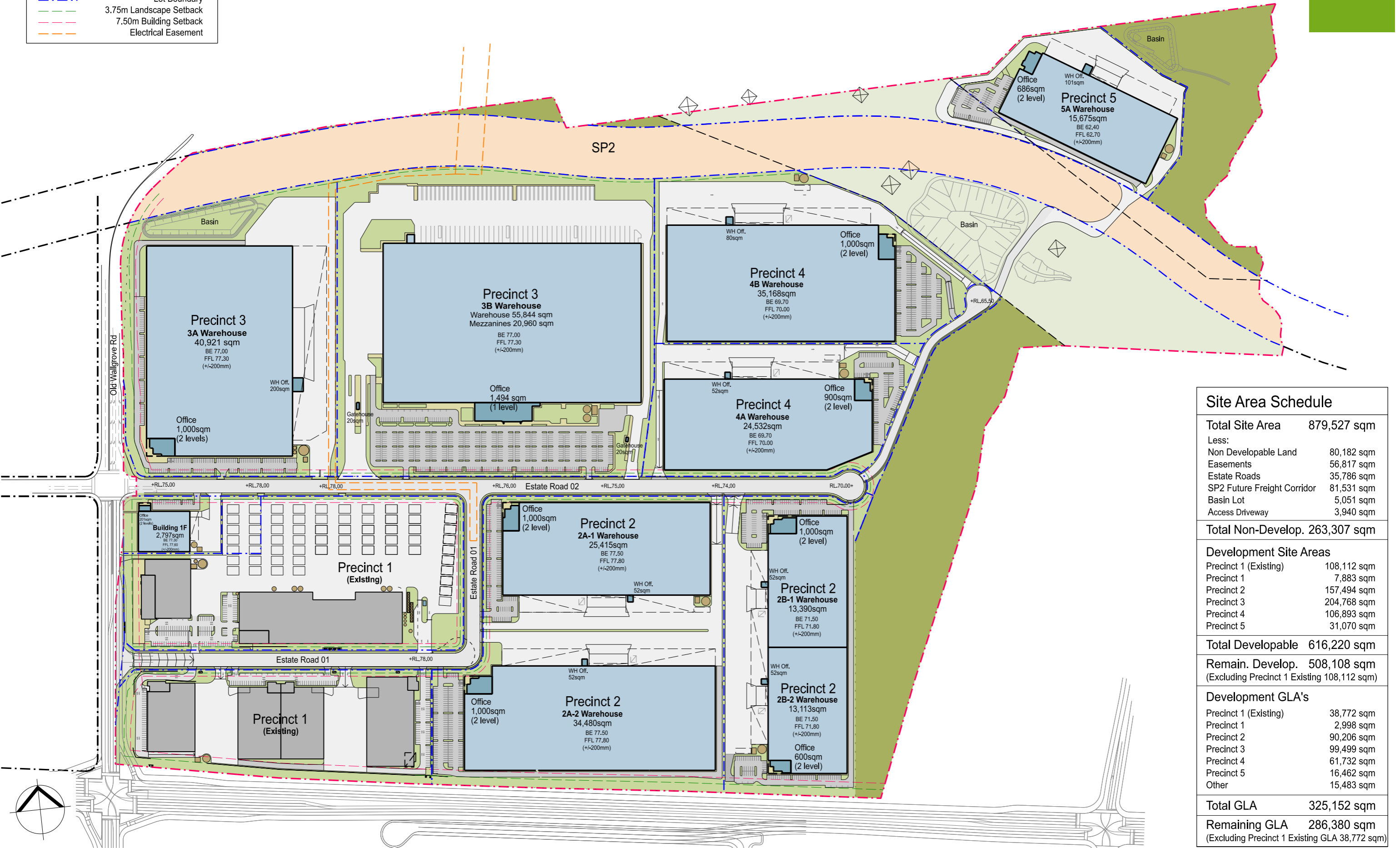


Legend	
	Site Boundary
	Lot Boundary
	3.75m Landscape Setback
	7.50m Building Setback
	Electrical Easement



Site Area Schedule

Total Site Area	879,527 sqm
Less:	
Non Developable Land	80,182 sqm
Easements	56,817 sqm
Estate Roads	35,786 sqm
SP2 Future Freight Corridor	81,531 sqm
Basin Lot	5,051 sqm
Access Driveway	3,940 sqm

Total Non-Develop. 263,307 sqm

Development Site Areas

Precinct 1 (Existing)	108,112 sqm
Precinct 1	7,883 sqm
Precinct 2	157,494 sqm
Precinct 3	204,768 sqm
Precinct 4	106,893 sqm
Precinct 5	31,070 sqm

Total Developable 616,220 sqm

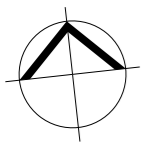
Remain. Develop. 508,108 sqm
(Excluding Precinct 1 Existing 108,112 sqm)

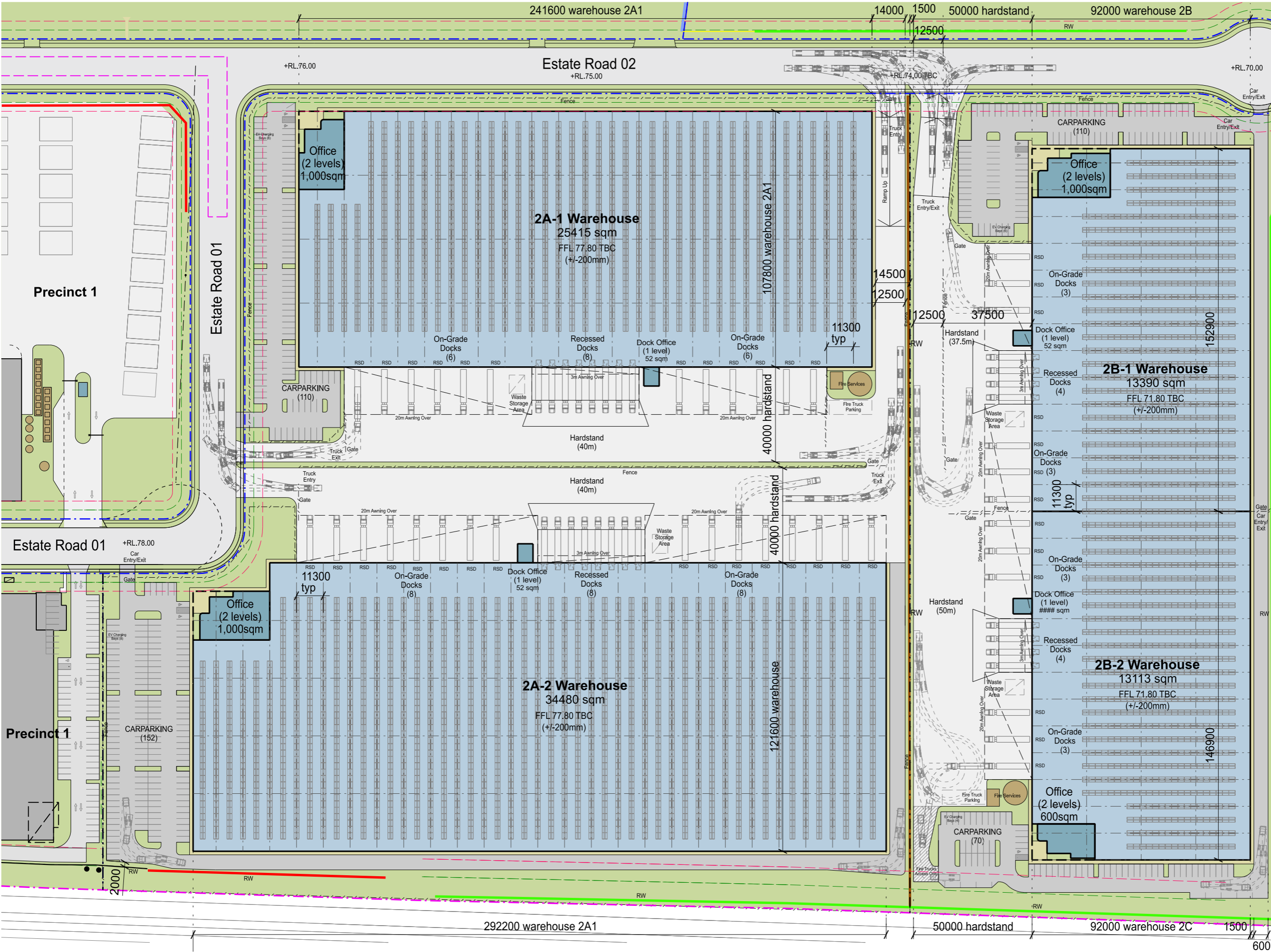
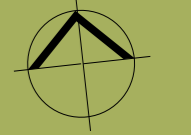
Development GLA's

Precinct 1 (Existing)	38,772 sqm
Precinct 1	2,998 sqm
Precinct 2	90,206 sqm
Precinct 3	99,499 sqm
Precinct 4	61,732 sqm
Precinct 5	16,462 sqm
Other	15,483 sqm

Total GLA 325,152 sqm

Remaining GLA 286,380 sqm
(Excluding Precinct 1 Existing GLA 38,772 sqm)





Legend

- Site Boundary
- Lot Boundary
- Building 7.5m Setback (For Estate Road Only)
- Landscape 3.75m Setback (For Estate Road Only)
- FNC-1 Chainwire Fencing
- FNC-2 Palisade Fencing
- RW Retaining Wall

Development Area Schedule

Site Area Lot 2A	103,849 sqm
Site Area Lot 2B	53,645 sqm
Total Precinct 2	157,494 sqm
Warehouse 2A-1	25,415 sqm
Warehouse 2A-2	34,480 sqm
Warehouse 2B-1	13,390 sqm
Warehouse 2B-2	13,113 sqm
Total Warehouse GLA	86,398 sqm
Office 2A-1 (2 levels)	1,000 sqm
Office 2A-2 (2 levels)	1,000 sqm
Office 2B-1 (2 levels)	1,000 sqm
Office 2B-2 (2 levels)	600 sqm
Dock Office 2A-1 (1 level)	52 sqm
Dock Office 2A-2 (1 level)	52 sqm
Dock Office 2B-1 (1 level)	52 sqm
Dock Office 2B-2 (1 level)	52 sqm
Total Office GLA	3,808 sqm
Others	4,510 sqm
Total Building GLA	94,716 sqm
Awning 2A-1	3,300 sqm
Awning 2A-2	4,205 sqm
Awning 2B-1 & 2B-2	3,755 sqm
Total Awning	11,260 sqm
Site Cover Lot 2A (excluding awnings)	60 %
Site Cover Lot 2B (excluding awnings)	53 %
Floor Space Ratio Lot 2A	0.60 : 1
Floor Space Ratio Lot 2B	0.53 : 1
Hardstand Area 2A	21,600 sqm
Hardstand Area 2B	12,910 sqm
Light Duty Area 2A	9,480 sqm
Light Duty Area 2B	7,085 sqm
Landscape Area Lot 2A (9%)	9,858 sqm
Landscape Area Lot 2B (10%)	5,108 sqm
Carparking 2A-1 (Inclusive of 2 disabled space & 6 EV charging bays)	110
Carparking 2A-2 (Inclusive of 2 disabled space & 8 EV charging bays)	152
Carparking 2B-1 (Inclusive of 1 disabled space & 6 EV charging bays)	110
Carparking 2B-2 (Inclusive of 1 disabled space & 4 EV charging bays)	70
Bike Parking 2A-1	TBC
Bike Parking 2A-2	TBC
Bike Parking 2B-1	TBC
Bike Parking 2B-2	TBC