



Invitation to Direct Marketing

Changi Airport Group (Singapore) Pte. Ltd. ("CAG(S)") would like to invite interested companies to participate in a Direct Marketing Exercise for the **Brand Name Café Concession(s)** at the Departure/Transit Lounge of Terminal 2.

We are looking for established operators and/or new, innovative and unique Food and Beverage ("F&B") brands and concepts that will enhance, add value to and differentiate the dining experience for passengers and airport community staff in the newly revamped Terminal 2.

The decision of the evaluation, final allocation and award of the Concession(s) will be at the absolute discretion of CAG(S).

Details of Direct Marketing Exercise

Title: Direct Marketing for Brand Name Café Concession(s) at Departure/Transit Lounge, Terminal 2

File Reference: CAG/000/CM/2022/T06

Concession Category: Food and Beverage

Size of units:

Concession	Floor Area (sqm or thereabouts; subject to change and site measurements)
A	99.7 sqm
B	51.81 sqm
C	31 sqm
D	35 sqm

No. of Concessions: 4

**Tenancy
Period:**

Terminal 2 will reopen in phases, with the Departure/ Transit Lounge potentially reopening as early as 1 October 2022. Therefore, the commencement date of the tenancy for each Concession(s) may be staggered accordingly.

For Concession(s) A and D (w/o kitchen exhaust provision):

The Tenancy Term shall be for a period of 3.5 years from (i) the date of commencement of the reopening phase of Terminal 2 that the respective Premises is identified to be in, as shall be notified by CAG(S) to the awarded prospect ("Tenant") in writing ("Date of Commencement of Reopening Phase"); or (ii) the date of the physical handover of the Premises to the Tenant, whichever is the later of (i) or (ii) ("Commencement Date").

CAG(S) will endeavour, but is not obliged, to hand over the Premises to the Tenant prior to the Commencement Date. Should CAG(S) hand over the Premises to the Tenant prior to the Date of Commencement of Reopening Phase, CAG(S) shall grant the Tenant a licence for the Premises for the period from the date of the physical handover of the Premises to the day before the Date of Commencement of Reopening Phase, based on the same terms and conditions of the Specimen Copy of the Tenancy Agreement, provided that Clause 6.1(a) shall not apply and that all other terms and references in the Specimen Copy of the Tenancy Agreement shall apply mutatis mutandis to this licence (where applicable).

If CAG(S) shall physically hand over the Premises to the Tenant prior to the Date of Commencement of Reopening Phase, Monthly Rentals and other Charges, except Utilities Charges, shall be waived from the date of physical hand over of the Premises to the date falling one day before the Commencement Date. Utilities Charges will be payable, as metered, upon the physical handover of the Premises to the Tenant.

For Concession(s) B and C (with kitchen exhaust provision):

The Tenancy Term shall be for a period of 4 years from (i) the date of commencement of the reopening phase of Terminal 2 that the respective Premises is identified to be in, as shall be notified by CAG(S) to the awarded prospect ("Tenant") in writing ("Date of Commencement of Reopening Phase"); or (ii) the date of the physical handover of the Premises to the Tenant, whichever is the later of (i) or (ii) ("Commencement Date").

CAG(S) will endeavour, but is not obliged, to hand over the Premises to the Tenant prior to the Commencement Date. Should CAG(S) hand over the Premises to the Tenant prior to the Date of Commencement of Reopening Phase, CAG(S) shall grant the Tenant a licence for the Premises for the period from the date of the physical handover of the Premises to the day before the Date of Commencement of Reopening Phase, based on the same terms and conditions of the Specimen Copy of the Tenancy Agreement, provided that Clause 6.1(a) shall not apply and that all other terms and references in the Specimen Copy of the Tenancy Agreement shall apply mutatis mutandis to this licence (where applicable).

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The Tenant may, not less than 6 months

before the expiry of the Tenancy Term, write to CAG(S) to request to enter into a new tenancy for a new term of 2 years. CAG(S) may at its discretion agree to such request upon such rent and other terms and conditions as CAG(S) may impose.

Publication Details

Direct Marketing Opening

Date: 21 April 2022

Briefing Sessions: Virtual Briefing Session 1 – 10am to 11am (Singapore Time), 26 April 2022 (Tuesday); and
Virtual Briefing Session 2 – 3pm to 4pm (Singapore Time), 26 April 2022 (Tuesday)

Please register your interest for either Session 1 or Session 2 by 5pm (Singapore Time), 25 April 2022.

Contact Person for the Direct Marketing Exercise

Name: Ms. Chong Wan Ni

Designation: Assistant Manager,
Airside Planning & Leasing

Contact No.: +65 6541 2135

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Important Information for Site Visit

1. As Terminal 2 is undergoing construction, CAG(S) will endeavour, but is not obliged, to arrange a site visit for interested operators.
2. A site visit is tentatively scheduled for 10am (Singapore Time), 13 May 2022 (Friday). Access to the respective Premises may be limited. Should you wish to participate, please give prior notice of your attendance. For information, the Airport Police Division will take about 5 working days to process the application.
3. Kindly email to **the above contact person** with the following details should you wish to view the site after the briefing:-
 - i) Full Name (as per NRIC/ Passport)
 - ii) NRIC/FIN No. (provide Expiry Date of Work Permit)
 - iii) New Malaysian IC (compulsory for Malaysian or Singapore PR)
 - iv) Passport No.
 - v) Date of Birth (in DD/MM/YYYY format)
 - vi) Nationality
 - vii) Country of Birth
 - viii) Gender
 - ix) Race
 - x) Mobile No.
 - xi) Home Address

Note: Please bring along Work Permit, NRIC or Passport with **photo attached** in exchange for the Visitor Pass for the site visit. Identification cards without photos attached will **not** be allowed for exchange for Visitor Passes.