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PROPERTY

REVITALISING THE LANDMARK AT SIX BATTERY ROAD

CapitaCommercial Trust's S\$92 million asset enhancement initiative at Six Battery Road will see completion by the end of 2013.

Erected in 1984, the 42-storey Grade A office building at Six Battery Road, fondly remembered as the former Standard Chartered Bank Building and by its face of brown granite and concrete, is one of the most prominent landmarks along the Singapore River.

In its 30-year history, the building has witnessed several transformations, including renovations on selected floors completed in 2002 and a series of green initiatives implemented in 2008, which earned it the Green Mark Gold Award from Building and Construction Authority (BCA).

In end-2010, CCT spearheaded a S\$92 million asset enhancement initiative to refresh the building. In the same year, Six Battery Road became the first operating office building in Singapore's Central Business District to be awarded BCA's Green Mark Platinum Award, as a result of the scheduled enhancements to be rolled out over three years.

The plan unlocks more value for the development, whose 12,000-square-foot floor plate currently caters to 93 tenants. A good location, views of the Marina Bay and

Singapore River, accessible amenities, and convenient transportation modes—including a direct basement link to Raffles Place MRT Station—have contributed to a consistently high occupancy rate. The upgrades are intended to sustain the building's competitive edge and CCT's long-term portfolio reconstitution strategy.

One of the first and most significant makeovers is a stunning lush vertical garden in the building's renewed lobby, completed in 2011. Working closely with CapitaLand's project team, famous French botanist Dr Patrick Blanc designed the vertical garden that has since become the new heart and lungs of the building. Stretching 2,000 square feet, the vertical garden was also the largest indoor vertical garden in the area at the time of its completion.

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LEFT

A new vertical garden that stretches 2,000 square feet is the centrepiece of the lobby (above). Common areas, such as the lift lobbies, are uplifted by an elegant scheme of recycled onyx stone (below).

CENTRE

The asset enhancement initiative reinforces Six Battery Road as an attractive office building in Raffles Place.

RIGHT

The self-sufficient vertical garden also cleanses and cools the air in the lobby. (Images: CapitaLand Singapore Limited)

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Apart from its visible beauty, the design of the vertical garden also offers a self-sufficient mechanism for cleansing and cooling the air in the lobby. Comprising more than 100 plant species, it is a biodiversity haven, for native plants, such as Bird's Nest Fern and Rabbit's Foot Fern, and other more exotic species from America and Africa.

Centred on this vertical garden, the first phase of asset enhancements focused on uplifting the arrival experience of Six Battery Road. A prominent extended drop-off canopy, security-enhanced turnstiles, and an interactive tenants' directory now greet tenants and visitors. From the lobby, this vision was gradually extended to the rest of the common spaces, including lift lobbies, restrooms, and the car park. For the interiors, an elegant scheme of recycled onyx stone and more cheerful and naturally lit interiors were introduced.

As a result of further integral energy-saving enhancements completed at Six Battery Road in end-2011, the building exceeded its target to reduce energy consumption by 25 percent and achieved savings of over S\$558,000 in 2012. In particular, the chiller plant was redesigned with thermal energy storage and four higher-performance new chillers. In a pilot initiative, CCT also looked at how renewable solar and wind energy could be harnessed. Rooftop wind turbines, powered by exhaust air, generate clean energy to drive the vertical garden's irrigation pumps.

Final enhancements include a handful of new exterior fixtures and upgrades to the office spaces, designed to enrich the well-being of tenants. Tenants and visitors can benefit from fresher indoor air quality, due to new variable air volume boxes and carbon dioxide gas sensors, and increased ceiling heights, from 2.6 to 2.8 metres.

The asset enhancement initiative presents a win-win opportunity to all of Six Battery Road's stakeholders, catering to the growth of tenants' businesses. Ms Lynette Leong, CEO of CapitaCommercial Trust Management Limited, shares, "CCT is committed to meeting the needs of our tenants and providing them with a good working environment is key. A revitalised Six Battery Road is and will continue to be an excellent product offering to discerning office tenants."

As a progressive leading commercial real estate investment trust in the region, CCT proactively engages its tenants in achieving its sustainability targets. Since the enhancements, real-time monitoring of the building's energy and water savings is now publicly displayed, alongside a green education corner for tenants and visitors.

This emphasis on sustainability has not gone unappreciated by tenants. Javin Khoo, who has worked at Six Battery Road for 15 years, identifies the improved air quality and more energy-efficient lighting as upgrades that have significantly brightened her daily experience at the office. Khoo also praises Blanc's vertical garden for its impressive execution. Anita Tan, a tenant since 2011, observes that the vertical garden is such an attraction that it even draws tourists on weekends.

Serene Koh, who witnessed the transformation in her four years at the building, is pleased with not only the major upgrades but also the smaller gestures, such as the addition of mirrors to the elevators. She offers her approval, saying, "Feels great when you step into the building!"

VENTURE

FONTERRA GROWS ITS PRESENCE IN ASIA



Fonterra is a global leader in dairy nutrition—the preferred supplier of dairy ingredients to many of the world's leading food companies. Fonterra is also a market leader with its own consumer dairy brands in Australia, New Zealand, Asia, Africa, Middle East, and Latin America. Among these brands are Anlene, Annum, and Anchor, which are found in many households, both in Singapore and across Asia.

The farmer-owned New Zealand co-operative is the largest processor of milk in the world, producing more than two million tonnes of dairy ingredients, value-added dairy ingredients, specialty ingredients, and consumer products annually. The company is dedicated to providing top-quality dairy nutrition to everybody, everywhere, everyday, developing dairy products and ingredients to meet the health and wellness needs of people at all stages of life.

Singapore is the regional headquarters of Fonterra's consumer brands (in Asia, the Indian subcontinent, Middle East, and Africa) and ingredients business (in Southeast Asia). In 2012 and 2013, Fonterra moved both its consumer brands and ingredients offices to larger, more open premises in One George Street, a Grade A office space, where over 100 employees are now based. The company's new office space is designed to support the growth of Fonterra across these regions as people become more aware of the significant nutritional benefits of dairy products.

(Image: Fonterra Co-operative Group)

ANNOUNCEMENT

ENHANCEMENTS IN STORE FOR CAPITAL TOWER

Located on 168 Robinson Road, Capital Tower has been an iconic office building in Tanjong Pagar since it was completed in 2000. More than a decade on, the 52-storey-tall Grade A office tower is slated for enhancements, in tandem with Urban Redevelopment Authority's ongoing rejuvenation of Tanjong Pagar into an even more vibrant commercial and civic hub.

CCT's S\$40 million asset enhancement initiative for Capital Tower is intended to maintain its leading position as a desirable attractive office building. Other than reinforce it

as a top destination for work and play, the upgrades will modernise the building's specifications and finishes and deepen the green features of the building.

The scheduled enhancements have helped it to score a Green Mark Platinum Award from Building and Construction Authority in May 2013. The Award recognises yet greater excellence in energy and water efficiency, environmental protection, indoor environmental quality, and other innovative green features.

Tenants should expect a new face for Capital Tower's lift lobbies on the first and second storeys and new secure turnstiles. The bright interiors will be marked by elegant marble flooring and ribbed marble on the walls. This refreshed appearance will also extend to lift interiors, which will incorporate marble finishing and backlit indicators, and restrooms.

Another significant upgrade will be a more efficient chiller plant, which will receive new cooling towers using recycled condensate water from air handling units. Combined with the adoption of more efficient lighting, these upgrades are expected to achieve yearly savings of about S\$600,000 in energy consumption.

The works commenced in late November, starting with the refurbishment at the lift lobbies on the first and second storeys. The building and its tenants will continue operations as the works are carried out in phases until mid-2015.



The main lobby at Capital Tower. CCT's S\$40 million asset enhancement initiative to revitalise Capital Tower is due for completion in 2015. (Image: CapitaLand Singapore Limited)

CAPITALAND NEWS

FUSS-FREE TRAVEL ACCOMMODATION BOOKING WITH ASCOTT



In June, The Ascott Limited introduced a new online booking engine on its website that allows visitors to search for overseas accommodation across its three award-winning hospitality brands: Ascott The Residence, Citadines

Apart'hotel, and Somerset Serviced Residence.

First, countrywide and citywide search functions allow visitors to shortlist their desired accommodation at any

chosen destination quickly and conveniently. The second useful feature allows visitors to book multiple stays within a single reservation process, whether one is transferring between residences, cities, and countries. Each reservation can be reviewed upon completion. Add a new "unit" to make a subsequent reservation or add to "cart" to review all the reservations before completing the reservation process.

The user-friendly booking engine gives visitors access to Ascott's over 200 properties and 22,000 units across 82 cities and more than 20 countries in Asia-Pacific, Europe, and the Gulf. As the world's largest international owner-operator of serviced residences, Ascott has properties in the popular work or leisure travel destinations, such as London, Shanghai, Melbourne, Chennai, and Dubai.

For more information and reservations, visit the-ascott.com.

REDEFINING CITY-FRINGE LIVING IN BISHAN



Located in the sought-after city-fringe location of Bishan, Sky Vue marries the convenience of lifestyle amenities with well-articulated, liveable spaces, representing the epitome of modern city living.

Sky Vue features two sleek 37-storey high-rise towers and is within walking distance to the Bishan MRT and bus interchanges,

Junction 8 shopping mall, and Bishan-Ang Mo Kio Park. It is also a quick drive to Orchard Road via the Central Expressway. Proximity to reputable schools is another major draw.

Recognising the potential of the development, homebuyers snapped up 85 percent of the 505 units launched during its launch weekend in September.

Targeting young couples and professionals, Sky Vue presents them with a unique customisation option of warm or cool colour schemes that allows them to create homes that are truly their own. Each apartment also features a walk-in wardrobe in the master bedroom.

Designed by DCA Architects Pte Ltd, the 694-unit condominium consists of 120 one-bedroom units, 200 two-bedroom units, 192 two-bedroom suites, 174 three-bedroom units, and eight simplex penthouses.

Jointly developed by CapitaLand and Mitsubishi Estate Asia, Sky Vue is expected to obtain Temporary Occupation Permit in 2017. Interested parties can call **+65 6734 3722 / +65 6826 6800** or visit skyvue.com.sg.

Sky Vue, which offers not only an attractive location but also customisable options, will be completed in 2017. (Image: CapitaLand Singapore Limited)