Details of Land Parcel at Woodlands Avenue 2

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<th>Location</th>
<th>Woodlands Avenue 2</th>
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| Site Area         | Plot 1: 21,055.7 m² (Land Parcel)\(^{(1)}\)  
Plot 2: 6,450.3 m² (Land Parcel)\(^{(1)}\)  
Plot 3: 746.2 m² (Air space stratum)\(^{(2)}\) |
| Land Use Zoning   | White site          |
| Maximum Permissible Gross Floor Area | 115,747 m² |
| Allowable Development | Mixed-use development with:  
  a) At least 45,000 m² of the maximum permissible GFA for office use;  
  b) A maximum GFA of 33,000 m² for commercial uses (exclude office and commercial school)  
The remaining GFA can be developed for additional office, commercial school, serviced apartments and/or residential flats. |
| Strata Sub-division | Apart from any GFA for residential flats, the rest of the GFA in the development is to be contained in not more than 8 strata lots. |
| Maximum Building Height | Plot 1  
Low-rise zone: Maximum 5-storey and subject to the Land Transport Authority’s (LTA) loading requirements for areas above Woodlands TEL station  
High-rise zone: 90m AMSL  
Plot 2  
90m / 100m AMSL\(^{(3)}\) and subject to LTA’s loading requirements for areas above Woodlands TEL station |
| Lease Period      | 99 years            |

\(^{(1)}\) Subject to cadastral survey  
\(^{(2)}\) Estimated horizontal cross-sectional area and subject to cadastral survey  
\(^{(3)}\) AMSL means Above Mean Sea Level