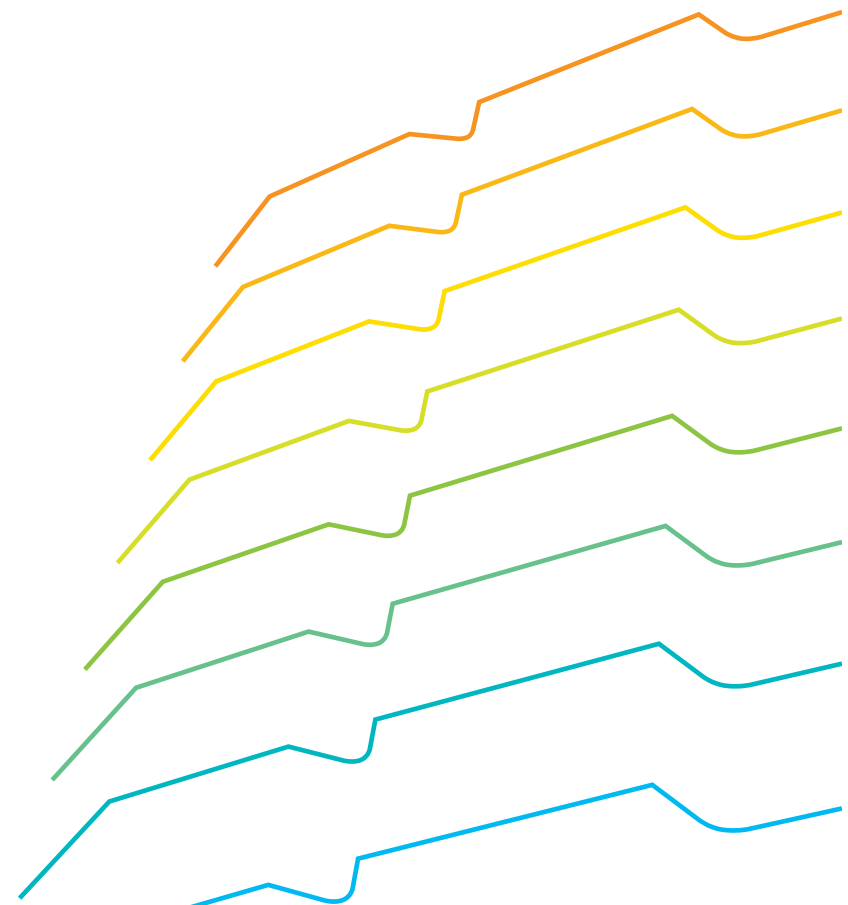


FOODFAB @MANDAI

FOOD SPACE OF THE FUTURE



Concieved for your food business in mind, the FoodFab@Mandai is a rare Freehold, B2 Industrial Space that caters to a Full-Spectrum of F&B needs. Located within the well-established industrial environment of Mandai and Woodlands, it enjoys both proximity to greenery as well as essential amenities. With 47 units designed to seamlessly facilitate your business operations, factoring in your needs now, and well into the future.

FREEHOLD / B2 INDUSTRIAL SPACE 47 UNITS / FULL-SPECTRUM F&B



FOODFAB@MANDAI

A CUT ABOVE THE REST

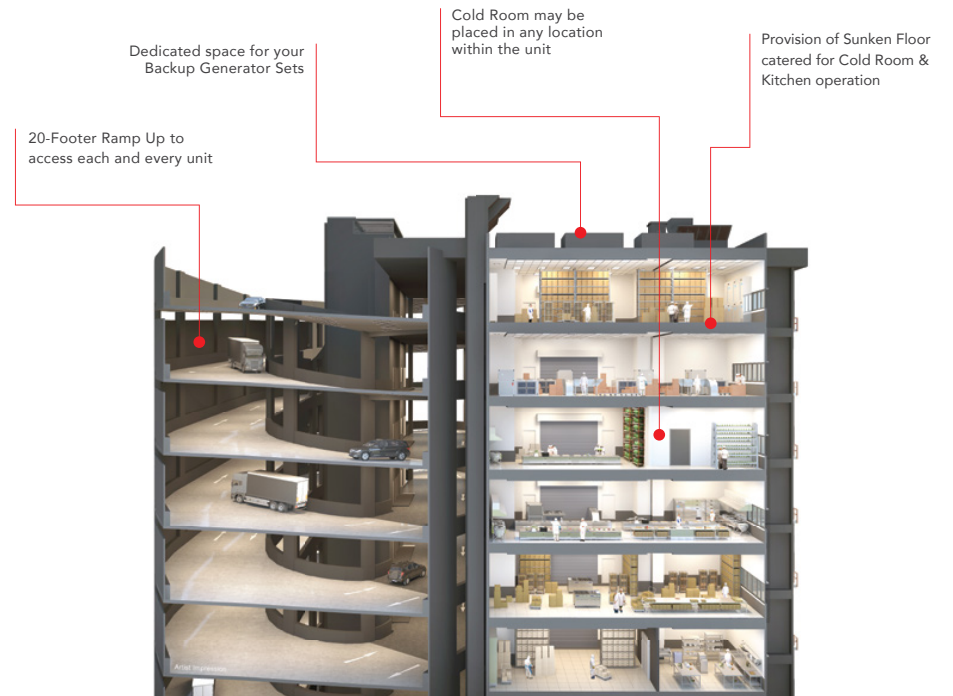


Equipped with a 20 Footer Ramp-Up, access each and every unit with ease.

With a designated loading and unloading bay right at your doorstep, free your day-to-day operations from unnecessary bottlenecks.

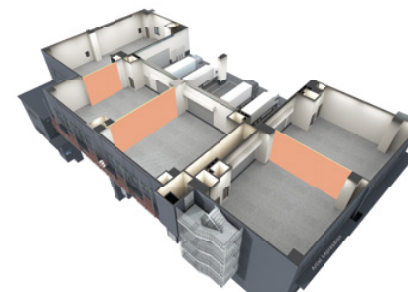
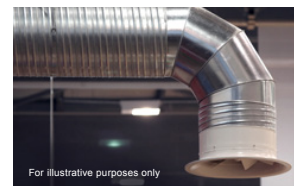
At FoodFab, we pride ourselves in our approach in developing a highly flexible, future-forward food industrial space, with insightful provision of technical specifications and layout configurations, above and beyond basic functionality.

The attention to details and far-sightedness is what makes FoodFab@Mandai outstanding.



Individual Loading & Unloading Bay for each unit

Dedicated exhaust system for each individual unit



Modular Floorplan Design for flexibility of unit merge

WHERE EVERYTHING IS WITHIN REACH



Take advantage of FoodFab@Mandai's proximity to Woodlands Causeway, reducing precious time in transportation of resources.

In near future, Sungei Kadut ECO District will be the spawning grounds for cutting-edge developments like Agri-Food Innovation Park, housing high-tech farming communities and manufacturing, bringing you nearer to suppliers, distributors and partners.

The future Mandai Nature Precinct will bring along a whole new array of opportunities with its themed attractions, F&B and Resorts offerings.

Not forgetting the up-and-coming Woodlands Regional Centre, and in future, the Singapore — Johore Bahru RTS, will only be minutes drive away.

15mins

drive to the up-coming new Woodlands Regional Centre

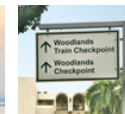


12mins

drive to the new Mandai Nature Precinct

11mins

drive to Woodlands MRT



9mins

drive to Woodlands Causeway



7mins

drive to Kranji MRT



5mins

walk to the new Sungei Kadut Industrial Estate



A LOCATION SURROUNDED BY AMENITIES, EXPRESSWAYS,
RESIDENTIAL PRECINCTS, LUSH GREENERY AND TRANSFORMATION.



DIALING UP THE FEATURES



Our attention to details is what sets us apart.

To ensure your operation runs uninterrupted, a dedicated space for your Backup Generator Set has been specially allocated, as well as a separated Ingress & Egress route for waste disposal.

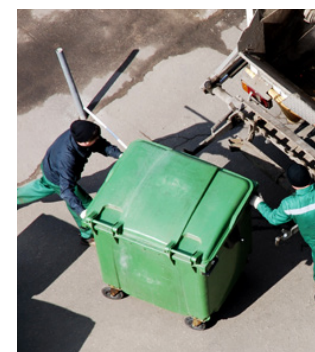
We go to great lengths in areas of hygiene, with each and every unit comes fitted with Anti-Bacteria sanitary wares.



Dedicated space for Backup Generator Sets



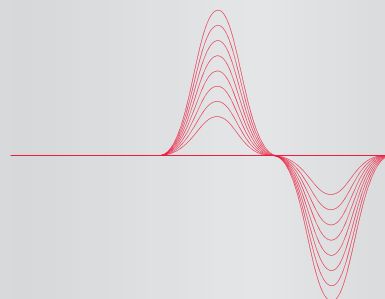
Separated Ingress & Egress Route



For illustrative purposes only



Anti-Bacteria sanitary ware





THE RIGHT ESSENTIALS AT THE RIGHT PLACE

Site Plans

- Ground Floor
- Level 2 – 10
- Roof Top Level



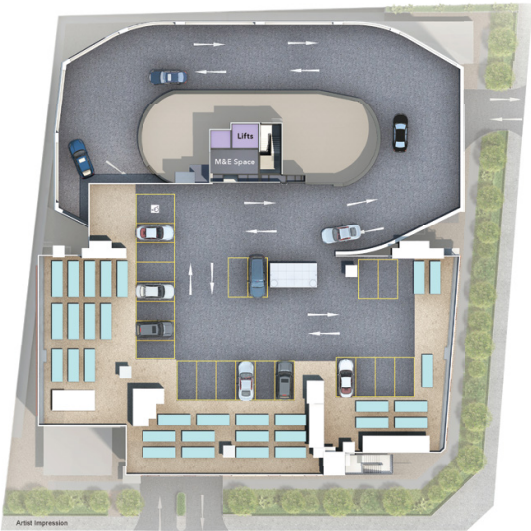
Ground Floor

- Passenger & Service Lifts
- 20-Footer Parking Lots
- Production Units (01 — 02)
- Fire Control Centre (FCC) & Admin Office
- Bin Centre (Waste Disposal)



Level 2 – 10

- Passenger & Service Lifts
- 20-Footer Parking Lots
- Production Units (01 — 05)
- Dedicated exhaust for individual unit



Roof Top Level

- Passenger & Service Lifts
- 21 Car Park Lots
- Backup Generator Sets Space

WEIGHING EVERYTHING THAT MATTERS FOR YOUR BUSINESS



FoodFab@Mandai is a product of a synergistic collaboration of renowned consultants and thought leaders. From monitoring food quality, food safety and consumer health, to supply chain, storage and waste management, each aspect of food processing has been looked into, to anticipate your diverse and stringent requirements, and to provide thought-through features that enhance your businesses.



Our goal is not only to build future-forward industrial space of the highest standards, we're also aligned to support and facilitate Singapore's 30 by 30 Food Security Goal.



zacd[®]

高捷工程私有限公司
Welltech Construction Pte Ltd

FoodFab@Mandai is jointly developed by renowned Industrial and Construction Specialists, each with a long and proven track record, locally and overseas. A HKEX-listed Singapore-based company, ZACD Group Ltd. has developed numerous notable Industrial and Residential properties, with each development thoughtfully planned from acquisition to exit, providing optimal investment advantage for our investors, and buyers. Our disciplined and expert approach to property investment and development, with compliancy, accountability and transparency, has forged time-tested trust amongst our clients.

Founded in 1987, Welltech Construction Pte Ltd is one of the most established construction companies in Singapore. With a prominent portfolio ranging from Government, Institutional to Residential Projects, Welltech has accomplished a wide spectrum of distinguished projects over the past three decades. Recognized and ranked as Grade A1 Builder for General Building Works and Grade B1 for Civil Engineering Works by the Singapore's Building & Construction Authority- it's a testimony of Welltech's solid reputation in areas of engineering mastership and quality.

A decorative blue line graphic that starts at the bottom left, rises diagonally to the middle, runs horizontally across the middle, and then rises diagonally again towards the top right.

zacd



Developer - Mandai 7 JV Pte Ltd (201938044R) | Location - Lot MK14-224N at 7 Mandai Estate Singapore 729904 | Tenure - Freehold | Expected Date of Vacant Possession - 19 March 2024 | Expected Date of Legal Completion - 19 March 2027
Encumbrances on the Land - Mortgage in favour of United Overseas Bank Limited

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While reasonable care has been taken in the preparation of this brochure, the developer and its agents cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon as statements or representations of facts, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, models, showflat, illustrations, photographs, pictures, drawings, displays and art renderings are artist's impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representation of facts. All plans and layouts on brochure are not to scale and are subject to change and amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the website are approximate measurements only and are subject to final survey. All information, plans and specifications is accurate as at the time of printing and there may be changes subsequently as may be required by the architects, developer or relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option or Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit. The Sale and Purchase agreement shall form the entire agreement between the Developer and Purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or otherwise).