

COGENT HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)

(Registration No. 200710813D)

LETTER OF OFFER FROM JTC CORPORATION IN CONNECTION WITH THE JURONG ISLAND CHEMICAL LOGISTICS FACILITY

1. INTRODUCTION

- 1.1 The Company refers to its announcement dated 12 October 2015 in respect of the Company's potential appointment as the developer of the Jurong Island Chemical Logistics Facility (the "**Earlier Announcement**").
- 1.2 All capitalised terms used in this announcement shall have the same meanings as ascribed to them in the Earlier Announcement unless the context requires otherwise.
- 1.3 The Company wishes to announce that Cogent Jurong Island Pte Ltd ("**CJI**"), a wholly owned subsidiary of the Company, received a letter of offer from JTC Corporation ("**JTC**") dated 6 September 2016 (the "**JTC Letter**") for the phase one Direct Allocation of Industrial Land ("**DA**") at Tembusu Crescent, Jurong Island ("**Land**"), measuring 3.5 hectares with a gross plot ratio of 2.5, identified for the construction of the Jurong Island Chemical Logistics Facility (the "**Facility**").
- 1.4 The Company has on 8 September 2016 accepted the offer pursuant to the JTC Letter.

2. PROPOSED DEVELOPMENT OF THE FACILITY

- 2.1 As mentioned in the Earlier Announcement, CJI will develop the Facility, which will be a multi-purpose logistics hub to support the manufacturing operations on Jurong Island, in two (2) phases, described below.
- 2.2 The Facility will occupy up to 6 hectares of land with a total built up area of approximately 150,000 sqm. The first phase of the development will occupy 3.5 hectares of land with approximately 87,500 sqm of corresponding built-up area ("**Phase One**"). CJI may no later than four (4) years from the start of operations of Phase One submit an application for EDB's support of CJI's application to JTC for the DA of an additional 2.5 hectares plot of land of approximately 62,500 sqm of corresponding built-up area to develop the second phase of the Facility.
- 2.3 Pursuant to the JTC Letter, JTC will grant a licence to CJI (the "**Licence**") to develop Phase One of the Facility within a stipulated time frame in accordance with the building terms set out therein. The Licence will commence on 1 April 2017 ("**Licence Commencement Date**") for a period of three (3) years. The grant of the Licence is subject to, amongst others, approval by relevant governmental and statutory authorities

and the Group's unconditional acceptance of the JTC's terms and conditions. Upon completion of Phase One and fulfilling the building terms, a lease will thereafter be granted to CJI for a term of 30 years ("**Lease Term**") and the Lease Term shall be deemed to have commenced retrospectively from the Licence Commencement Date.

- 2.4 The authorized use of the Land during the Lease Term is namely for full-fledged empty and laden containers and ISO tanks, warehousing for general cargo and dangerous goods, and transportation and logistics supporting services, and engineering works, maintenance and servicing of own fleet of prime movers and trailers.
- 2.5 Further to section 3 of the Earlier Announcement (*Conditions for the Potential Appointment of the Company as Developer*), CJI shall fulfil all the terms and conditions stated in the LOI which CJI had confirmed it will proceed to develop the Facility as stated in the submitted proposal on 19 May 2015, subsequent clarifications and discussions with EDB and JTC, and subject to all the terms and conditions of the LOI and EDB's email dated 18 August 2016 as if the terms and conditions thereof were expressly set out in the JTC letter and a part of JTC's offer.
- 2.6 CJI plans to apply for the Land Intensification Allowance ("**LIA**") announced in the Singapore Budget 2010, which supports enhanced land productivity among industrial users. CJI's application to EDB for the grant of LIA is subject to CJI meeting certain conditions.

3. **GENERAL**

The Company will provide further details and information in its subsequent announcements (including the potential costs of development and the LIA) in accordance and in compliance with the listing rules of the Singapore Exchange Securities Trading Limited at the appropriate juncture ("**Listing Manual**").

None of the directors or Controlling Shareholders (as defined in the Listing Manual) or their respective Associates (as defined in the Listing Manual) of the Company has any interest, direct or indirect, in the subject matter of this announcement, save for their respective shareholdings in the Company.

On behalf of the Board

Tan Min Cheow, Benson
Executive Director and CEO
8 September 2016