

FACT SHEET – STANDARD CHARTERED LEASE

18 April 2007

Location of lease	Tower 1, Marina Bay Financial Centre
Number of Floors Leased	24 floors out of the 29 office floors in the 33 storey building.
Total Area Leased	508,298 sq f (47,222 sq m) of NFA out of Tower 1's approx. 620,426 sq f (57,639) sq m total NFA. This represents approximately a third of the total commercial space in Phase 1 of the MBFC.
Typical floor area	Approx 21,000 sq f (2,000) sq m of NFA.
Size and location of retail branch	Ground floor of Tower 1 Approx. 6,500 sq f (610 sq m) of NFA
Lease Term	12 years with an option to extend for a further eight years.
Lease Commencement Date	3Q 2010
Signage Rights	External - Logo on the North and east façade of Tower 1. Internal - Signage in the main lobby of Tower 1.
Air-Conditioning	Supplementary air-cooled chilled water system with emergency power supply back-up at 20% of the normal cooling load is provided.
Power	Emergency power supply at 20% of the normal electrical load is provided.
Space reserved for tenant's own generator set	Spare plinths reserved for tenants' own generator sets.
Spare riser	Risers for tenants' inter-floor cabling and specialised services
Total Number of Car Park Lots	Approx. 440 lots for tenants in both towers and approx. 250 lots for the public.



FACT SHEET - MARINA BAY FINANCIAL CENTRE



Marina Bay Financial Centre will be developed by BFC Development Pte Ltd, a joint venture of three of Asia's most experienced and trusted property developers – Cheung Kong (Holdings), Hongkong Land and Keppel Land. The same joint venture partners developed the adjacent One Raffles Quay, now tenanted by leading global financial institutions.

At a glance: Marina Bay Financial Centre will be developed in two phases.

	Phase 1	Phase 2
Land area	2.05 hectares + 1.8 hectares of subterranean space	1.5 hectares + 54 square metres of subterranean space
Purchase date	14 July 2005	16 February 2007 (exercised option to purchase)
Purchase price	S\$1,000,644,000 inc GST	\$907,671,094.77 inc GST
URA requirements	Total permissible development is 2.63 million square feet (244,000 sq m) of gross floor area.	Total permissible development is 2.09 million sq f (194,000 sq m) of gross floor area.
Developments	Commercial: Tower 1 (33 storeys, including 29 storeys of offices), approximately 620,000 square feet (57,600 sq m) NFA. Tower 2 (50 storeys, including 43 storeys of offices, approximately 1 million square feet (92,903 sq m) NFA. Residential: 55 storeys, (55,000 sq m) comprising 428 apartments.	Commercial: Design under development Residential Design under development
Typical commercial floorplate	Tower 1: approx 21,000 sq f (2000 sq m) of NFA Tower 2: approx 25,000 sq f (2,320 sq m) of NFA	
Estimated completion	Q1 2010	2011+

- Located on the waterfront at Singapore's Marina Bay.
- BFC Development Pte Ltd signed an agreement with URA in October 2005 to purchase the first phase of the BFC. The gross floor area (GFA) for Phase 1 is about 56% of the total GFA of 4,714,588 sq f (438,000 sq. m) for the entire BFC site. In addition, the consortium had an option to buy the remainder of the MBFC site within the next 8 years to develop the remaining 2,088,196 sq f (194,000 sq m). This was optioned on 16 February 2006.
- Architecture - dramatic crystalline forms - sculpted and chamfered to reflect light and provide a sense of depth to the surfaces and create a unique profile for the development.
- Adjacent to 101 hectares of waterfront gardens and a range of entertainment options, including the Marina Bay Sands integrated resort, the Singapore Flyer, the Marina Bay Golf Course and the Esplanade Theatres.
- With the completion of the Marina Barrage in 2007, the water body fronting the Marina Bay Financial Centre will be the seat for various water-sports events as well as water-based activities and performances.
- Marina Bay Financial Centre was designed by Kohn Pedersen Fox Associates (KPF) an international practice with studios in New York and London and a growing presence in Shanghai.

Key Consultants for Phase 1

Design Architect – Kohn Pedersen Fox Associates PC

Local Representative Consultant – aplusi asia pte ltd

Local Architect - DCA Architects Pte Ltd

Interior Designer - Axis ID Pte Ltd

Landscape Consultant -Tierra Design

Civil & Structured Engineer - Meinhardt (Singapore) Pte Ltd

Mechanical & Electrical Engineer - Meinhardt (Singapore) Pte Ltd

Quantity Surveyor - Davis Langdon & Seah