

Fact Sheet on Changi Motorsports Hub

Key Specifications of the Request For Proposal (RFP):

Location: 41 hectares of prime sea-front land situated at the eastern tip of Singapore, the gateway to Asia

Racetrack: At least 3.5 km

Fédération Internationale de l'Automobile (FIA) Grade 2 certified

Fédération Internationale de Motocyclisme (FIM) Grade 1 certified

Gross Floor Area (GFA) : 35,000 sqm - commercial GFA
32,000 sqm - motorsports GFA

Motorsports Specified Facilities:

- Facility to host at least 2 International Events per year, one of which is FIA Grade 2
- Facility to host at least 2 Local series events per year in addition to the FIA Grade 2 event above
- Establish a credible Racing Academy
- Evidence of advanced automotive engineering activities such as R&D, assembly, manufacturing, etc.
- Minimum 3.5Km FIA Grade2 and FIM Grade 1 capable race track
- CIK Grade 1 Karting Track (minimum length 1.2Km)
- A skid pan circuit and training area
- A quarter mile drag racing track
- Motor museum / exhibition centre

Prescribed Facilities (Commercial GFA):

- Food & Beverage
- Merchandising
- Motorsports office headquarters and offices
- Warehousing with secure storage (climate controlled cubicles and associated infrastructure)
- Garaging (other than for racing)
- Motorsports services
- Motor-themed Retail / General custom merchandising
- Motor-themed entertainment complex
- Club house

SG Changi's (SGC) Proposal

Capital and Development Cost : S\$ 330 million
Racetrack : Proposed 3.7 kilometres
Permanent Seating Capacity : 20,000-capacity spectator at main grandstand

Consortium Partners

SG Changi Pte Ltd (Singapore)	Bidder
SG Construction Inc (Japan)	Contractor
SG Create Pte Ltd (Singapore)	Contractor
ID Architects Pte Ltd (Singapore)	Architectural Consultant
Norman ² (Germany)	Branding / Events Marketing Consultant
E-Rain Racing Acadmey (Korea)	Motors ports Academy
Jones Lang Lasalle (Singapore)	Motor Racing Academy
	Property Market Consultancy / Retail
	Property Specialist / Facilities Management
SCE Consultants Pte Ltd (Singapore)	Structural Consultants
BESCON Consulting Engineers (Singapore)	M&E Services Consultants
Rider Levett Bucknall (Singapore)	Quantity Surveyor
WIN Landscape Planning and Design (Japan)	Landscape Consultants
Lighting Planning Associates (Japan)	Lighting Design Consultants
Building System and Diagnostics (Singapore)	Green Mark Consultants
ACACIA Traffic Consultants (Singapore)	Traffic Consultant
Phoenix Solar (Singapore)	Solar Energy System Specialist

Value Proposition

The proposed Changi Motorsports Hub will create a new lifestyle destination venue in addition to the venue being known for hard core racing. The project is conceived with a vision to transform Singapore and Changi to be Asia's premier motorsports destination, creating vibrant business and entertainment opportunities.

To meet these objectives, SGC's strategy is to create their 3 pillars, they are as follows:

- Centre of expertise for racing
- Motorsports events
- Racing for everyone

Site Orientation



The orientation of the site and SGC's design of the new motor circuit will be beneficial to the spectators sitting in the main grandstands as the positioning shields the glare and the thermal discomfort from the hot afternoon and evening sun. Surrounded three sides by water with access to public by means of a boardwalk, the design of the facility will also invite everyone to engage and participate in the seafront activities enlivening the site making the CMH a preferred destination for motor-centric personalities and others alike.

Site Design



The design is intent to create four distinct yet complementary zones for the CMH. The four zones are

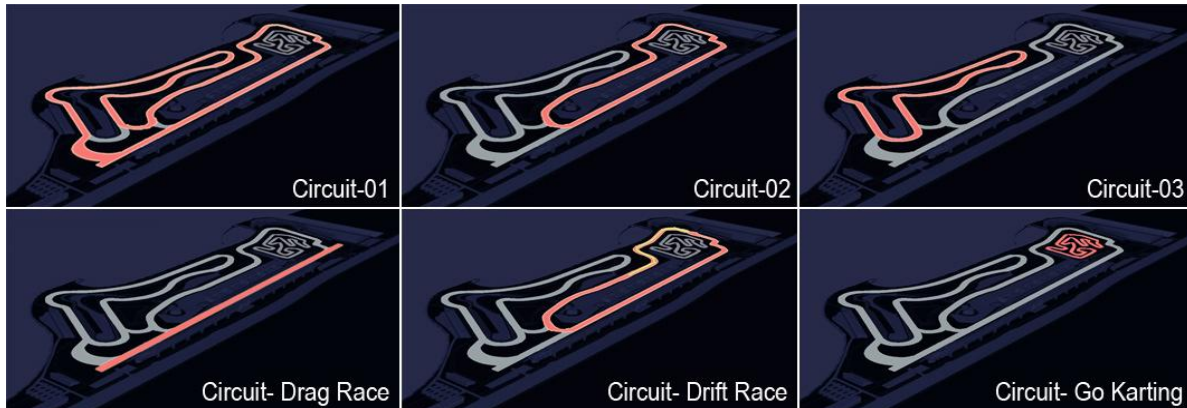


These four zones intend to cater to both motorsports fans as well as the family oriented. While each zone is intentionally spread out across for each specific focus so that consumers can focus specifically on which zone to go to; they are also synergistically linked to create the retail village feel. Each of the facility is specifically themed and at the same time connected to one another through link ways along open spaces enhanced by the lighting and landscaping themes. This arrangement extends to the user the option to spend the time within the facility or move to the adjoining facility within the CMH premise through an enhanced pedestrian experience. To enhance the consumer experience in the design, a

main promenade was created. The promenade is designed to maximize the advantage of the site. This is so that the end product will create a “village” feel to the CMH, a concept different from the dense retail concepts, not often found in Singapore. Retail villages are a common concept found in Europe where consumers will spend a whole day eating, shopping and taking part in the festivities organized.

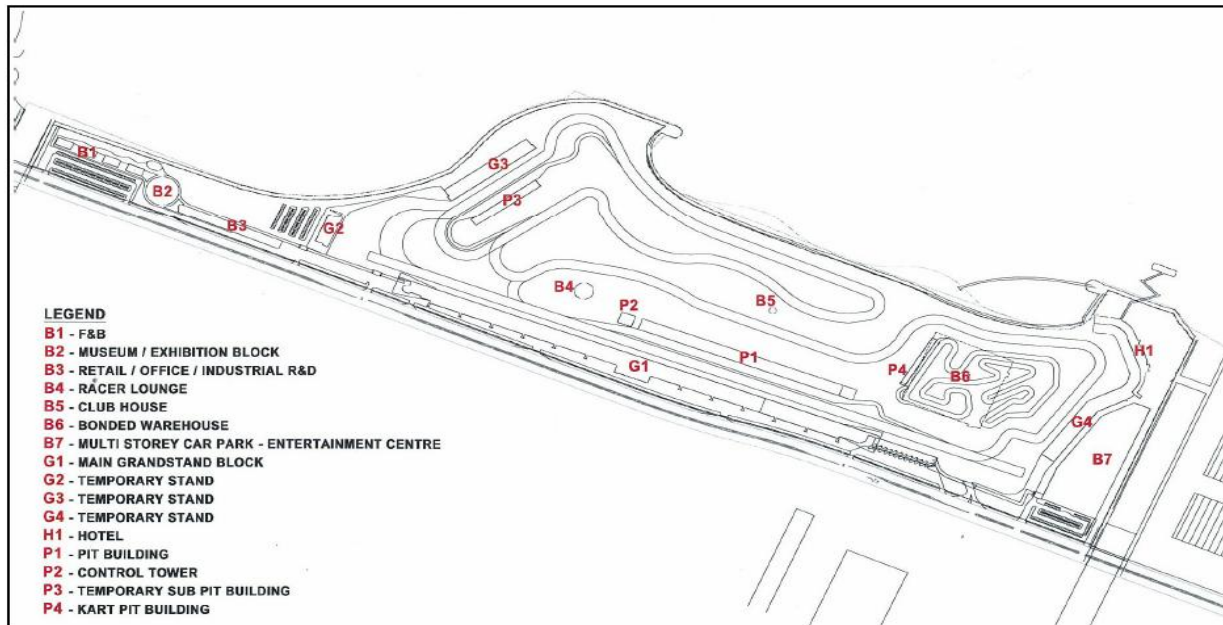
Race Track Design

The proposed 3.7km race track at the CMH is a signature development designed by renowned track specialists from Japan. In line with modern global race circuits, the proposal will be flexible to incorporate multiple track configurations. The various configurations of the track that accommodate the different race types is show below. The efficient track design also provides the spectators seamless view of the entire race from the start to the finish from all viewing platforms



Facilities

A series of facilities have been proposed for the CMH development. The facilities range from track based, to commercial facilities and other ancillary facilities to support the development. The following image shows a key plan highlighting the various facilities within the CMH Developments.



GREEN INITIATIVES

SGC recognizes the environmental impacts faced by race tracks, therefore their design also takes into consideration initiatives to reduce any negative impacts to the environment as a result of the project. Efforts are taken every step of the design process right from orienting the buildings to deploying green systems in M&E services. Efforts are taken to reduce the heat island effect due to the extensive extent of the tracks to using systems of shading the grandstand which double up as systems generating power.

Proposed Calendar of Events

International & Regional Events

- SuperGT series
- FIA T
- D1 Grand Prix
- Formula Nippon
- Japanese Formula 3 Series
- Asia Festival of Speed Series

Local Events

- Singapore National Championship
- Karting Championship
- Drag Racing Championship
- Drifting Championship
- Taxi Driver Rally