

GuocoLand's Midtown Modern introduces exclusive Sky-Bungalow Collection

- *Six luxuriously-sized double-storey Sky-Bungalows, including one penthouse unit, with expanded entertainment, living and home-working spaces*
- *Extra-large master bedroom with His and Hers master bathrooms and two walk-in wardrobes*

SINGAPORE, 5 July 2022 – GuocoLand Limited (“GuocoLand”, together with its subsidiaries, the “Group”) today introduced an exclusive collection of six double-storey Sky-Bungalows, including one rare double-storey penthouse, at its luxury development Midtown Modern.

Branded as the **Midtown Modern Sky-Bungalow Collection**, GuocoLand introduced these larger double-storey Sky-Bungalows, recognising the lifestyle preferences of homeowners today, who need larger homes with ample spaces for hosting and entertaining guests, as well as catering to a variety of living and home-working needs.

Giving the homeowner the experience of living in a bungalow in the sky, each of the six Sky-Bungalows in the Collection occupies an impressive area of 3,616 square feet (“sq ft”) and comes with five bedrooms. The Sky-Bungalows offer panoramic views of the city, being located from level 24 onwards of both the 30-storey North and South Towers of Midtown Modern.

Among the sextet is a rare gem – a double-storey penthouse located on levels 29 and 30 of Midtown Modern’s South Tower. Along with all the features that the other Sky-Bungalows have, the double-storey penthouse boasts a ceiling height of 4.2 metres on the main living-dining floor.

As part of the upcoming integrated mixed-use development Guoco Midtown, the Sky-Bungalows at Midtown Modern are the perfect abode for large families. Meticulously crafted homes nestled in resort-style facilities and gardens, with the convenience of a city-centre location, make Midtown Modern a highly coveted address.

Ms Dora Chng, General Manager (Residential) at GuocoLand, said: “The Midtown Modern Sky-Bungalow Collection is a rare and precious offering that is ideal for the well-heeled and cosmopolitan. They have wide-ranging needs for their homes. A home where they can entertain their friends or business associates, while the rest of their family can continue to

enjoy their privacy. A home that meets their elevated lifestyle needs while also having space for a dedicated home office. Midtown Modern's Sky-Bungalow Collection makes all that possible."

Extra-large living, dining and entertainment areas

Entering the exclusive Sky-Bungalow via private lift, one is welcomed by the supersized living, dining and entertainment area that is as large as a typical two-bedroom condominium unit. The rectilinear layout allows the living and dining area, measuring almost 10 metres in length from end to end, to flow into a large balcony and leads the eye to sweeping vistas. As a result, the main family room is given a greater sense of spaciousness, complete with a 270-degree view.

Located on the same level are a fully-equipped kitchen and two bedrooms, including a junior master suite that features a walk-in wardrobe and an ensuite bathroom complete with bathtub. The other bedroom can easily be converted into a recreational room or a comfortable home office to work from.

Catering to the needs of large families

There are three other bedrooms, including the master bedroom, and a second living space on the other level, where younger members of the family can study, play or rest in comfort even as the adults are still enjoying the night. The balcony linked to the second living space can be converted into a home gym.

Each Sky-Bungalow comes with ample back-of-house area, including two kitchens, utility room, storage spaces and linen room. Having ample back-of-house area is critical to support the luxurious lifestyles.

His and Hers bathrooms in master bedroom suite

The master bedroom suite is larger than a one-bedroom condominium unit. This grandiose bedroom is conceived to meet new levels of lifestyle and privacy needs. It comes with not one but two walk-in wardrobes, one of which is as large as a standard-sized bedroom. It also features two separate His and Hers ensuite bathrooms that offer complete privacy and personal space for the owners, allowing them to customise their bathrooms to their individual preferences.

Collaboration with leading Italian interior designer Saporiti Italia

The Sky-Bungalows come with designs co-created by developer GuocoLand and top Italian interior design and furniture company Saporiti Italia. Four designs have been created that elevate the liveability and luxury of the Sky-Bungalows, and virtual tours are available to prospective buyers.

Founded in 1950, Saporiti Italia designs and produces some of the most sophisticated and advanced pieces of furniture in Italian design. For their collaboration with GuocoLand on Midtown Modern, Saporiti Italia's design connects the various spaces of the residence to create a single, continuous space that harmonises modernity and nature, using a sophisticated material palette and elegant design details. The use of soft colours amplifies the already generously-sized rooms of Midtown Modern.

Mr Raffaele Saporiti, Chairman and Chief Executive Officer of Saporiti Italia, said: "The Midtown Modern Sky-Bungalows are rare and exclusive, and offer individuals with highly discerning tastes a truly unique real estate offering – one that gives the owners a sense of living in a bungalow but high up in a modern condominium. The Collection provides the perfect canvas to employ our inventive design to create homes with unique characters."

All furniture, decorations and accessories are designed and selected specifically for the Sky-Bungalow Collection, and made in Italy with the superior care and quality that characterises every Saporiti Italia project. The artistic use of different materials, colour tones and design details creates a blend between architecture and interior design, indoor and outdoor, technology and nature, and makes the Collection unique and exclusive.

Saporiti Italia is also known for their innovative smart furniture. Some of the furniture features for the Sky-Bungalows include a walk-in shoe cabinet, bag and watch showcase, tea table with in-built heating plate, and bedside tables integrated with mobile phone wireless chargers.

Besides the four pre-created designs, buyers of the Midtown Modern Sky-Bungalow Collection also have the option to customise and create their dream home with Saporiti Italia.

On GuocoLand's collaboration with the renowned designers, Ms Chng said, "Saporiti Italia's design showcases the strengths of Midtown Modern's highly efficient layout and demonstrates clearly how the rooms can represent the unique characteristics of its users. We are delighted

to be offering our buyers a rare opportunity to own a branded apartment fully designed and furnished by one of Italy's best interior design firms.”

Seamless connection and luxury amenities at Midtown Modern

Midtown Modern comprises two 30-storey towers with 558 units set in one hectare of gardens, forests and other landscaped areas. It also has a retail podium with more than 20 lifestyle shops, cafes and restaurants. Besides having the convenience of being able to satisfy their shopping and dining needs right at their doorstep, owners of Midtown Modern can enjoy a wide array of condominium facilities, including a tennis court, a 50-metre lap pool and a deluxe clubhouse that can hold up to 50 guests.

Midtown Modern provides seamless access to key business districts and reputable schools. Within a 10-minute walk is a wide range of amenities, including major shopping malls such as Suntec City and Bugis Junction, major national cultural and heritage institutions, as well as a wide selection of food and beverage establishments. Directly connected to the Bugis interchange MRT station, Midtown Modern is served by both the East-West Line and Downtown Line. It is also within walking distance to the North-South and Circle Lines.

Slated for completion in 2024, Midtown Modern is a joint venture between GuocoLand, Hong Leong Holdings Limited and Hong Realty (Private) Limited.

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About Guoco Midtown

Guoco Midtown is a 3.2-hectare 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 public spaces spread over 3.8 hectares 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 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 2021, the GuocoLand Group had total assets of S\$12.1 billion and total equity attributable to ordinary equity holders of S\$4.02 billion.

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