

GUOCOLAND TO LAUNCH MIDTOWN MODERN WITH CITY LIVING IN NATURE CONCEPT

- *Direct and seamless connection to Bugis interchange MRT station*
- *Part of transformative Guoco Midtown mega integrated mixed-use development*
- *Only full-facilities condo in the CBD with over 1 hectare of gardens and landscape areas*

SINGAPORE, 3 MARCH 2021 – GuocoLand Limited ("GuocoLand") today officially announced the development concept and details of **Midtown Modern**, a luxury residential project at the mega integrated development Guoco Midtown. Midtown Modern will infuse a refreshing breath of nature into urban city living with its unique 'nature in city' concept.

Midtown Modern comprises two 30-storey towers with 558 units and a retail podium. The residential units include 1-bedroom units (409 – 474 sq ft) to 4-bedroom premium units (1,733 – 1,808 sq ft). GuocoLand is offering the flexibility for larger families to purchase two 4-bedroom premium units and use it as a duplex multi-generation apartment. In addition, there are also two penthouses – a 4-bedroom penthouse of 3,272 sq ft and a 5-bedroom penthouse of 3,520 sq ft. Midtown Modern comes with full condominium facilities and more than 10 thematic gardens and landscape areas spanning over 1 hectare ("ha").

Mr Cheng Hsing Yao, Group Managing Director of GuocoLand Singapore, said: "Just like what Guoco Tower did in Tanjong Pagar, Guoco Midtown will reposition and transform the Beach Road–Bugis neighbourhood into a new vibrant and verdant 'Midtown' of Singapore. The future Midtown will be the congregation place for some of the most dynamic companies in Singapore, signature food shops and retail outlets, and a plethora of public activities."

"The residents from the two residential projects within Guoco Midtown – Midtown Modern and Midtown Bay – will be part of a new exciting community of entrepreneurs, knowledge workers and forward-thinking individuals and families. This new Midtown community will play out their lives within and among nature and greenery," added Mr Cheng.

Ms Dora Chng, General Manager (Residential) of GuocoLand Singapore, said: "Midtown Modern will break with convention and be one of the first family-oriented residential developments in the CBD. It will be the only CBD condominium with full facilities that include a tennis court and a 50-metre long pool, set in 1 hectare of gardens and landscape areas. The direct connection to Bugis MRT interchange station means there is direct access to job centres, many top schools and tertiary institutions just one train ride away."

A) Direct & Seamless Connection to Bugis MRT Interchange Station

Located directly above the Bugis MRT interchange station, Midtown Modern offers residents super-connectivity at their doorstep. They will enjoy the convenience of having direct access to both the East-West and Downtown Lines.

Just one train ride takes residents to major business centres like Raffles Place, Tanjong Pagar, Paya Lebar, one-north and Changi Business Park. Families with children of school-going age will also find it convenient to reach numerous top schools such as Raffles Girls' Primary School, Nanyang Primary School, Singapore Chinese Girls' School, Anglo-Chinese School (Barker Road), Hwa Chong Institution and Hwa Chong International School, as well as multiple tertiary institutions, including polytechnics and universities.

Through Guoco Midtown's network of underpasses and sheltered walkways, residents can have all-weather and uninterrupted access to many shopping malls, offices, and two other MRT lines, namely the North-South and Circle Lines. Within a 5-10 minute walk are 7 million sq ft of offices, over 3 million sq ft of shopping and F&B spaces, as well as 10 five-star hotels. These include shopping malls such as Bugis Junction and Suntec City, and the many Grade A offices along Beach Road and in Marina Centre. Other amenities include the National Library, Raffles Hospital, National Gallery Singapore, National Museum of Singapore and areas of interest such as the Kampong Glam heritage area.

Drivers can easily access the East Coast Parkway (ECP), Marina Coastal Expressway (MCE), Kallang-Paya Lebar Expressway (KPE) as well as the upcoming North-South Corridor.

B) Own a part of Guoco Midtown

Guoco Midtown is positioned to be one of the top mega mixed developments in the region, having already won the accolade of Best Mixed-use Development in Asia at the Asia Property Awards in 2020. As GuocoLand's second flagship investment asset, it will set industry benchmarks with its 30-storey office tower with 770,000 sq ft of premium Grade A office space, three retail clusters and a five-storey Network Hub building, a first-of-its-kind purpose-built business and social networking club. All of these assets are meant as investment assets, and owning a residential unit at Midtown Modern or Midtown Bay will give buyers a chance to own a piece of this exceptional project.

Besides state-of-the-art facilities and development concepts, the entire development will define a more sustainable way of living with its green building features as well as the 3.8 ha of 30 gardens and landscape areas known collectively as Guoco Midtown Gardens. These green features optimise energy, water and waste, greenery, lighting and cooling system, and also introduce even more biodiversity with more than 350 species of plants and trees, some of which are indigenous and rare. Guoco Midtown and Midtown Bay are Green Mark Platinum certified, while Midtown Modern is targeted to achieve Green Mark Gold Plus certification in time.

While transforming the neighbourhood, Guoco Midtown itself will become the epicentre of business, commerce and new lifestyles. Through time, it will become an icon and a demonstration of what 'City of the Future' means in Singapore.

C) 'Nature in City' residential concept

Midtown Modern is the only full-facilities condominium in the CBD with more than 1 ha of gardens and landscape areas.

The Level 1 grand lobby lounge is where residents can receive visitors, have meetings or hot-desk at and work comfortably. The hotel-like lobby has a concierge that will provide services for residents. The secured access lifts provide direct access to the Bugis MRT interchange station and the gardens and facilities at Level 3.

Residents and visitors are transported to a totally different world of gardens and landscape areas at Level 3, where they will also find a 50-metre swimming pool, clubhouse, tennis court, gym, hot spring, tea house and many other entertainment pavilions.

The deluxe clubhouse is large enough for more than 50 people to dine together and may be divided into three separate rooms for more intimate parties or for business meetings. For families with young children, there is an adventure play area for children to have fun, besides the ample space to run and play at the Grand Lawn. Pets are not forgotten too as there is a pets corner at Midtown Modern. At the rooftop of both 30-storey towers are unique karstic gardens with pavilions for dining and gathering equipped with cooking facilities for different type of cuisines.

Thoughtful Design Features

Unique Arrival Experience

The Level 1 lobby is set within a Fern Garden, and residents can travel up via glass lifts from Midtown Modern's hotel-like lobby lounge. A special light shaft designed to resemble a grotto lets natural sunlight into the lobby, altering the mood lighting for the area as the light condition changes throughout the day.

Next to the lobby is **Midtown Common**, a large public space surrounded by more than 20,000 sq ft of commercial retail space where the community can shop and dine. It will enliven Tan Quee Lan Street and serve as the de facto gathering point for the neighbourhood.

Nature In City Experience

Among the over 10 thematic gardens, several of them are designed as forests, with plants and trees species selected to recreate the seasonal ambience of Spring Wood, Summer Wood and Autumn Wood.

For instance, the Autumn Wood selection of trees such as the Flame Tree was chosen for its crimson and orange hue. When faced with a sudden change in temperature, the tree sheds all its leaves and starts to flower such that the entire tree is eventually filled with bright scarlet blooms.

At the heart of the expansive Level 3 gardens is the Grand Lawn which features a number of intriguing tree specimens such as the Snake Tree, which flowers in the night, leaving a carpet of blooms on the ground for residents to discover in the morning.

A tea pavilion with a picturesque view of the lily pond surrounded by flowering Lagerstroemia trees and curated flowering beds with scented blooms is designed for tea appreciation.

Midtown Modern's twin towers are strategically orientated to maximise the views towards the magnificent scenery all around, including Marina Bay, Raffles Place, Orchard Road and Kallang Basin.

The development is a joint venture between GuocoLand, Hong Leong Holdings Limited and Hong Realty (Private) Limited. Midtown Modern will launch on 20 March 2021 and is slated for completion in 2024.

Midtown Modern is crafted by the same team that created Martin Modern, including four-time President's Design Award winner master architect Yip Yuen Hong of ipli Architects and project architect ADDP Architects; and landscape architect Chia Jui Siang, now a Partner of Ortus Design.

The Midtown Modern showflat, located at Kallang Airport Way, is available for public preview by appointment only, through <https://www.guocomidtown.com/midtownmodern/>.

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Attachment: Midtown Modern Fact Sheet

About Guoco Midtown

Guoco Midtown is a 3.2 hectare ("ha") mixed-use mega-development on Beach Road and Tan Quee Lan Street, which will be the epicentre of Singapore's 'Midtown'. Coined as a 'City of the Future', the development will comprise a 30-storey office tower with 770,00 square feet of premium Grade A office space, three retail clusters, two condominiums with more than 700 luxury apartments – Midtown Bay and Midtown Modern, and a five-storey Network Hub building – a first-of-its-kind purpose-built business and social networking club.

Guoco Midtown will also be home to 30 thematic gardens and landscape areas spread over 3.8 ha from the ground floor to the rooftops of the towers. Guoco Midtown is connected directly to the Bugis interchange MRT station and is expected to bring an additional 10,000 office workers, residents and visitors daily into the district when it is completed in phases between 2022 and 2024. The multi-billion development is led by GuocoLand with a group of investors, Hong Kong-listed Guoco Group, Hong Leong Holdings and Hong Realty.

About GuocoLand Limited

GuocoLand Limited ("GuocoLand") is a public company listed on the Singapore Exchange since 1978. The principal business activities of its subsidiaries are property development, property investment, hotel operations and property management.

GuocoLand and its subsidiaries ("the GuocoLand Group") have established property operations in their geographical markets of Singapore, China and Malaysia, comprising residential, hospitality, commercial and retail developments. In 2017, GuocoLand marked its expansion beyond Asia into the new markets of the United Kingdom and Australia through a strategic partnership with Eco World Development Group Berhad in Eco World International Berhad. As a premier property company, GuocoLand is focused on achieving scalability, sustainability and growth in its core markets through its property development, investment and management businesses.

The parent company of GuocoLand is Guoco Group Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. Guoco Group Limited is a member of the Hong Leong group of companies.

As of 31 December 2020, the GuocoLand Group had total assets of S\$11.0 billion and total equity attributable to equity holders of S\$4.2 billion.

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MIDTOWN MODERN FACT SHEET

Project Name (English & Chinese)	Midtown Modern 国浩时代城•名汇庭苑
Developer	GuocoLand, Hong Leong Holdings and Hong Realty
District	D7
Address	16 Tan Quee Lan Street, Singapore 188144 (Resi South tower) 18 Tan Quee Lan Street, Singapore 188105 (Resi north tower) 20 Tan Quee Lan Street, Singapore 188107 (Commercial at 1 st storey)
Development Status (Type)	Residential with 1 st storey commercial
Site Area	11,530.80sqm / 124,117.5 sqft
Total GFA	Residential – 50,144.40sqm Commercial – 2,000sqm
Plot Ratio	4.52
Tenure of Land	Leasehold, 99 years w.e.f. 10 Dec 2019
Estimated Temporary Occupation Permit (TOP) Date	2H 2024
Development Heights / Storey	125.30m / 30 storeys
Total No. of Units	558
Type of Units	1-Bedroom, 2-Bedroom, 3-Bedroom, 4-Bedroom, 4-Bedroom premium, Penthouse
Ceiling Heights of Units (Floor to Ceiling)	3 rd to 29 th storey - Approx. 3m 30 th storey - Approx. 4.15m
No. of Lifts	4 common lifts and 2 private lifts per tower
No. of Carpark Lots	282 Carpark Lots - consisting of 279 car park lots + 3 handicap car park lots
Principal Architect/ Design Architect	ADDP Architects LLP, IPLI Architects
Main Contractor	Tiong Seng Contractors Pte Ltd

Structural Engineer	KCL Consultants Pte Ltd
M&E Consultants	United Project Consultants Pte Ltd
Landscape Architect	Ortus Design Pte Ltd
Lighting Consultant	The Lightbox Pte Ltd
Smart Home System	Yes