

SMART FOOD
@ mandai



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WHERE THE FUTURE OF FOOD UNFOLDS

FREEHOLD



A PROMISING FUTURE...



RISING VALUE of Singapore Properties

Rising industrial space prices (Q3 2023, YoY 6.2% increase in price index) amidst lowered availability of industrial spaces.



GROWING IMPORTANCE of Sungei Kadut Eco-District

With the Singapore government's 30 by 30 plan, this will be the hub for manufacturing innovation with highly exportable capabilities.



PRECIOUS SPACES for over 12,000 F&B Companies in Singapore

In land scarce Singapore, spaces are precious resources for F&B companies, and will only grow in importance with the growth of the F&B industry.



GLOBAL OPPORTUNITIES for enterprises in Singapore

Global food trends: food spending in Asia to reach S\$11.2 trillion by 2030, with over 2.1 billion middle class in Asia.

Technology of Future: Explore a diversity of unit heights with 84 production units and 157,319 sqft gross floor area at Smart Food @ Mandai, 食田万礼. Enhance your business with adjoining units and customisable cold room installation.

Wisdom of Tradition: Enjoy freehold and fully ramped-up access with industry-optimised facilities such as separate lifts for raw and cooked food, and direct unloading and loading at your doorstep.

GARDEN SUMMIT



ILLUMINATING LIGHTS





*This map is not drawn to scale.
 Source: All data is from Google Maps.

WHERE THE FUTURE OF FOOD UNFOLDS

SINGAPORE AT YOUR DOORSTEP

Woodlands Regional Centre

SLE, Woodlands MRT,
Woodlands Checkpoint

BKE, KJE, Kranji MRT,
Sungei Kadut MRT (mid 2030s)

SMART FOOD
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10 mins

7 mins

15 mins

Holy Tree Sri
Balasubramaniam
Temple

Orchid
Country
Club

01 LEVERAGE

close proximity to JTC's Sungei Kadut Eco-District, poised to be home to cutting-edge food innovation from production to conservation activities

02 ENJOY

accessibility to Woodlands Regional Centre, Woodlands Checkpoint, supercharging efficiency for your business through logistics and partnerships with distributors, suppliers, and other partners

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Source: All data is from Google Maps.

Artist's Impression



**HARVEST
TOMORROW'S
LEGACY**

UNIT TYPE & ACCESS POINTS



**10-storey fully
ramped-up
B2 food factory**



**Communal
greenery at
Levels 2, 5, and 10**



**Common lorry parking
lots at designated
Level 1 production units**



**Common loading/
unloading area/
carpark at
Levels 2 to 10**



**84 production
units with
1 ancillary canteen**



**2 passenger/
fireman lifts
and 2 service lifts**



**2 loading/
unloading bays
at Level 1**



| | |
|--|------------------------|
| EDEN GREEN 6.10 - 7m | 10TH |
| SMART MODULE 5.95m | 9TH |
| SMART MODULE 5.95m | 8TH |
| SMART MODULE 5.95m | 7TH |
| SMART MODULE 5.95m | 6TH |
| EDEN DELUXE 5.95m | 5TH |
| SMART MODULE 5.95m | 4TH |
| SMART MODULE 5.95m | 3RD |
| EDEN DELUXE 5.95m | 2ND |
| PREMIUM HARVEST 7.0m (Mezzanine level 3.5m) | 1ST |



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10 Mandai Estate, Singapore 729907

NOTE

TO _____

DATE _____

*Here's your recipe
to success*

SMART FOOD @ MANDAI, 食田万礼 - 2024

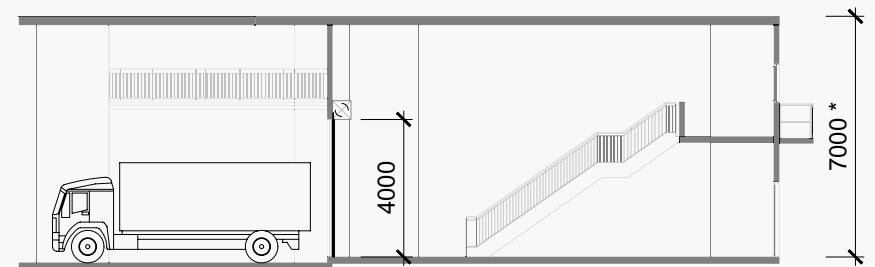




COLD STORAGE CONCEPT



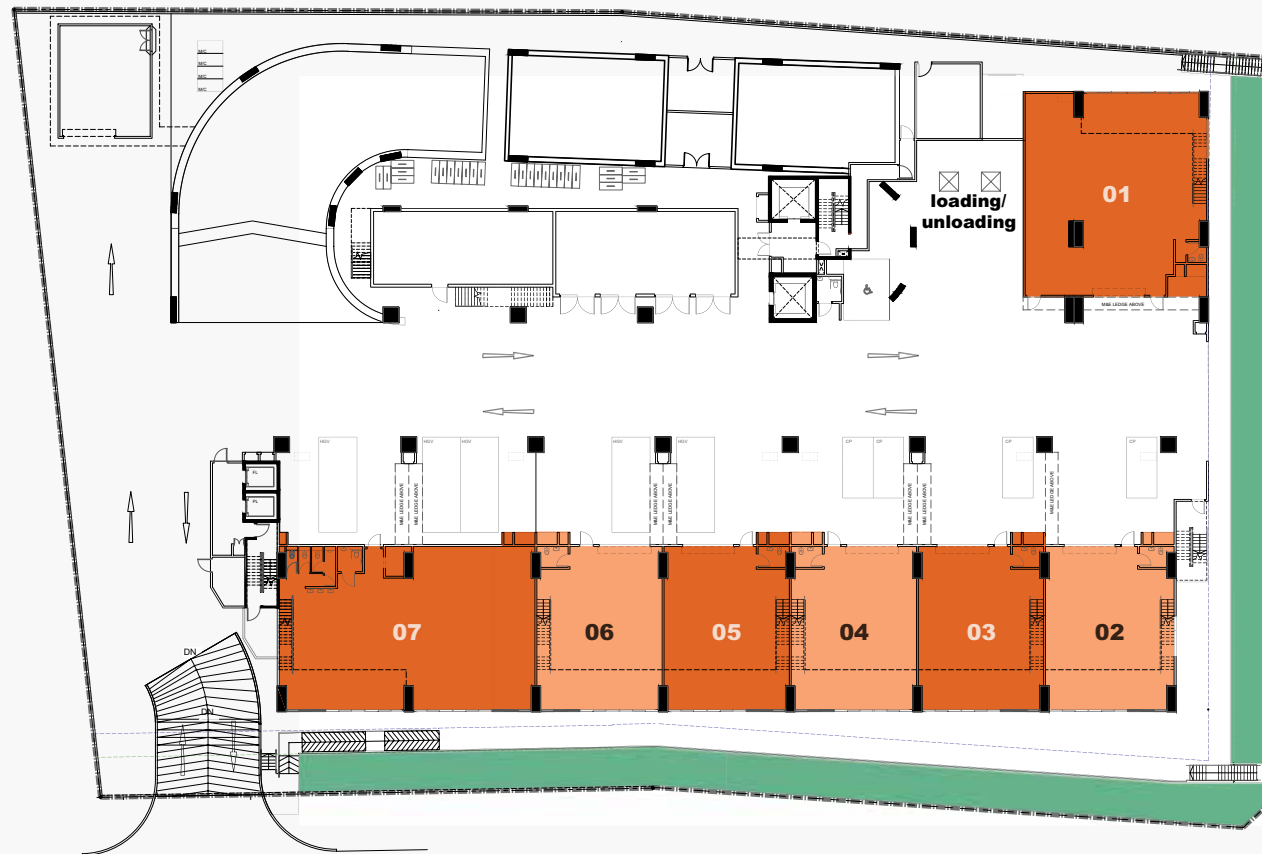
Artist's Impression



(1ST STOREY)

* Estimated floor to floor height
Rigid-framed vehicles of length $\leq 7.5\text{m}$

Our architectural designs enable the establishment of intelligent refrigeration chambers equipped with shelving systems, catering to the necessity for impeccably fresh produce and the commerce of gourmet delicacies. Additionally, a fan's favourite mezzanine space is designated to function as a relaxation zone for employees or for other subsidiary purposes, subject to authorisation from the pertinent regulatory bodies.

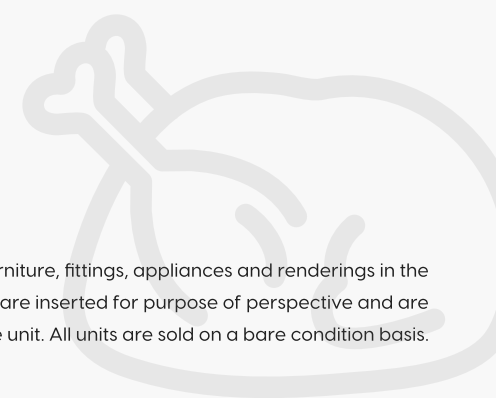


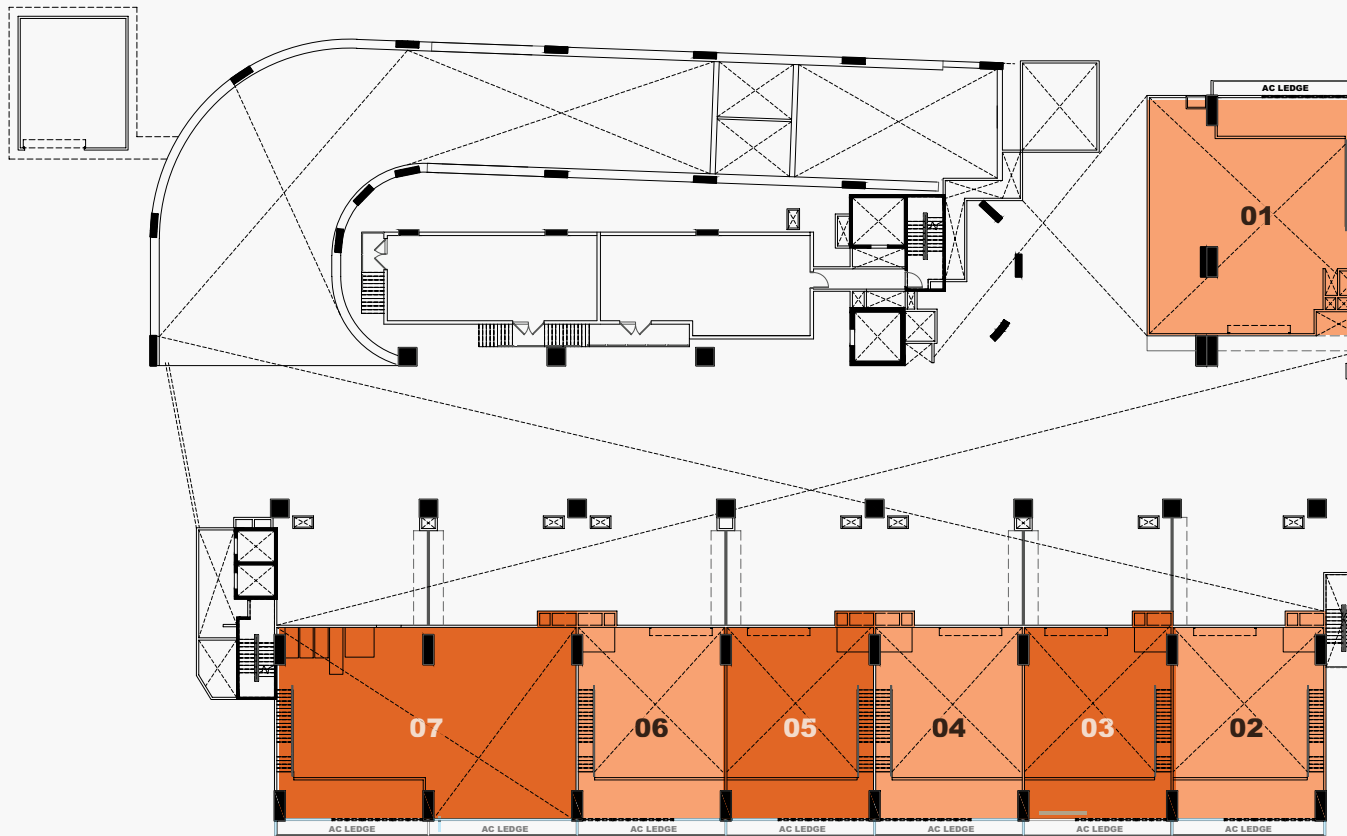
PREMIUM HARVEST

FLOOR PLAN

LEVEL 1

The partitions, furniture, fittings, appliances and renderings in the Artist's Impression are inserted for purpose of perspective and are not included in the unit. All units are sold on a bare condition basis.






 Legend:  AC Ledge  Void

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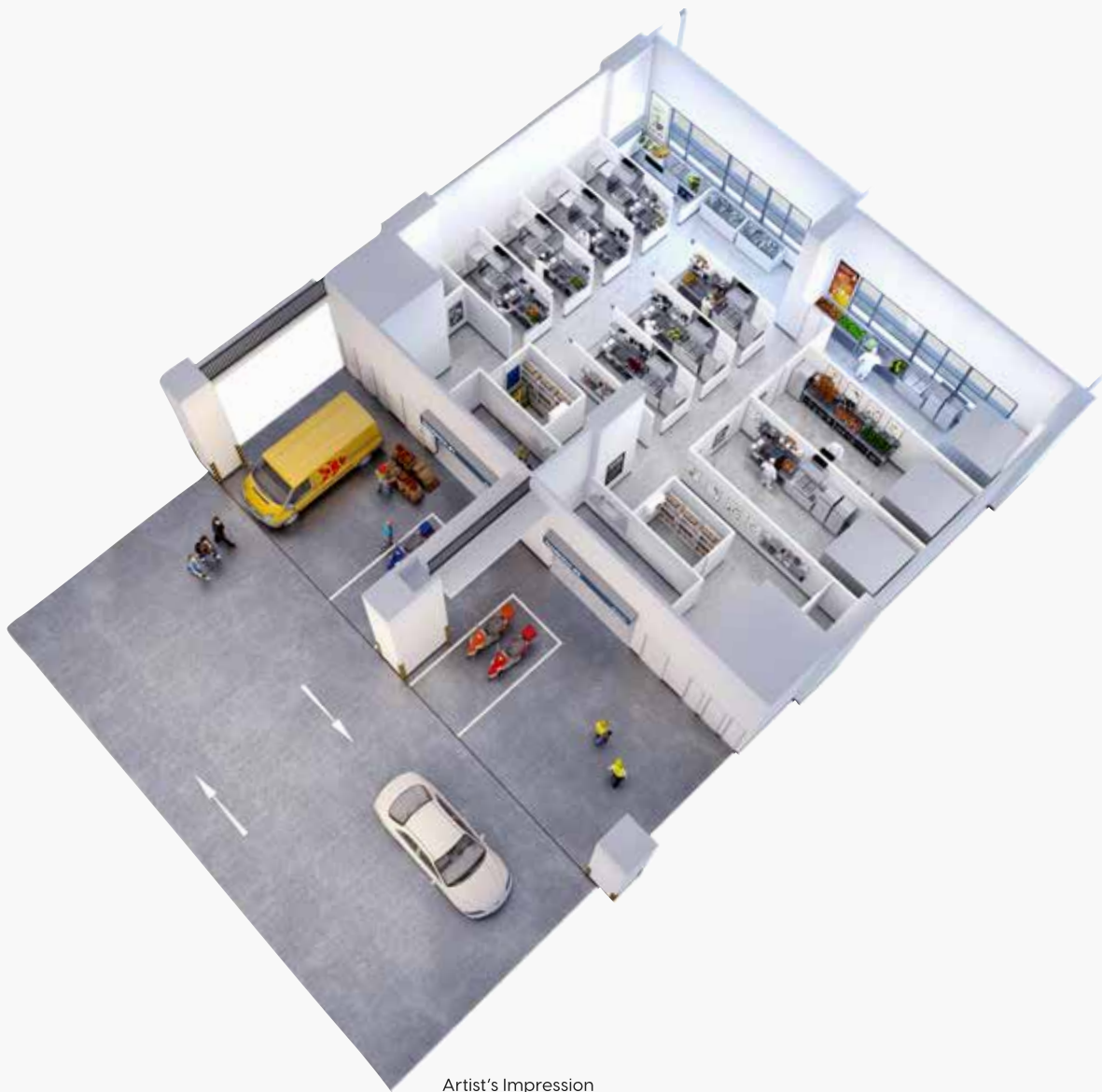
PREMIUM HARVEST
 FLOOR PLAN
L1 MEZZANINE

Artist's Impression

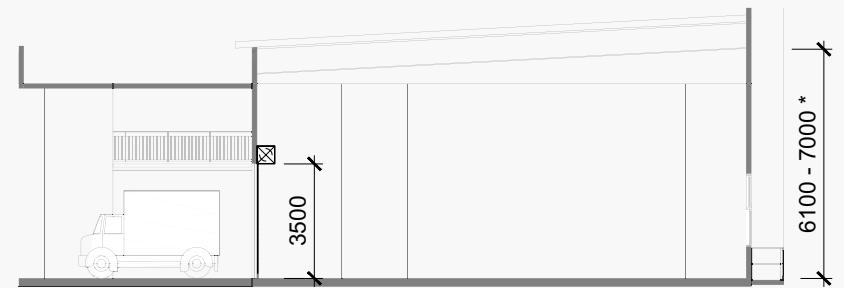


MULTI-BRAND CONCEPT



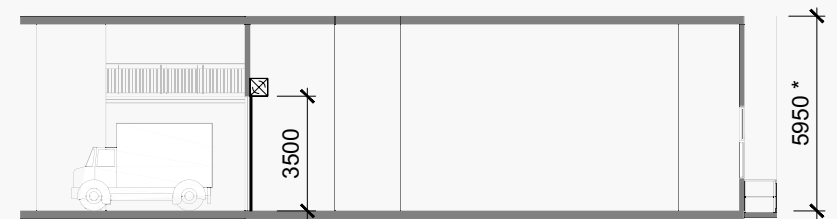


Artist's Impression



(10TH STOREY)

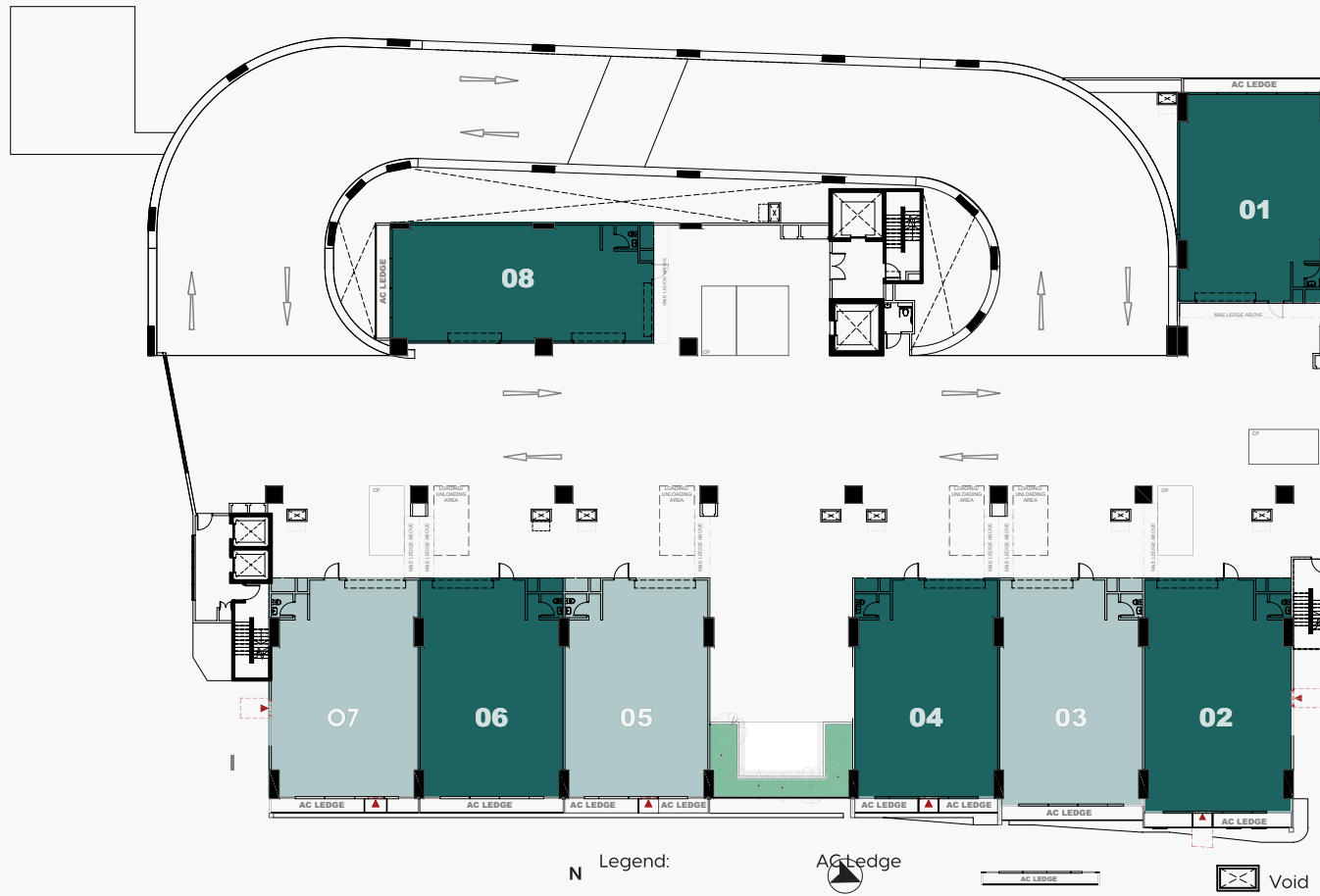
* Estimated floor to floor height



(2ND - 9TH STOREY)

* Estimated floor to floor height

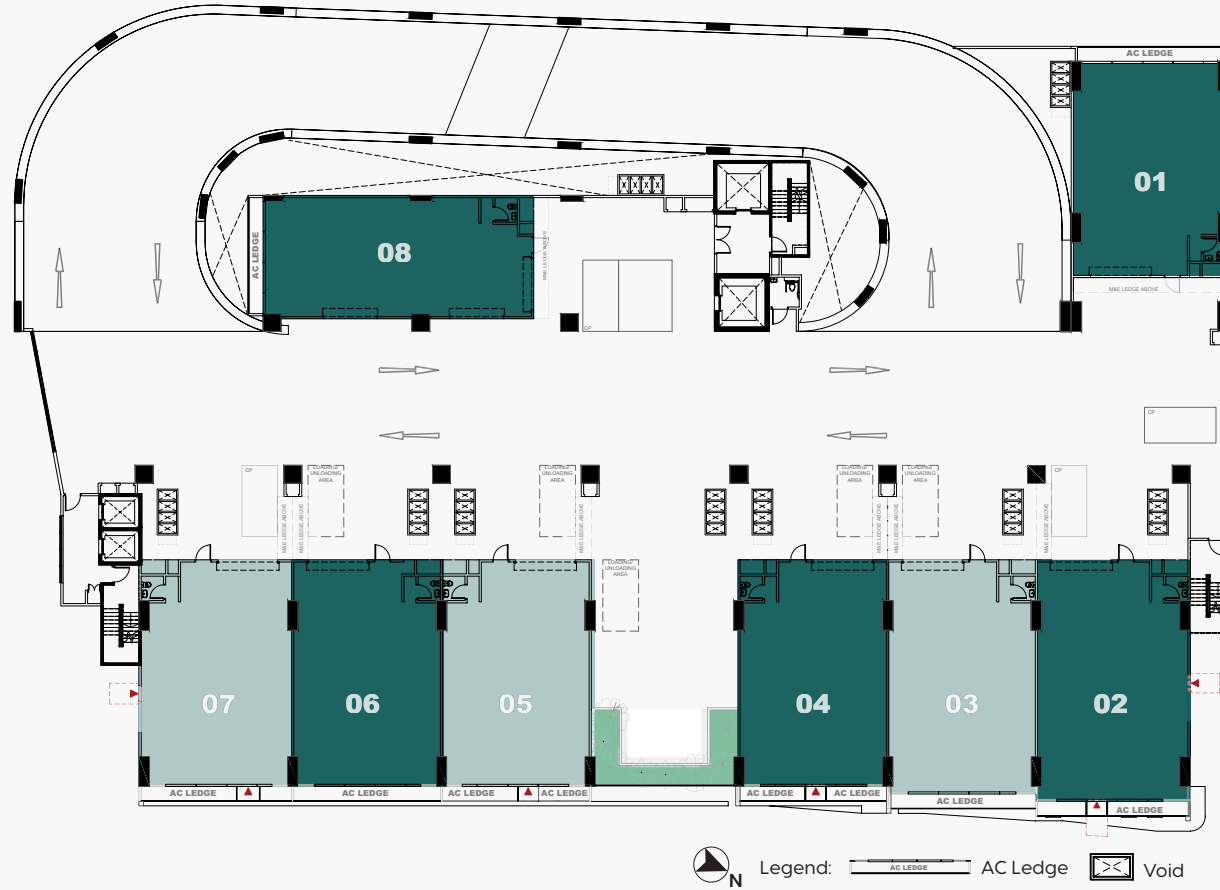
Our facility is equipped with specialised loading and unloading areas, adeptly structured to facilitate up to large scale food trucks, making it an exemplary choice for culinary enterprises aiming to swiftly scale their operations while delivering premium-grade products to their clientele.



EDEN DELUXE
 FLOOR PLAN
LEVEL 2

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EDEN DELUXE FLOOR PLAN LEVEL 5



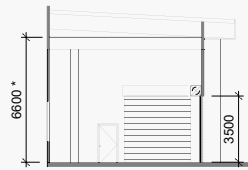
Artist's Impression



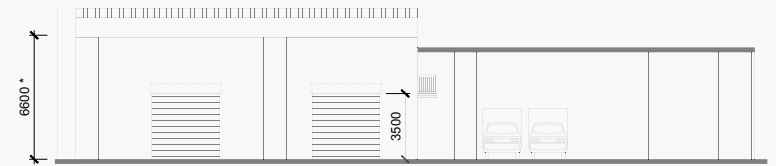
DUAL-KEY CONCEPT 



Artist's Impression



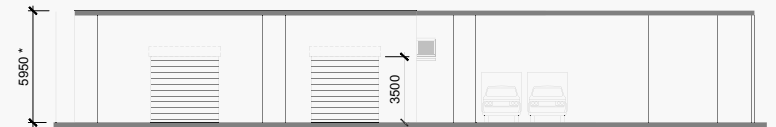
UNIT #09
(10TH STOREY)
* Estimated floor to floor height



UNIT #09
(10TH STOREY)
* Estimated floor to floor height



UNIT #08
(2ND & 5TH STOREY)

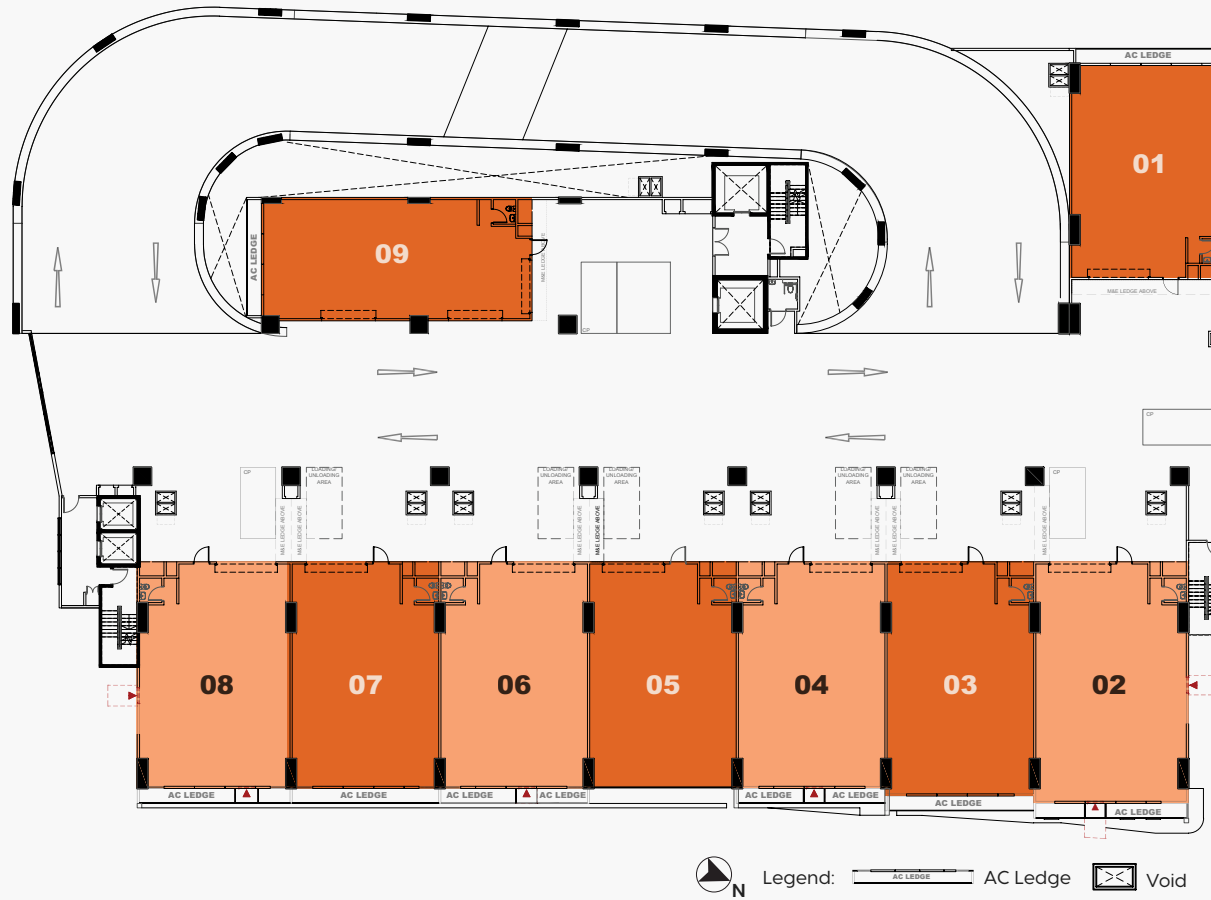


UNIT #08
(2ND & 5TH STOREY)

UNIT #09
(3RD, 4TH, 6TH, 7TH, 8TH, 9TH STOREY)
* Estimated floor to floor height

UNIT #09
(3RD, 4TH, 6TH, 7TH, 8TH, 9TH STOREY)
* Estimated floor to floor height

Enjoy the versatility to either utilise the full expanse of the premises or engage in a co-sharing arrangement with dual-key provisions. The comprehensive kitchen space empowers enterprises to embrace modernity through the integration of digital and technological advancements, thereby enhancing productivity while concurrently reducing costs.

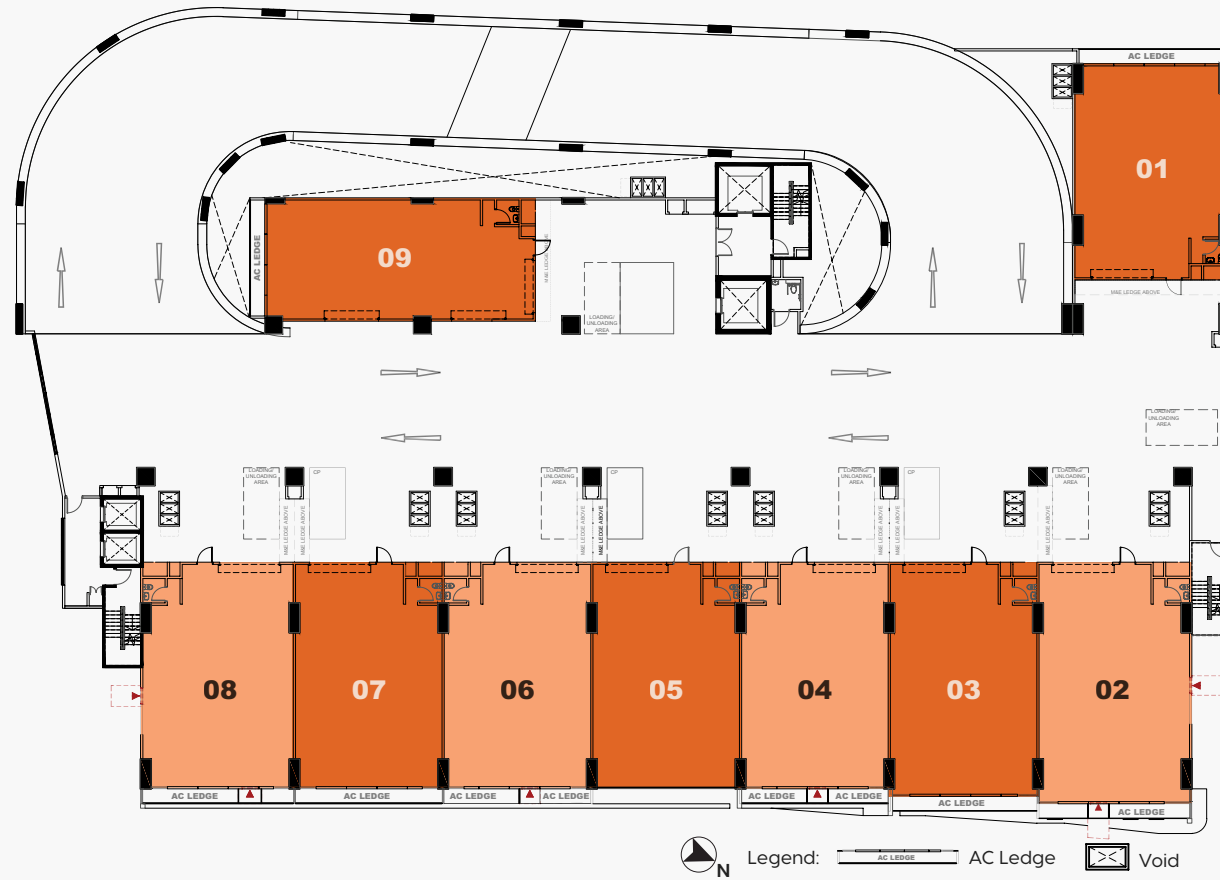


SMART MODULE

FLOOR PLAN

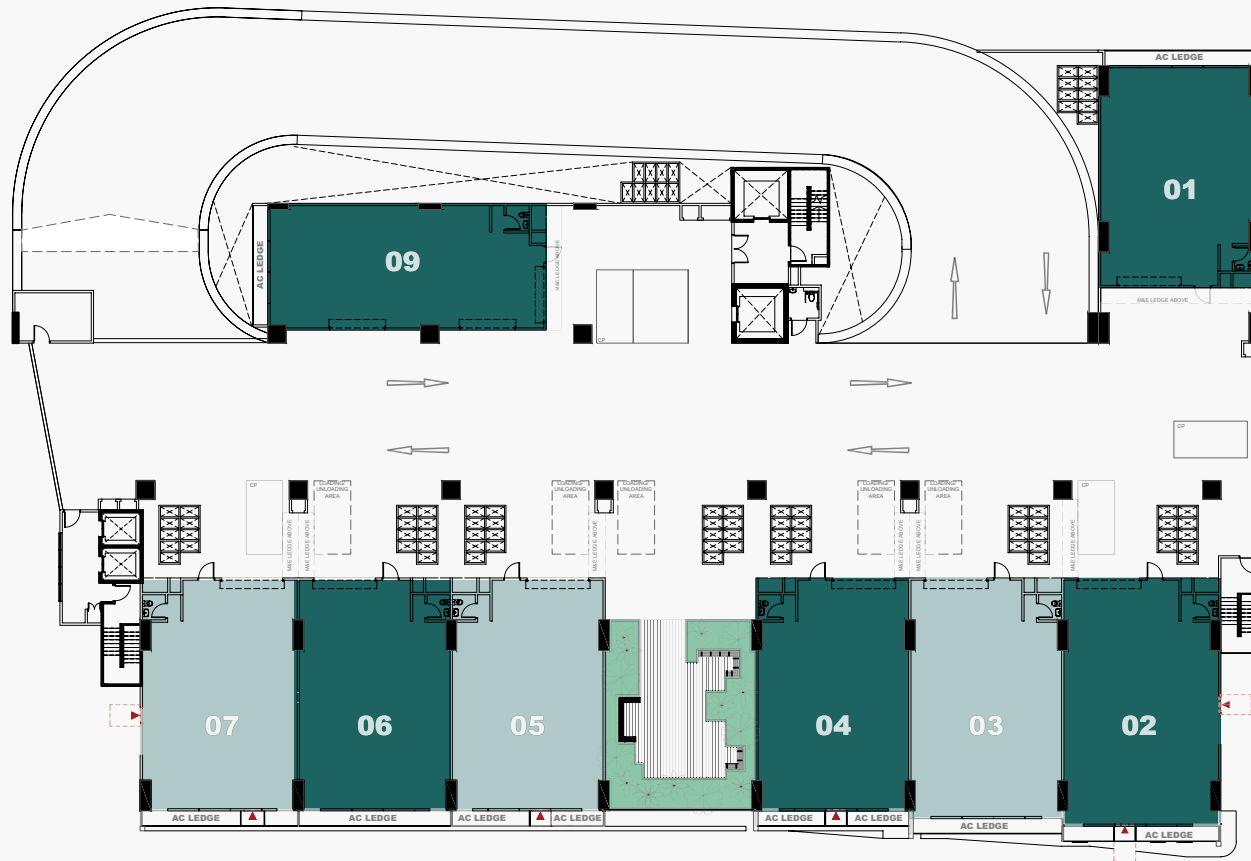
LEVEL 3 / 6 / 8 / 9

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SMART MODULE FLOOR PLAN LEVEL 4 / 7




 Legend:  AC Ledge  Void

EDEN GREEN
 FLOOR PLAN
LEVEL 10

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Artist's Impression



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SPECIFICATIONS

FOUNDATION

Reinforced concrete piling foundations system and/or any approved foundation system.

STRUCTURE

Reinforced concrete structures (cast in-situ and/or precast structures / post-tensioning beam and slabs/ flat slabs) and structural steelwork to Structural Engineer's detail and/or design.

ROOF

Post-tensioned reinforced concrete roof / cast in-situ and/or precast reinforced concrete roof with waterproofing / metal roof, where applicable.

WALL AND FINISHES

External : Reinforced concrete walls / clay brick walls with cement and sand plastering / lightweight concrete walls / composite walls / skim coating / plaster with external emulsion paint finish / plaster & spray texture coating finish, where applicable.

Internal (Factory) : Reinforced concrete walls / clay brick walls with cement and sand plastering block walls / fire-rated wall panels / precast lightweight concrete panels / composite walls / skim coating with paint finish / painting / No wall finishes will be provided above false ceiling at designated area.

Internal (Toilet) : Cement and sand plastering / skim coating / painting / tile finishes / No wall finishes will be provided above false ceiling at designated area.

Lift Lobbies : Tile finishes and/or anti-fingerprint, scratch resistance laminate.

FLOOR FINISHES

Factory / Canteen : Power-trowelled concrete floor with non-metallic floor hardener.

Lift Lobbies : Slip Resistant homogeneous tiles finishes.

Toilet Areas / Bin Centre : Slip-resistant homogeneous tile finishes with waterproofing, where applicable.

Staircase : Cement sand screed with nosing tiles.

External Staircase : Perforated GI metal with weatherproof enamel paint finish, to Structural Engineer's details.

Landscape Roof Deck : Slip Resistant homogeneous tile, to landscape designer's details.

Driveway/ carpark / Loading & Unloading : Power-trowelled concrete floor with hardener.

Ramp-up Structure : Power-trowelled concrete floor with line-imprints.

CEILING FINISHES

Factory Unit : Generally skim coating / emulsion paint / off-form concrete finish, except for lift lobbies, toilets, complete with gypsum plaster ceiling and/or calcium silicate board suspended ceiling, where applicable.

Lobbies : Aluminium Powder Coated Strips with LED lights inserted on 1st storey lift lobbies, where applicable.

DOORS

Roller shutter / timber and/or metal doors and/or PVC doors in accordance with statutory requirements, where applicable.

WINDOWS

Glass panel / double-glazed panels / Powder-coated aluminium-framed glass windows / obscure windows with tinted and/or clear glass where appropriate / Glass specifications to comply with ETTV / heat-strengthened glazing / Glass specifications to comply with DSTA visual screening requirements.

FLOOR LOADING

1st Storey fire engine driveway : 16kN/m²

1st Storey internal driveway : 12.5kN/m²

1st Storey factory units : 20kN/m²

Canteen : 12.5kN/m²

1st Storey mezzanine : 5kN/m²

2nd to 10th Storey factory / carpark / driveway / ramp : 12.5kN/m²

FLOOR-TO-FLOOR HEIGHT

1st storey : 7.0m (mezzanine level 3.5m)

2nd to 9th storey : 5.95m

10th storey : 6.10m – 7.0m

ELECTRICAL INSTALLATION

Each unit will be provided with an isolator only. Purchasers to apply and provide their own meter board, distribution board for their outgoing power inclusive of AC use, power and lighting installations to suit their requirements. Meter board will only be provided to units with electrical provision 100A and above. Isolators will be provided for roller shutters and mechanical ventilation systems. Emergency lighting including "EXIT" signs to all factory units will be provided in compliance with statutory requirements. Purchaser to provide cabling from unit DB to these provisions. No lighting points and fittings will be provided for all factory units. Lighting will be provided to common areas such as staircases, driveway, ramps, lift lobby only. Individual electrical meter compartments will be provided for each factory unit and canteen unit.

3-PHASE SUPPLY

| Level | Unit No. | Power Provision/Unit |
|-------|--------------------------|----------------------|
| 1 | #O1-O2 to #O1-O6, | 150A 3-Phase |
| | #O1-O1 , #O1-O7(Canteen) | 200A 3-Phase |
| 2 | #O2-O1 to #O2-O8 | 125A 3-Phase |
| 3 | #O3-O1 to #O3-O9 | 100A 3-Phase |
| 4 | #O4-O1 to #O4-O9 | 100A 3-Phase |
| 5 | #O5-O1 to #O5-O8 | 100A 3-Phase |
| 6 | #O6-O1 to #O6-O9 | 100A 3-Phase |
| 7 | #O7-O1 to #O7-O9 | 100A 3-Phase |
| 8 | #O8-O1 to #O8-O9 | 100A 3-Phase |
| 9 | #O9-O1 to #O9-O9 | 100A 3-Phase |
| 10 | #10-O1 to #10-O8 | 100A 3-Phase |

LIGHTNING PROTECTION SYSTEM

Lightning protection system will be provided in compliance with statutory requirements.

TELECOMMUNICATION

Space & Infrastructure for telecommunication system will be provided in compliance with statutory requirement. Only 2-way air-blown fibre microducts are provided from the telecom riser to each factory unit and canteen unit. Purchasers to make own application to a service provider and provide their telephone point(s) and cabling. No data/SCV provided. Purchasers are to liaise with the service providers for their own info-communication requirements. Cable trays are provided from Telecommunication riser to each unit's entrance.

AIR-CONDITIONING AND MECHANICAL VENTILATION SYSTEM

Provision of air-conditioning. Mechanical ventilation in compliance with authority requirements on designated areas. Kitchen exhaust duct is provided from unit to the roof, cap-off at high level inside the unit. Purchaser to provide the kitchen exhaust fan, kitchen hood if required. Power supply to the kitchen fan shall be from unit DB and installed by the purchaser. Make-up air is via window opening. Engineered smoke control systems will be provided in compliance with statutory requirements in designated areas. An air-conditioning system will be provided for the Fire command centre (FCC) and 1st storey lift lobbies.

FIRE PROTECTION SYSTEM

Sprinklers, fire alarms, dry risers, hose reel systems, fire extinguishers, one-way and two-way voice communication systems, emergency lighting, and exit signs are provided in compliance with statutory requirements.

PLUMBING AND SANITARY SYSTEM

Sanitary and plumbing installation systems are provided in compliance with statutory requirements. Floor trap, sampling sump, common kitchen waste stack pipe and centralized grease trap system are provided. Accessible toilets in compliance with statutory requirements Unit attached toilet: - 1 water closet; 1 wall-hung wash basin with mixer tap; 1 bidet spray Individual water meter compartments will be provided for each factory unit and canteen unit.

LIFT SERVICES

2 nos of passenger lifts/Fire lifts and 2 nos of service lift provision.

GAS SUPPLY

Provision of Gas Pipe is provided with cap off inside the unit.

WATERPROOFING

Waterproofing shall be provided to all slabs subjected to water penetration, internal wet areas (e.g., Toilets, Bin Rooms and Bin Centre).

LOADING BAY & AREA

Two (2) number of loading and unloading bays at 1st storey, 3m wide and 7.5m length common lorry parking lots in front of Production units O5, O6 & O7 at 1st storey; common loading/unloading area or common carparks at 2nd to 10th storey.

WASTE DISPOSAL SYSTEM

Each unit will have a designated waste collection point within the unit and unit owners will engage their own licensed waste collector to collect and dispose of the food waste directly from their units using the vehicle ramp and designated lift.



Developer: Smartisan Realty Pte. Ltd. (UEN No.: 202242934N)
Tenure of Land: Estate In Perpetuity
Expected Date of Vacant Possession: 31 May 2028
Expected Date of Legal Completion: 31 May 2031
Location: Lots OO247V & O1616C MK 14 at IO & 12 Mandai Estate
Building Approval: A2446-222O9-2O23-BPO1 & BPO2

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