark B. More parking lots at Kampong Kayu Road

### UNIT AVAILABILITY – Deadline for offer submission: 29 November 2021

Unit No.	Area (sf) (subject to survey)	Asking Rent (psf pm)	Fitting Out Period	Availability	M&E Provision *subject to final site verification	Existing/ Preferred Trade
#01-21/22 Block C	Total: 4,691 Indoor: 3,083 ORA: 1,608	Indoor: \$6.25 ORA: \$2.20 + 1% monthly GTO	2 months	Immediate	1. Flooring: Cement Screed 2. Electrical: 100 Amp 3P 3. Water Supply: 20mm diameter 4. Grease Trap: Yes 5. Kitchen Exhaust: Tenant to install 6. Air-conditioning: Tenant to install	F&B / F&B-integrated / lifestyle-related / Services / Arts-related

### SITE PLAN / FLOOR PLAN



All plans are not drawn to scale and subject to changes. Floor plans are based on original condition and added architectural features may not be reflected. All floor areas are estimated and subject to final survey. M&E provisions are subject to final confirmation and site conditions at handover.

## VICTORIA THEATRE AND VICTORIA CONCERT HALL

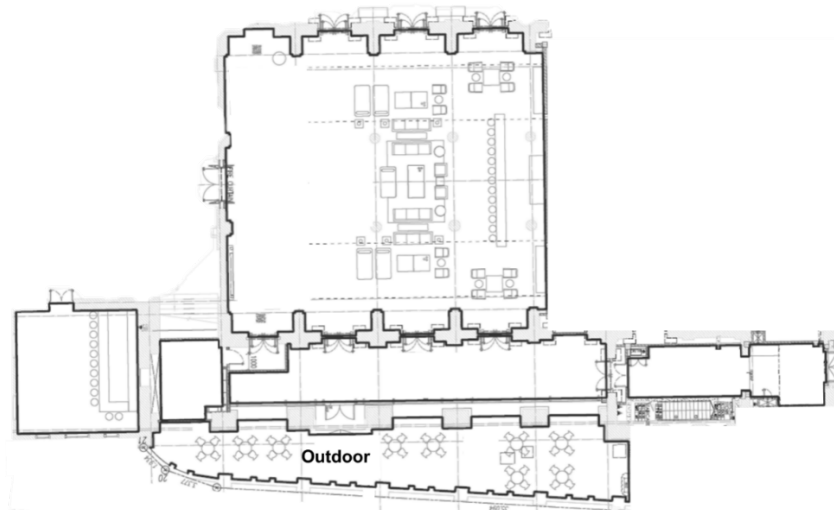


Location	Zone / Description	Introduction	Remarks
9 Empress Place, Singapore 179556	Civic & Community Institution, National Monument	Established in 1862, the Victoria Theatre & Victoria Concert Hall is one of the most recognisable landmarks in Singapore. The national monument underwent a four-year refurbishment to restore its neo-classical façade while getting new state-of-the-art facilities and amenities. The Victoria Theatre & Victoria Concert Hall continues to be an exciting mid-sized platform, supporting the growth of Singapore's arts industry.	No public parking facilities. Alternative parking available at Parliament House, The Adelphi and National Gallery Singapore.

### UNIT AVAILABILITY

Unit No.	Area (sf) (subject to survey)	Asking Rent (psf pm)	Fitting out period	Availability	M&E Provision *subject to final site verification	Existing/ Preferred Trade
#01-01/03/04/05	7,231.8 Indoor: 6,026.23 ORA: 1,205.57	Indoor: \$5.80 ORA: \$2.50 + 1% monthly GTO	3 months	Q2 2022	1. Flooring: Marble 2. Electrical: 150 Amp 3P; 10 nos. 2 double gang 13Amp power points 3. Water Supply: Yes 4. Grease Trap: Yes 5. Kitchen Exhaust: Subject to availability 6. Air-conditioning: Yes	F&B / F&B-integrated

### FLOOR PLAN



All plans are not drawn to scale and subject to changes. Floor plans are based on original condition and added architectural features may not be reflected. All floor areas are estimated and subject to final survey. M&E provisions are subject to final confirmation and site conditions at handover.

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