Distinctive Buildings for a Sustainable Future
Established Locations

Strategically located in the heart of Southeast Asia, Singapore is the preferred choice for companies seeking a presence in Asia Pacific. Singapore’s attraction is enhanced by its well-established infrastructure, stable political climate, a pro-business operating environment and the availability of skilled professionals. For companies looking to establish presence in Singapore, CapitaLand’s portfolio of premier office buildings offers tenants good quality office spaces well-situated within Singapore’s Central Business District (CBD) to meet your distinctive business needs.

Premier Properties

CapitaLand Commercial Trust’s (CCT) office buildings are situated at or in close proximity to the Mass Rapid Transit (MRT) stations, the city island’s core mode of public transport, providing convenience of accessibility. You can also expect functional benefits from the superior quality finishes and specifications of CCT’s office offerings such as highly efficient floor plates designed to offer flexibility and optimum use of space. You can choose from a range of unit sizes in varying configurations that are designed to support your business operations.
In keeping with increasing awareness and demands from businesses for environmentally friendly premises, CCT makes a concerted effort to implement and install green features at our properties. This means that apart from achieving lower water consumption and higher energy efficiency, you will enjoy a healthier and more comfortable work environment as our buildings feature sky gardens and terraces, heat-minimising facades with low-emissivity glass windows, variable air volume boxes for optimal indoor air quality and the use of natural light where possible.

Through these green features, CCT targets reductions in energy and water usage per square metre (psm) of 20% by 2020, with 2008 as the base year.

In recognition of our environmentally friendly efforts, all of our office buildings have been certified Green Mark by the Building and Construction Authority, an assurance of our commitment to sustainability.

Providing more than just a work environment, you will also get to enjoy various lifestyle facilities at our properties. Designed to provide a holistic environment with the well-being of our occupants at heart, our facilities consist of sprawling rooftop gardens, fitness centres, swimming pools, meeting rooms as well as food and beverage outlets in and around our buildings. In addition, interesting sculptures and art pieces visually enhance our building premises.
Valued Service

Our building management teams at the respective buildings help facilitate the smooth operation of your business. From the diligent daily maintenance and cleaning, to umbrella services on rainy days and concierge services at certain developments, we make it our business to ensure you have what you need to focus on yours. We also have in place a regular tenant engagement programme for us to interact with you.

A Trusted Reputation

Over the years, our customers have faith in us to provide superior, eco-friendly assets in prime locations while delivering exceptional services that count. Today, our buildings continue to support businesses by creating conducive environments that facilitate productivity and interaction. With an emphasis on delivering buildings with superior quality finishes and excellent customer service, we persist in our quest to continually achieve the high standards that our people and our stakeholders have come to expect of us.
Portfolio Overview

1. Capital Tower
2. Six Battery Road
3. One George Street
4. CapitaGreen (40% interest)
5. Twenty Anson
6. HSBC Building
7. Wilkie Edge
8. Bugis Village
9. Golden Shoe Car Park
10. Raffles City Singapore (61% interest)
While every reasonable care has been taken in the preparation of this brochure, the owner and its appointed representatives cannot be held responsible for any inaccuracies herein, if any. Where applicable, these materials and the features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. All statements herein are believed to be true but are not to be regarded as statements or representations of facts or in any way binding on the owner and its appointed representatives. Illustrations in this brochure are artist’s impressions which serve only to provide perspectives of the project and cannot be regarded as statements or representations which are in any way binding on the owner and its appointed representatives. No guarantee is made that the features, amenities and facilities depicted or otherwise described herein will be provided, or, if provided, will be of the same type, size or nature as depicted or described. Where applicable, the owner reserves the right to modify any parts of the building prior to project completion as approved or directed by the Planning Authorities or as the owner deems fit in its sole discretion. This is not an offer to sell or lease or a solicitation of offers to buy the depicted property. All plans, internal layout, information, illustrations and specifications are subject to changes and shall not form part of an offer, contract or representation.

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Capital Tower

PROPERTY DESCRIPTION

Set in a landscaped urban plaza accented by water features, the award-winning Capital Tower is a 52-storey Grade A office building in the commercial hub of Tanjong Pagar. A wide array of amenities including a modern fitness centre with swimming pool, auditorium / meeting room facilities and dining / service outlets, are conveniently located within this iconic landmark.

The direct underpass to Tanjong Pagar MRT station and ample car park lots make this property a desirable corporate address. Contemporary works of art by famous sculptors including Han Sai Por (Singapore), Gao Xiaowu (China), and Kurt Lauren Metzler (Switzerland) are also featured.

GREEN FEATURES

Optimising energy efficiency throughout the building, Capital Tower incorporates an energy recovery wheel system in its air-conditioning system which allows for the recovery of cool air, to maintain the chillers’ efficiency. Additionally, motion detectors are installed at the lift lobby and toilets to conserve energy, while double-glazed glass windows serve to reduce heat penetration and minimise energy consumption.

In lowering water usage, the building harnesses water condensation from the air handling unit for use as top-up water for the cooling towers. At the same time, the office and car park areas are fitted with carbon dioxide and carbon monoxide monitoring devices, thus ensuring optimal air quality levels across the building.

ADDRESS

168 Robinson Road, Singapore 068912

NET LETTABLE AREA

Approx 68,000 sq m

CARPARK LOTS

415

AWARD

Green Mark Platinum (2013)

TYPICAL FLOOR SIZE

Wall to lift core
Approx 1,900 sq m
8m - 15m
Six Battery Road
百得利路6号
PROPERTY DESCRIPTION

A landmark building in the heart of Raffles Place, Six Battery Road is the first operating office building in the Central Business District to be conferred the prestigious Green Mark Platinum Award, the Building and Construction Authority’s highest accolade for green building certification. Strategically located with convenient access to transport, amenities and panoramic views of the Singapore River and Marina Bay, Six Battery Road remains a highly coveted choice among corporate tenants.

GREEN FEATURES

With innovative features which enhance the aesthetics as well as its green specifications, Six Battery Road stands out as an iconic building for environmental sustainability. “Rainforest Rhapsody”, the largest indoor vertical garden comprising approximately 2,000 square feet of a rich selection of around 100 plant species, was unveiled on 24 March 2011.

Some of its key recycling features include harvesting rainwater in an automatic irrigation system to water the vertical garden, as well as a pilot project which uses exhaust air to power a wind turbine and generate clean energy to drive the irrigation pumps of the vertical garden.

Engineered to conserve energy, the equipment plant room was redesigned with upgraded chillers that incorporate thermal energy storage to help raise system efficiency from 0.94kW/ton to 0.65kW/ton, and reap potential savings of 25% on consumption. Solar light tubes are installed to reduce reliance on artificial lighting.

ADDRESS

6 Battery Road, Singapore 049909

NET LETTABLE AREA

Approx 46,000 sq m

CARPARK LOTS

190

AWARD

Green Mark Platinum for First Operating Office Building in Singapore (2010)

TYPICAL FLOOR SIZE

Low-rise level 3 to 18 Approx 980 sq m
Mid-rise level 19 to 29 Approx 1,160 sq m
High-rise level 30 to 42 Approx 1,180 sq m
Wall to lift core 9m - 10m

TYPICAL MEDIUM RISE FLOOR PLAN

![Floor Plan Image]
One George Street
乔治街一号
PROPERTY DESCRIPTION

One George Street is a Grade A office building in the Central Business District, featuring large virtually column-free floor plates which allow for flexibility in office layout. Conceived with eco-friendly qualities and design elements, the building is enhanced by four roof gardens on various levels. The development comes with lifestyle amenities such as a fitness centre and swimming pool on the fifth floor, as well as food and beverage outlets on the first level.

GREEN FEATURES

One George Street features a state-of-the-art façade system which optimises daylight penetration, and reduces glare and heat transmission.

Office floors from level 7 to 23 have double-glazed low-emittance glass with aluminium sun shading louvers. Additionally the extensive use of landscaping and sky terraces help lower the building’s natural ambient air temperature.

Contributing to improved indoor air quality are electronic air filters which are installed at the pre-cooled air handling units. The building employs permanent measurement and verification instrumentation to monitor chilled-water plant efficiency and heat balancing, as well as a heat pump with a higher coefficient of performance to heat the swimming pool. Its other conservation measures include the installation of water reducers at basin taps, motion sensors at all toilets and staircases, waterless urinal systems and a siphonic rainwater discharge system.

ADDRESS

1 George Street, Singapore 049145

NET LETTABLE AREA

Approx 41,000 sq m

CAR PARK LOTS

178

AWARD

Green Mark Gold Plus (2011)

TYPICAL FLOOR SIZE

Approx 2,800 sq m

Wall to lift core

13.3m - 17.8m
Raffles City
Singapore
来福士城
PROPERTY DESCRIPTION

Raffles City Singapore is a prime landmark and an integrated development comprising the 42-storey Raffles City Tower, a seven-storey building housing Raffles City Shopping Centre, Raffles City Convention Centre and basement car parks; the 73-storey Swissôtel The Stamford and the 28-storey twin-tower Fairmont Singapore. One of Singapore’s largest mixed-use developments, the property is linked to City Hall MRT interchange and the Esplanade MRT station. Its convenient location and diversified retail outlets make it a destination where locals and tourists alike converge. CapitaLand Commercial Trust holds a 60.0% interest in Raffles City Singapore through RCS Trust, the special purpose trust for the development, with CapitaLand Mall Trust owning the remaining 40.0% stake.

GREEN FEATURES

Raffles City Singapore’s effective use of landscaping on the building’s rooftop helps keep façade temperatures to a minimum, while the utilisation of aluminum strips fitted at the skylight offers shade from the sun. These strips were recently replaced with enhanced versions to improve energy efficiency. The development optimises natural lighting as far as possible and is equipped with high frequency ballast light fittings in the car park. Motion detectors for lighting are also installed in all of the restrooms.

ADDRESS

250 North Bridge Road, Singapore 179101
252 North Bridge Road, Singapore 179103
2 Stamford Road, Singapore 178882
80 Bras Basah Road, Singapore 189560

NET LETTABLE AREA

Office: Approx 35,000 sq m
Retail: Approx 39,000 sq m

CARPARK LOTS

1,047

AWARD

Green Mark Gold (2014)

TYPICAL FLOOR SIZE

Approx 1,020 sq m

Wall to lift core

8.7m - 8.8m
CapitaGreen

PROPERTY DESCRIPTION

Designed by 2013 Pritzker Architecture Prize Laureate Mr Toyo Ito, CapitaGreen is an iconic landmark on the skyline of Singapore with its striking sculptural petalled funnel on the crown of the building and its impressive façade of greenery.

Standing tall at 245 metres, CapitaGreen offers approximately 702,000 square feet of premium Grade A office space from level 3 to 36. The development will feature specially commissioned art installations by internationally acclaimed artists on level 1 and exceptional facilities such as an exclusive club on level 38, and a sky forest and restaurant on level 40.

Located in the heart of Singapore’s Central Business District, CapitaGreen is just minutes away from Raffles Place and Telok Ayer MRT stations.

GREEN FEATURES

CapitaGreen houses a large expanse of greenery. Apart from the sky forest on level 40, there are also sky terraces on levels 5, 14 and 26, and greenery on every floor, allowing tenants greater proximity to and intimacy with nature. Water-saving techniques such as rainwater harvesting is used to irrigate the plants. Aimed at minimising solar heat gain, the façade of CapitaGreen features a combination of energy efficient, double-skin high-performance glass and extensive vertical greenery. Air-conditioning for the office floors is provided via innovative technology which takes in fresh cool natural air from the crown of CapitaGreen at lower energy consumption, providing tenants with better indoor air quality. At the same time, the building’s high floor-to-ceiling height of 3.2 metres allows for natural lighting to permeate the space, thus creating a sense of spaciousness.

ADDRESS

138 Market Street, Singapore 048946

NET LETTABLE AREA

Approx 65,000 sq m

CARPARK LOTS

180

AWARDS

Green Mark Platinum (2012)
Universal Design Mark GoldPlus (design) (2013)
Best Tall Building Award for Asia & Australasia Region (2015)

TYPICAL FLOOR SIZE

Level 5 to 13, Level 19 to 25 Level 30 to 36
Approx 2,000 sq m - 2,100 sq m

Podium Floors Level 3 to 4
Approx 2,400 sq m

Sky Terrace Floors Level 14 to 17, Level 26 to 29
Approx 570 sq m - 1,160 sq m

Wall to lift core
10m - 16m
Twenty Anson
安顺二十
PROPERTY DESCRIPTION

Twenty Anson is a modern 20-storey prime office building located in the Tanjong Pagar submarket within the Central Business District. The property is strategically located near Tanjong Pagar MRT station. The development occupies a prominent corner site at the intersection of Anson Road and Gopeng Street that is highly visible and provides the potential for future signage and naming rights opportunities, subject to government approval.

GREEN FEATURES

Twenty Anson features the latest in energy simulation software, which is capable of computing energy performance and identifying efficiency measures, thus allowing the development to potentially achieve some 25% in energy savings compared to a standard building.

It is fitted with energy-efficient lighting and air-conditioning equipment, as well as low-emission double glazing complete with external shading to minimise heat conduction and solar radiation. Unique light shelves designed for all office floors reduce glare while maximising daylight.

Externally, a communal sky terrace with a green wall feature and trellis on the fourth storey insulate the building from the sun and effectively reduce the air-conditioning heat load. Sensors throughout the building monitor carbon dioxide levels and control the amount of outdoor air entering the office areas, thus lowering energy consumption without compromising indoor air quality.

In an effort to conserve water, AHU condensation and water drained from wash basins is collected, filtered and used to flush toilets.

ADDRESS

20 Anson Road, Singapore 079912

NET LETTABLE AREA

Approx 19,100 sq m

CARPARK LOTS

55

AWARD

Green Mark Platinum (2009)

TYPICAL FLOOR SIZE

Approx 1,100 sq m - 1,223 sq m

Wall to lift core

16.4m - 19.2m
Wilkie Edge

威吉里
PROPERTY DESCRIPTION

An iconic landmark in a cultural precinct, Wilkie Edge is a 12-storey mixed-use development comprising office, retail and serviced residences. Located at the junction of Wilkie Road and Selegie Road, Wilkie Edge is within a 10-minute walk to the Dhoby Ghaut MRT interchange, Bugis MRT station and Little India MRT interchange. Wilkie Edge’s distinctive façade features an impressive LED screen while its interior hosts a variety of retail offerings, well-designed and efficient office space, and stylish and modernly furnished serviced residences by Citadines Mount Sophia.

GREEN FEATURES

The development’s eco-friendly features ensure the comfort of its occupants. Most of the serviced residences are fitted with north-south facing bay windows, minimising solar heat gain from both walls and windows during the day. Wilkie Edge has no fewer than 14 sky terraces: three main terraces - on levels 3, 6 and 9 - and 11 smaller ones. These lushly landscaped sky terraces offer a piece of green and relief at every possible corner while adding another dimension to the façade. The office block’s vertical fins and louvers along with external perforated metal cladding provide shade from the sun and effectively lower solar gain. In allowing day lighting into the atrium spaces, the skylight at the podium roof reduces the use of electrical lighting during the day. Similarly, the zoning control of light with multiple wiring circuits and variable frequency drives installed in all chilled water and condenser water pumps, help increase energy efficiency across the development.

ADDRESS

8 Wilkie Road, Singapore 228095

NET LETTABLE AREA

Approx 14,000 sq m

CAR PARK LOTS

215

AWARD

Green Mark Gold (2012)

TYPICAL FLOOR SIZE

| Retail | Approx 1,450 sq m |
| Office | Approx 2,800 sq m per floor |
| Levels 3 to 5 | Approx 730 sq m per floor |

Wall to lift core 12m - 23m

LEVELS 3 TO 5 FLOOR PLAN
Bugis Village
武吉士村
PROPERTY DESCRIPTION

Featuring unique pre-war shophouses in a vibrant heritage enclave, Bugis Village presents itself as an ideal business space for offices on its upper two floors and retail outlets on the ground floor. Existing retail offerings include food and beverage outlets, education centres, beauty and wellness retailers, fashion boutiques and hair salons.

Bugis Village is also conveniently located opposite Bugis MRT station.

ADDRESS

62 to 67 Queen Street
Singapore 188541 to 188546

151 to 166 Rochor Road
Singapore 188426 to 188441

229 to 253 Victoria Street (odd nos. only)
Singapore 188023 to 188035

NET LETTABLE AREA

Approx 11,000 sq m

TYPICAL FLOOR SIZE

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Golden Shoe Car Park
金鞋停车场
PROPERTY DESCRIPTION

Golden Shoe Car Park on Market Street is located adjacent to Raffles Place, Singapore’s financial and commercial centre. Apart from housing offices on its top floor, this 10-storey building also boasts a convenient array of retail offerings such as fashion boutiques, food and beverage outlets and clinics and pharmacies on the ground level.

GREEN FEATURES

In addition to the 6.5% of site area set aside as green space, among Golden Shoe Car Park’s many energy- and water-saving installations are rain water tank harvesting for irrigation and washing, efficient chillers and cooling towers, self-closing taps for all toilets, waterless urinals for toilets on levels 1, 4 and 9, and reversible façade panels for advertisements. The atrium’s use of LED lamps and natural light, and the employment of high frequency ballast to reduce light flickering further contribute to the building’s green qualities.

ADDRESS

50 Market Street, Singapore 048940

NET LETTABLE AREA

Approx 4,350 sq m

CARPARK LOTS

1,053

AWARD

Green Mark Certified [2007]

TYPICAL FLOOR SIZE

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<td>Approx 10 sq m - 550 sq m</td>
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CHURCH STREET

MARKET STREET

PHILLIPS STREET

Food Court

Lift Lobby