

Narrative Summary

Nest is grounded in three fundamental pillars namely "inhabit", "innovate", and "immerse". The development endeavors to harness the natural potential of its site, and integrate innovative long-term business collaborations to foster all-rounded resiliency. With a BCA Green Mark-Platinum certification, it seeks to create an adaptive community by integrating sustainable infrastructures that prioritize climate action, promoting inhabitant-oriented inclusive housing options, and incorporating multi-functional natural recreation spaces to create harmony between the community and the environment.

INHABIT: Accepting a diverse community to live, work, and play

Nest aims to provide an inclusive and accessible place for citizens to live, work and play. It enhances diversity and inclusion in the community by offering a variety of housing options and a wide range of prices; one to two bedroom housing, supplying the demand from young professionals, students and investors, and four bedroom housing, catering to multi-generational families. Visitors will be drawn by unique attractions such as Jurong Lake, Jurong Gardens and other recreational spaces, for which Nest proposes a pleasing and relaxing accommodation.

INNOVATE: Collecting a host of stakeholders to invest in the future of sustainable development

Nest fosters innovation and collaboration by manifesting a future-oriented economy for sustainable technology and commerce. Located between Singapore's CBD, Manufacturing and Biomedical Industries, proximate to leading universities and hospitals, Nest holds a strategic position to form a strong link by fostering biomedical development, through research incubation spaces and shared offices. The future transportation hub in the neighboring community will also enhance the accessibility to this site and facilitate this connection. In addition, surrounding recreational spaces in the site open opportunities to develop a hawker center, food services and retail, and diversify the economy, building community resilience.

IMMERSE: Integrating nature and the built environment to maximize experiences and resilience

Nest engages inhabitants through visual design, interactivity, and meaningful spaces to create a sense of belonging. By renovating the previous science center, people will be able to share knowledge at the new biomedical related exhibition and lecture hall, learn and explore at the interactive immersive museum, and enjoy a gourmet meal at the hawker center. The library located near the waterfront will attract casual visitors, residents and professionals in need to access a variety of resources. The development also features a redeveloped waterfront, green spaces, walking paths, cycling routes and community centers dedicated to wellness, further promoting the site as a destination for total human and environmental health. The project also seeks to mitigate climate change by including stormwater management, urban greenery and architecture approach for urban heat, and energy efficient building in the urban design. Defined as a car-lite and walkable zone, it aims to improve the inhabitants' quality of life and reduce carbon footprint.

Nest will engage academia, biomedical/manufacturing industry, hospitals and residents through the creation of job opportunities and community spaces, establishing a clear identity to the community and cultivating an inclusive environment.

Financial Summary

Nest plans to acquire the site by buying the land at a researched market price estimated to be \$13,999 per m². The development costs for the project are approximately \$4.65 Billion SGD With an overall return of Leveraged IRR of 17% with 5% vacancy. The expected value of the NEST is calculated to be \$6.156 billion SGD.

The overall development will be completed over 3 phase of 4-year, 3-year and 3-year respectively and detailed information of each phases will be discussed below:

Phase 1 of the project includes affordable rental and sales of residential units, a hotel, retail space, and community facility space. The project features 9901m² of office, institutional and lab spaces for the young professionals with 118639 m² of Community, leisure and other spaces for residents and visitors to enjoy. The expected net profit of phase one is approximately \$700 million SGD. The GAP cost of phase 1 is \$505 Million SGD, however it is expected that the developers will overcome this issue in phase 2.

Phase 2 is entirely privately financed and includes luxury residential units, retail space and community spaces. The project includes 85 units of luxury residences, alongside 329 affordable housing units. The phase 2 of the Nest will provide exquisite luxurious experiences to those who are willing to live a high-end lifestyle. Curated wellness/ well-being centers and high-end retail stores are expected to bring annual income of \$37.7 million SGD from retail and commercial, which brings over 30% of leveraged IRR from just phase 2.

Phase 3 of the project includes mixed use of affordable housing, luxury housing, retail, office and institutional use spaces. The expected value of phase 3 is approximately \$1.7 billion SGD with a GAP of \$33.6 million SGD however, the total net profit is calculated to be \$629 million SGD.

Moreover, the team conducted a sensitivity analysis on the NEST project where 4 different vacancy cases were tested. 0% vacancy of the NEST is expected to return Leveraged IRR of 23%, 5% will bring 17%, 10% will bring 12% and lastly 15% of vacancy is expected to return 5% of the IRR. Given the situation, the proforma of the NEST is calculated with 5% vacancy. The project is predicted to generate an unleveraged internal rate of return of 14% and a leveraged internal rate of return of 17%.