

e Teck's Phoenix Park Industrial Estate

Fact Sheet



e Teck's Phoenix Park Industrial Estate is a state-of-the-art 5G networked facility which offers competitively priced factory shells and land lots to manufacturing and logistics businesses, perfectly positioned for global consumer market access, due to its strategic location near an international containerized port, well served by global shipping lines.

The Gross area of the Park is 144 acres plus 14 acres (approx.) for an offsite retention pond.

Overall Infrastructure

Park Infrastructure	Factory Shell Infrastructure
<p>The infrastructure and services provided for/to each lot:</p> <ul style="list-style-type: none"> • 5G Network • Asphaltic concrete road network • Covered drains with adequate retention ponds • Underground electrical and telecommunication infrastructure leading to each of the lots • Potable water supply • Sewer collection system • Wastewater treatment plant • Natural gas supply (to approx. 44 lots) • LED street lights • Boundary high security fencing, a security surveillance system and controlled primary and security entry/exit. 	<p>The infrastructure provided for/to each shell:</p> <ul style="list-style-type: none"> • 3/4 Container Bays per shell • Insulated walls • A/C in Office and reception areas • Roof and Wall mounted exhaust fans • LED Lighting – 112W, 208V for factory area/ and 52W, 120V for warehouse, reception and office areas • Backup generator infrastructure • Fire alarm, sprinkler and smoke detector systems • ICT infrastructure

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Land Lot Sizes

# Lots	Activity	Sizes
76	Light Industrial	0.5 to 2.1 acres and 10 acres (1 acre = 43,560 sq. ft. or 4,046.86 sq. m)
2	Commercial	

Lease Rates

Land Lots

Area (Acres)	Yearly Rental Rate Per Acre (USD)*	Yearly Rental Rate Per Acre (TTD)*
< 5 Acres	15,500.00	105,245.00
5 Acres to < 10 Acres	14,725.00	99,982.75
10 Acres and above	14,337.50	97,351.63

** Additional VAT and Common Maintenance charges will apply*

Rent Reviews

For land lots, the first rent review will be on year six (6), a fixed rate of 7.5% for each of the tiered rates provided will be applied. That will be for years six to ten (6-10). The rental rate will be fixed at 10% increase of rental rate for the preceding period for the years eleven to fifteen (11-15). From year sixteen (16) the rental rate will be calculated based on the consumer price index. Rental rates for land lots will be reviewed every five (5) years.

Frequently Asked Questions

1. Is a premium to be paid at the start of the lease?

Yes. Upon acceptance of the Letter of Offer by the tenant, which is a legally binding commitment to lease the space, there will be a premium paid at the execution of the Letter of Offer. This premium is representative of 20% of the first 5 years' rent. Payment of the annual rent will be required upon possession of the factory shell/land lot and operations thereafter.

2. Are the utility rates at the Park negotiable?

The utility rates at e Teck's Phoenix Park Industrial Estate will be the same as those that apply to Industrial Parks throughout Trinidad & Tobago. Rates will be dependent on tenants' operations and the amount of usage of the utility. InvesTT has connections with the various

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utility providers and as such can provide tenants with the applicable utility rates that align with the operations of the tenant.

3. Are there predetermined building designs for Land Lots or are tenants permitted to develop building designs?

While there will not be any predetermined building designs, e Teck will provide Park regulations that will outline the guidelines within which tenants will be able to construct. One of the tenets behind those guidelines will be that tenants will need to ensure that all of their operations would be accommodated within the acreage that is allotted. Final building designs are required to be approved by the Park's Manager, e Teck.

4. Are there restrictions on the type of activity that can be conducted on the Park during the building construction phase?

No. There are not any outward restrictions during the building construction phase. On a case-by-case basis, there will be engagement between InvesTT and e Teck, together with the investor, to ensure that business and building operations are aligned with overall guidelines.

5. Would a tenant be allowed to install solar power for their facility?

Yes, solar capacity to support a tenant's operations will be allowed within the tenants' space.

6. Would tenants be assisted with getting Town & Country approvals?

Yes. InvesTT will assist with all approvals that tenants will require. This will include licenses, permits, approvals from the Environmental Management Authority, among others. InvesTT also assists foreign investors who require external expertise or subject matter experts to come into Trinidad & Tobago to support with business setup. InvesTT is dedicated to assisting investors to achieve their developmental and construction goals to get them operating as quickly as possible within the timeframe set out.

7. Given that this park will be the region's first 5G Industrial Park, will industries with high-automation, low-human labour be preferred over industries with high intensive human labour processes?

The intent of offering 5G at e Teck's Phoenix Park Industrial Estate is to accommodate companies that will be highly automated and to ensure that the connectivity of the automated equipment can work well within the telecom infrastructure at the Park. This however will not exclude Manufacturers or any other entity that is higher on the human labour side. With 78 land lots and 5 factory shells, the Park can accommodate all Manufacturing & Assembly and Logistics & Distribution businesses, with the aim of attracting more businesses with highly automated processes in the future.