



GUOCO
MIDTOWN

At Guoco Midtown, cultivate a true and enduring sense of wellbeing by looking to the wisdoms of the past and adapting them for the future.

We live in a time of great change and upheaval; this much is certain, and not much else.

With each wave of technological advancement, industries are disrupted and lives, changed. In densely packed cities, communities become ever more fragmented and urban loneliness rears its ugly head.

Happiness has never been easier to achieve with all our modern affluences at our fingertips; but our modern afflictions render our wellbeing ever more elusive.

In our unrelenting pursuit of the good life, it is easy to forget that which truly matters: a purposeful life, meaningful relationships, a peace of mind. Yet, what good are all the riches and technology in the world if they cannot grant us happiness?

At Guoco Midtown, cultivate a true and enduring sense of wellbeing by looking to the wisdoms of the past and adapting them for the future.

Remember the joys of being a part of a thriving community when you engage with others in a culture of learning, playing, working, and living together.

Live your best life in a thoughtfully designed environment where adaptable spaces, abundant light, and quality materials anticipate your every need.

Amidst the hustle and bustle of this metropolis, come home and find comfort in your personal sanctuary of green with your family.

The latest member of the Guoco Midtown family, Midtown Modern invites you to enjoy all the conveniences of urban living while staying connected to nature. Lay down roots in this lush garden home at the heart of the city, and become a part of the lively Guoco Midtown community.

At Guoco Midtown, change is not a thing to be feared, because it has been expected and catered for. Every square inch of this mixed-use development in the dynamic city has been designed with adaptability in mind. From residences to office tower and network hub, every space has the capacity to grow and evolve with its users' needs.

At the office tower, GuocoLand's flexible leasing style and multipurpose network hub empower commercial tenants to react nimbly to economic winds of change.

At its residences, adaptable living spaces and a rich array of shared facilities usher in a new era in communal living, to afford residents a future-forward vision of luxury.

When the only constant is change, the best way to be prepared is to make room for the unpredictable. At Midtown Modern, not only is your future secure – it is also one where your family's wellbeing can flourish.

Be a part of Guoco Midtown and its redefinition of modern luxury: connect with nature and community while keeping your finger on the beating pulse of the city. At Midtown Modern, your happiness is yours to shape.



Overview of Guoco Midtown

An integrated mixed-use development
sitting on 3.2 hectare of land directly
above Bugis MRT interchange



OFFICE TOWER 770,000 SQ FT

Premium Grade A offices with flexible and efficient
floor plates, introducing a new way of office leasing



MIDTOWN MODERN 558 LUXURY GARDEN HOMES

Lush garden homes for family living,
directly above Bugis MRT Interchange



MIDTOWN BAY 219 PREMIUM BUSINESS HOMES

Home office concept units with access to a wide
variety of facilities within Guoco Midtown



NETWORK HUB 80,000 SQ FT BUSINESS AND LIFESTYLE HUB

The social heart of Guoco Midtown,
incorporating the best of business and leisure



LANDSCAPE & PUBLIC SPACES MORE THAN 400,000 SQ FT

More than 20 different plazas and gardens,
providing ample spaces for social interaction
and large-scale events



3 RETAIL VILLAGES 50,000 SQ FT

Offering multi-dimensional experiences
combining shopping, dining and entertainment



A CONVERSATION WITH CHENG HSING YAO

Group Managing Director, GuocoLand

Occupying 3.2 hectares of prime land at the frontier of the expanding Central Business District, GuocoLand's ambitious mixed-use development is set to become the new beating heart of the city. Group Managing Director of GuocoLand, Cheng Hsing Yao envisions the city of the future through Guoco Midtown, and discusses the forces behind the making of this iconic development.

What factors attracted you to acquire the land that Guoco Midtown sits on?

Whenever we bid for a piece of land, we always ask ourselves whether we are able to do something unique and special. People always say that prime real estate is simply about location, location, location. For me, this concept is inadequate. In real life, it is much more complex. We can simply just look around us to realise that older buildings in the same location can exhibit totally different levels of quality, attract very different buyers and visitors, and thus achieve very different values.

For me, it should be location, concept and community.

A great location must be matched by a similarly great development concept in order to bring out the potential and special qualities of the site. The strong development concept will become a strong product, which will then attract the community of buyers, users and visitors. The community of owners in particular is very important. They will determine how well the properties will be managed and be able to maintain its prime positioning, and thus allow its value to appreciate.

The Guoco Midtown location is already a very vibrant part of the CBD, and we saw the potential for it to become the next 'happening' place for business, living and recreational pursuits. Many businesses were already structuring in 2017, lifestyles were also changing rapidly. The trend of blurring the boundaries between live, work, and play was already emerging. We also conceived of the flex-and-core concept for offices, and the large, well-connected Guoco Midtown site offered exactly the opportunity for us to build a project with these new concepts.

The "City of the Future" concept for Guoco Midtown is very bold and visionary, and it also means a greater risk for the developer. What are GuocoLand's strategies towards ensuring the success of this project?

Being bold and visionary does not make it more risky. In fact, keeping to convention is more risky because the world and the operating environment are changing so rapidly.

Our company philosophy emphasises high conviction in what we do. This is why it appears we have been taking big bets in the way we purchase lands, often for prime and large projects, thus raising the stakes.

Our previous integrated mixed development, Guoco Tower, had been successful in transforming Tanjong Pagar into a prime office and residential district. To be able to have an impact on the district, you need to be right in the heart of the district, directly linked to public transit, not even just a block away. You also need a certain scale and size, or the impact cannot be felt. The rest is the concept and management.

The ability to acquire and develop such large projects, and the ability to conceive, build and manage such transformative projects is one of our competitive advantage.

Tell us more about your conception of this city of the future.

It's both about looking forward and looking backwards. Looking to the future, the high incidence of black swan events, technological and social disruptions will continue. Climate change will continue to be a key challenge. So buildings have to be sustainable, adopt relevant technologies but also be highly adaptable to changing work culture and lifestyles.

But looking back is equally important because there are many sound principles from the era of human-centric urban design and architecture that we have forgotten. The quality of space and light; how people move through a district, how to activate the public realm; and the fact that human beings are naturally drawn to water and greenery - these remain relevant today. With things moving so fast, we are losing a lot of the good qualities of a city or town that makes our existence more livable.

The city of the future thus needs to leapfrog to a new possibility for the future, but also bring back some of those qualities that makes us feel human and happy.

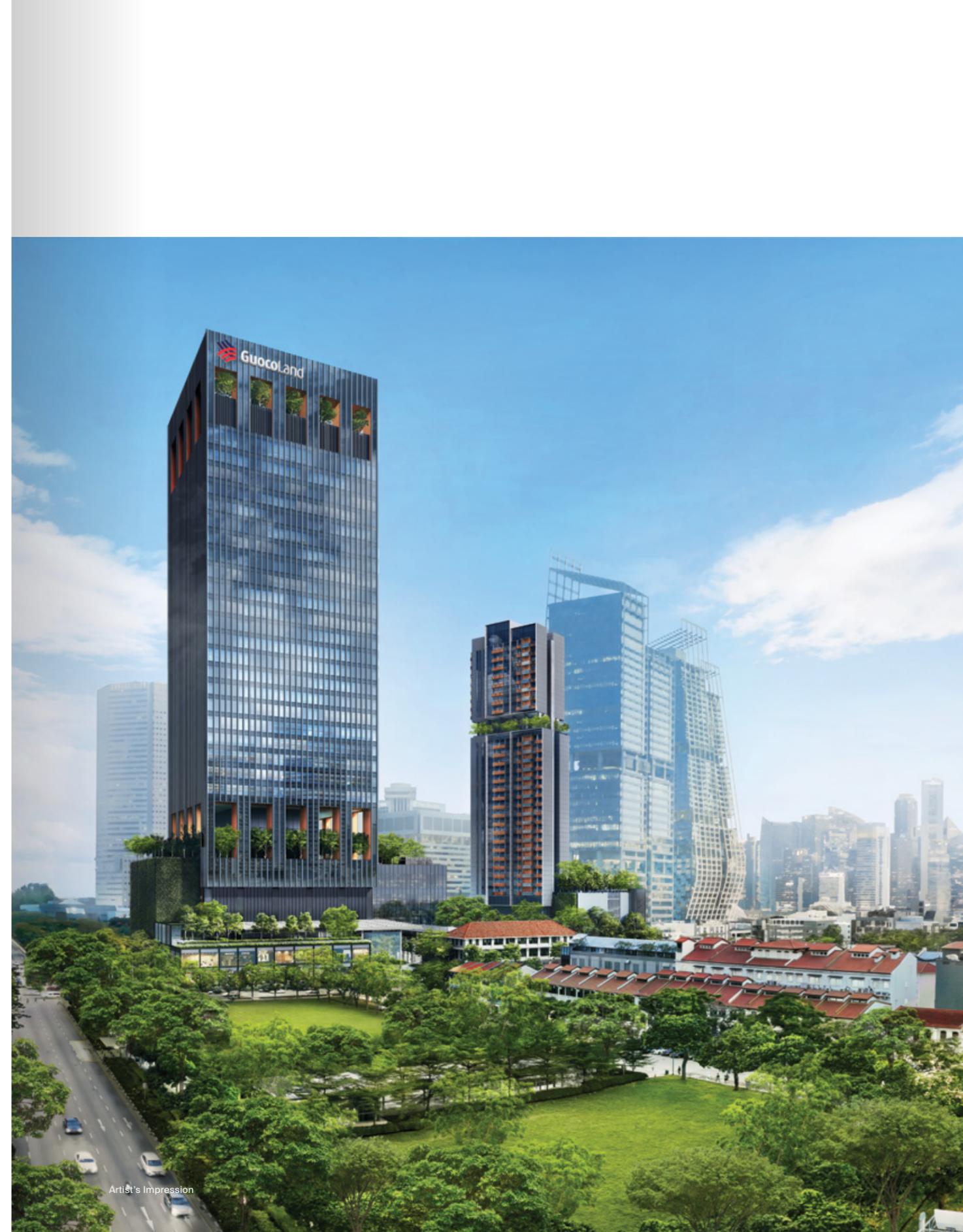
How does Midtown Modern fit your vision of a city of the future?

We are familiar with the attractions of homes in the city centre - lots of world-class amenities at the door step, great connectivity and being close to a lot of high paying jobs and recruitment opportunities in general. In terms of connectivity at Midtown Modern, in fact we termed it 'super connectivity'. This is because it is a direct linkage to the Bugis interchange station. This means just one MRT ride can take you to so many different places, schools, places of work and so on. The hyper-connectivity is also what is available within just 5 - 10 minutes of weather-proof walking. Shopping, food, hotels, hospitals, entertainment, culture and of course a lot of Grade A offices.

The flip-side to living in the city centre is the lack of green spaces, nature and recreational spaces. This is why for this development that is over 3.2 hectare of land, we will be building 3.8 hectare of landscape areas, gardens and public spaces. For Midtown Modern, we will have a forest-themed garden on level three as well as rooftop gardens on both the 30-storey residential blocks. Together, these gardens will have a combined area of more than 1 hectare. In these Midtown Modern gardens, there will also be a 50-m long swimming pool, tennis court, lawn, hot spring, tea house, sports pavilion, clubhouse, gym and the list goes on. The recreational facilities is unprecedented. The gardens will feature biodiverse planting, and feature many local heritage and indigenous species. It offers the chance to escape into nature and it is also educational.

We also want to encourage community spirit, and for residents to meet with their families and friends, and with each other. Thus there are many communal facilities catering to that.

'City of the future' is about having the best of both worlds - soaking in the vibrancy and diversity of the city centre, and retreating to greenery and nature to uplift our spirit and nurture our well-being.



Artist's Impression



Artist's Impression

What similarities does Midtown Modern bear to its predecessor Martin Modern, since they are similarly named?

The deeper meaning behind the word 'Modern' goes beyond just being contemporary. Modern means to some extent challenging the old ways, or a fresh take on convention.

Martin Modern was named so because we have redefined the architecture of luxury residential design. At that time, it was very much about having very sleek looking buildings and highly manicured landscapes. But we felt that contemporary life is already very hectic, and people need a home with greenery, sense of space. Hence the architecture can be more tactile and organic, as if it grew from the ground. Martin Modern is not like any luxury residential project, or rather, any contemporary residential project. So we believe that people who like Martin Modern are people who are somewhat visionary, and do not follow conventions in their tastes.

After Martin Modern, the 'Modern' concept has evolved into somewhat a kind of luxury product brand for us. The quality of that brand is one of understated luxury living with nature and greenery, and an architecture that uses authentic and more tactile materials. Unlike Martin Modern's concept of living in a botanic garden, Midtown Modern will offer lushness in the form of a forest with seasonal and thematic zoning. Natural features such as estuaries and rockscapes form the basis of the inspiration for Midtown Modern's landscaping

concept. They introduce a variety of ambience and character into different parts of the garden, and invite residents on a journey of exploration.

What are some successful attributes of Guoco Tower – your first mixed-use development – that you hope to reprise in Guoco Midtown?

The open and porous Urban Park is clearly one – we were one of the first local developers to take a risk in dedicating significant amounts of space for the public good. To our delight, this investment has worked out very well with our tenants, both commercially and socially. We're looking forward to creating a similar positive energy with the public spaces of Guoco Midtown.

Another aspect that we intend to reprise at Midtown is the good quality Grade A offices. We are very particular about the size and layout of our office spaces; it has to be done in a square shape with a cruciform lift lobby. This configuration allows for easy sub-dividing or combining of spaces for the flexible upscaling and right-sizing needs of our tenants. Especially post-pandemic, this agility in spatial design is crucial.

We've learnt a lot from the successes of both Guoco Tower and Martin Modern, and we fully intend to combine the best of both worlds at Midtown Modern.

In what other ways will Midtown Modern bear the GuocoLand signature?

One of the subtler GuocoLand mainstays is the layout of the apartments. We take pains to ensure the spaces are well proportioned and of clean lines. This is so that the space will look and feel bigger, and provide more flexibility for use in different ways.

A lot of thought is put into how we imagine the different ways of using the spaces when we design.

The grand arrival experience and generous public amenities – such as the clubhouse and recreational facilities, large swimming pool and grand lawn to mention a few – are also classic Guocoland signatures.

Finally, what does living well mean to you, especially in this day and age?

A beautiful and inspiring space to call home is very important to me. A strong social network and support is also very important. Just like how a home needs to be cared for, strong social support needs to be nurtured.

One of the challenges for city dwellers these days is isolation and loneliness. Even as technology connects us virtually,

it can never replace the warmth of a face-to-face, real life interaction. Good human connection is critical if you want to live well. We also tend to live in these discrete social bubbles of our own, that we miss connecting with the broader society.

This is also why communal public spaces that are open to all are so important. Because these spaces allow us to interact with people outside of our social bubbles.

Guoco Midtown is our proposal to reconsider what true wellbeing is, in a home, in an office, and in the city. And if a development can give its occupants a better quality of life, both socially and spatially, then it goes a long way towards shaping the quality of the community that will live and work there.

An architectural rendering of a modern multi-story building with a central courtyard and rooftop garden. The building features a mix of materials, including dark grey panels and light-colored wood. The courtyard is filled with lush green trees and people walking. The rooftop garden is also lush with greenery. The background shows a city skyline with tall skyscrapers under a blue sky with light clouds.

VISION OF MIDTOWN DISTRICT

The Midtown districts of the world's cosmopolitan cities exist as an eclectic mix of cultural and entertainment destinations, top-tier corporate offices, chic eateries and upscale hotels, set against the backdrop of an older, albeit revitalised neighbourhood. These bustling districts are often a historical part of the city that have in recent years been transformed with great success.



When the tide rises, the boat also rises.

水涨船高
Chinese idiom

Situated in the heart of the city, Guoco Midtown is Singapore's answer to the Midtowns of other global cities. This multi-faceted neighbourhood is a rich cultural, civic and commercial destination well-placed at the intersection of the City Hall, Marina Centre and Bugis districts. With its numerous locational advantages, it is a district primed to become Singapore's Central Business District's next 'it' place.

The development of Guoco Midtown not only propels this district's growth as the next business and innovation hub, but also ushers in a new era of urban living where life, work and entertainment overlap in harmonious balance. This city of the future is one that is more inclusive, as Guoco Midtown redefines public spaces and enhances the quality of street life in this neighbourhood.

Behind this set of bold ambitions is a team of master planners, architects and designers who studied what makes a city thrive, and devised the following strategies for a Midtown that Singapore can call its own:

Connected from Every Direction

Maximising pedestrian connectivity to neighbouring buildings such as South Beach, Suntec City, and DUO ensures that a strong web of connections take Guoco Midtown to be its epicentre from every direction. Patterns of human traffic are carefully considered in the building of sheltered walkways, overhead pedestrian networks and underpasses to best serve the common good. Lively foot traffic adds to the vibrancy of the public spaces of Guoco Midtown.

Convenient Street Level Access

Drop-offs, arrival lobbies and access by all modes of transportation – cars, pedestrians, or bicycles – are all readily available at street-level, adding to the accessibility of the ground plane. Residents, tenants and visitors alike can enjoy the myriad of retail and F&B options which are also conveniently located on the street level.

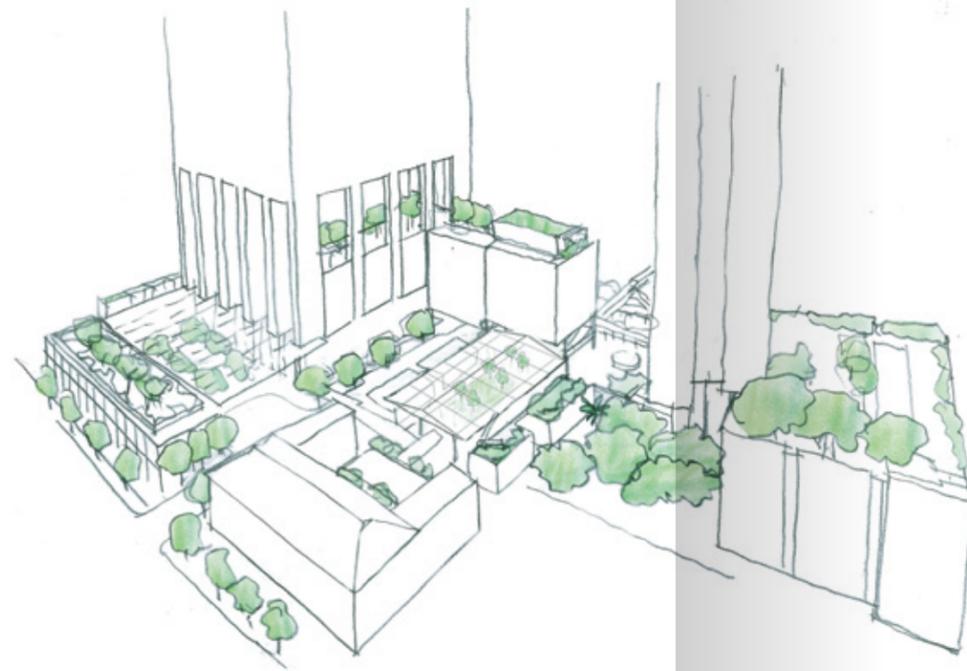
Inclusive Public Spaces

With three spacious civic plazas, Guoco Midtown's ground plane is an open and inclusive one for all to enjoy. Like GuocoLand's first flagship development Guoco Tower, the public can look forward to a wide range of regular free events that will occur in these public spaces. From concerts to pop-up markets and mass fitness events, these programmes make Guoco Midtown a bright spot in the urban local's everyday life. They are a key aspect of GuocoLand's commitment towards creating a common platform that serves the public good.

Human Scale

For people to feel a sense of belonging and wellness in a city's built environment, dimensions must be carefully studied to cater to the human scale. In Guoco Midtown, the public spaces are designed to be spacious enough to accommodate a wide variety of activities, yet intimate enough for people to feel comfortable.

GuocoLand's commitment towards creating quality public spaces that serve the good of the entire district is set to transform, update and uplift the neighbourhood. As the district is uplifted, so too will Guoco Midtown thrive alongside it.



Super Connectivity



To Guoco Midtown

To Gateway

To DUO

Bugis Interchange MRT Station
East-West & Downtown Line

To Midtown Modern

To Bugis Junction

THE FUTURE OF WORK

GUCCO MIDTOWN

Network Hub

A game changer for the design of office space, Network Hub is conceptualised to support new work and lifestyle trends, increase companies' ability to attract and retain talent, and bring a new dimension to the tenant-landlord relationship.

The combination of Grade A office spaces at the main tower and flex spaces at Network Hub allows companies to quickly and continuously adapt to dynamic business cycles. The 5-storey Network Hub is linked directly and conveniently to the main office tower at level 3 and covers 80,000 square feet with MICE

and training facilities for board meetings, townhall gatherings, workshops, and seminars as well as recreational spaces to promote well-being.

Guoco Midtown will provide seamless flex-and-core leases to facilitate tenants' expansionary and rightsizing requirements. The core office space within the main office tower will be supported with flex-enabled swing spaces and dedicated private suites at Network Hub.



Artist's Impression



Artist's Impression

Dialogue with Valerie Wong

General Manager of Commercial, GuocoLand



How does Guocoland revolutionalise the office industry?

We've designed adaptive spaces that complement GuocoLand's progressive flex-and-core leasing policy. Guoco Midtown features an exclusive networking and business hub that comprises a variety of flexible spaces that can meet tenants' office needs as they evolve over time. Coupled with the main office tower, this arrangement offers the best of both worlds: core Grade A office spaces complemented by a full array of MICE and training facilities available for short-term leasing as they are required.

How is Guoco Midtown poised to meet the evolving lifestyle of the modern cosmopolitan?

A wealth of dining options - high-end restaurants, bistros and cafes - are available in the public squares of Guoco Midtown: Midtown Square, Midtown Market and Midtown Common. High-ceilinged, sheltered and breezy, these public plazas are not

merely chic dining destinations, they will also play host to a dynamic range of placemaking events. From weekend bazaars to live music performances and mass workout sessions, there is something for everyone. After a day at work, Midtown residents and tenants can simply hop over to enjoy the evening with friends over the array of choices at this atmospheric public plaza.

What kinds of events can people expect from the GuocoLand team?

One feather in our cap is a ten-day cocktail tasting party that we had organised with American whiskey brand Jim Beam at Guoco Tower. Samples of Jim Beam's highballs were offered alongside tapas, canapes and bar snacks from our F&B partners. People had so much fun that everyone was sad to see it end. Some of our tenants even decided to hold their business meetings right there at the public plaza. We're looking forward to similarly energising the Guoco Midtown district with such events.

How does GuocoLand seek to outdo itself with Guoco Midtown?

We intend to expand beyond our repertoire of fitness and music events to include professional and personal development workshops at Network Hub. Thanks to Network Hub's facilities, we'll be able to offer our members the opportunities to connect with one another through shared learning experiences. Topics may include investing and stress management, and will be determined with tenants' and residents' interests in mind.

Guoco Midtown is the lifestyle destination of tomorrow because...

It will be the definitive plaza realm of the city. The lifestyle of the Midtown resident is stylish and curated, because of all the perks they can enjoy at this sleek development.

THE FUTURE OF LIVING



Home extends beyond the doorstep for residents of Midtown Modern, because the entire development is your playground.



Dialogue with Dora Chng

General Manager of Residential, GuocoLand



We ask a lot of our homes these days – the refuge that we turn to while we cope with the challenges of modern-day living. As the boundaries of live, work and play dissolve, the home becomes a site that must accommodate all our needs. The residences of Midtown Modern and Midtown Bay offer two different visions of the future of living.

What are the challenges of modern-day living?

The way we live, work and socialise has evolved. While there used to be clear demarcations between work and play, and parents would hurry home at the end of a work day to spend time with their family, these days the lines between work and other aspects of life are far more blurred. For instance, socialising for professional purposes after work hours is now the norm. Instantaneous communication and the new normal of working from home has also made it such that we tend to continue working long after leaving the office. Burnout is a real threat if attention is not devoted towards creating work-life harmony.

How do Midtown Bay and Midtown Modern provide answers to these challenges?

Midtown Bay and Midtown Modern offer two different approaches towards the challenges of modern-day living.

Midtown Bay residences are ideal business homes for working professionals who, rather than shying away from the overlapping boundaries of live, work and play seek a seamless integration between these different facets. It features generous living-dining spaces that are suitable for entertaining, working, and is coupled with complimentary membership to a network hub boasting a full suite of business facilities. Embedded in the heart of town, these homes empower forward-thinking business professionals to embrace a future where work, live, and entertainment overlap to provide the best of all worlds.

With Midtown Modern, we're bringing nature into the city through a 'Gardens in the Woods' concept. With ten different natural landscape settings including a lily pond and a hillock grove featuring a hot spring, Midtown Modern are an oasis of calm that welcome its residents with open arms. Residents will come home to a lush sanctuary after a hectic day of work and take comfort in the rustic, natural and forest-like ambience that promotes rest and rejuvenation.

What are the locational advantages of living at Guoco Midtown?

Midtown residents enjoy the unparalleled walkability that Guoco Midtown's sheltered walkways and underpass networks bring to

the Bugis-Beach Road neighbourhood. The integrated access that connects Bugis Junction to as far as Marina Square and National Gallery are perfect for weekend city explorations.

Perched atop Bugis MRT interchange and within walking distance to three other MRT stations, Midtown Modern is exceptionally well-connected to the city and other parts of Singapore. Car-owners are likewise well served by the proximity to Nicoll Highway, East Coast Parkway, and the future North-South Expressway.

Midtown Modern looks to attract families to live in the city. What are some features that families in particular can look forward to?

Apart from the connectivity of the immediate neighbourhood, Midtown Modern is linked to good schools such as Anglo-Chinese School (Barker Road), Singapore Chinese Girls' School, National Junior College via the East-West and Downtown Lines that pass through Bugis MRT interchange. Guoco Midtown is also a short drive away from key work districts such Raffles Place, Tanjong Pagar and Marina Bay, making it convenient for working parents.

The lavish amenities within the residence will appeal to both the young and old in the family. Children will love playing in the large lawn area and child-friendly indoor play area, while the comfortable hotel-like lobby are ideal for youths and adults to study, read, or work in. Mature residents can savour their silver years in the resort-like gardens and facilities on level 3, where features such as tea house pavilion await. In the rooftop pavilions, a generous array of kitchen equipment stand ready for the next family cookout.

We've also put a lot of thought to crafting a wide range of unit sizes and variety to suit the needs of families. You can find up to 4-bedroom units and penthouses at Midtown Modern, which is a rarity since large family-size apartments are seldom seen in the neighbourhood. We care about designing units in which families can grow comfortably over the years.

How is Midtown Modern a futuristic version of urban living?

Just as ride-sharing and streaming services have changed the transport and media industries, shared spaces revolutionise real estate by enabling you to luxuriate in spaces more expansive and comfortable than before. The expanded range of communal amenities in Midtown Modern means that home extends beyond the doorstep for residents, because the entire development is your playground.

Midtown Bay | Business Homes

The first of two luxury residences in the Guoco Midtown district, Midtown Bay homes are ideal for entrepreneurs and visionaries seeking a business home for their vibrant urban lifestyle.

Special attention has been paid towards designing generous living-dining spaces in each apartment so that entertaining at home is a breeze. Intimate gatherings can be enjoyed even in smaller units – a rarity for most city residences. Guoco Midtown's proximity to a wealth of F&B options in the neighbourhood enables residents to further enjoy the social aspects of city living, whether it's via catering food for a private home party or organising a dine-in get-together with friends.

When not utilised for entertaining, the highly adaptive living-dining space may be converted into home offices, further serving

a lifestyle in which live, work, and play are seamlessly integrated. All the units feature sleek marble flooring that expand beyond the living-dining area into the adjacent bedroom, offering homeowners flexibility in configuring their space to their needs.

High, airy ceilings of 3.2 metres furthermore make it possible to add a loft space in the bedroom; in-built load-bearing bars in the bedroom cabinetry facilitate this with minimal fuss. A limited selection of duplex units offers the ultimate luxury of adapting the various upper and lower floor spaces to accommodate one's living, business, and social needs all under one roof.

In addition to the amenities at Midtown Bay, residents also enjoy complimentary membership to the Network Hub, the exclusive members-only social hub just next door. Replete with business

facilities such as meeting suites and working spaces, Network Hub is an extension of the business home. Members will look forward to meeting like-minded industry leaders and enjoy being in the social circles of this first-of-its-kind cosmopolitan enclave.

For the trend-setting business professional, work-life harmony comes together impeccably at Midtown Bay.





In a neighbourhood teeming with skyscrapers of glass and concrete, the warm brick tones of Midtown Modern's twin residential towers stand out from the pack. Its tactile, down-to-earth construction promises a cosy garden home within. Indoors, rustic stone and masonry await amidst a forested garden. A resort-like urban sanctuary unfolds.

"Living in the city is coveted for its conveniences, but you almost never have green spaces to escape to. That's why we've created a massive garden that residents can luxuriate in here at Midtown Modern," says Cheng Hsing Yao, Group Managing Director of GuocoLand.

The lush, sprawling landscape on the third-storey garden is a key feature of Midtown Modern. Here, a thick canopy of trees and naturalistic landscape features provide a respite for the senses. This expanse of greenery sets Midtown Modern apart in an urban district so densely populated. A large lawn area beckons children to play, while numerous scenic spots invite calm and rejuvenation into busy lives.

Home extends beyond the apartment doorstep when you're a Midtown Modern resident. Explore the development's many common areas, and adapt it to suit your living, working, and

entertainment needs. Use the plush, hotel-like lobby as a second workspace or meeting lounge, and read or meditate in the zen-like garden pavilions. Host your dinner party or wine tasting in the clubhouse or rooftop pavilions, assisted by the generous range of kitchen equipment there.

With a space for every occasion and every resident, Midtown Modern's flexible common areas accommodate your every need.

Opportunities to build a warm community of your own abound at every corner, whether it's over watching football with fellow residents at the sports bar-themed pavilion, or meeting other young parents at the child-friendly lobby play space.

GuocoLand's resource-efficient and community-minded approach towards urban design pre-empts the future of city living by encouraging communities of young families and working professionals to flourish together. In embracing these more sustainable ways of living, the Midtown Modern ecology is one of a better tomorrow.

Given this time of rapid ecological change, a futuristic home is also one that helps to safekeep today's world for future generations. Midtown Modern's innovative green features

optimise the management of the entire residential ecosystem, from energy to water and waste, greenery to lighting and cooling systems.

With its sister projects Midtown Bay and Guoco Midtown both awarded Green Mark Award (Platinum) from the Building and Construction Authority (BCA), Midtown Modern homeowners are in the good hands of eco-conscious sustainability experts.

And when you venture out into Guoco Midtown, the extensive network of underpasses and sheltered walkways connect you to the city and the greater beyond. Celebrate an experience of the city where cars are no longer a necessity. With all the conveniences within this walkable city, and MRT lines that connect you to the rest of Singapore, you can be part of a greener future.

At Midtown Modern, the future is already here.



A LEADING DEVELOPER IN
MIXED-USE DEVELOPMENT

Listed on the Singapore Exchange since 1978, GuocoLand Limited ("GuocoLand") is an award-winning real estate developer distinguished by quality, innovative design and concepts. In Singapore, the Group has successfully developed 36 residential projects yielding approximately 11,000 apartments and homes, and the iconic integrated mixed-use development Guoco Tower – the tallest building in the city-state reaching a height of 290 metres. With established operations in Singapore, China and Malaysia, GuocoLand's portfolio comprises residential, hospitality, commercial, retail and integrated developments spanning across the region.

GUOCO TOWER

Singapore's tallest building is a landmark for visionary city living. Guoco Tower is the country's only 5-in-1 integrated development that expertly blends Grade A office space, 181 luxury apartments, a lifestyle mall, a 5-star hotel and an urban park.

Located in the heart of the CBD in Tanjong Pagar, the 290m tall building is designed by world-renowned architectural firm Skidmore, Owings & Merrill, the minds behind some of the world's most iconic buildings such as the Burj Khalifa in Dubai and One World Trade Centre in New York. Guoco Tower delivers a new way to live, work and play that will shape the future of integrated city living.



AWARDS & ACCOLADES

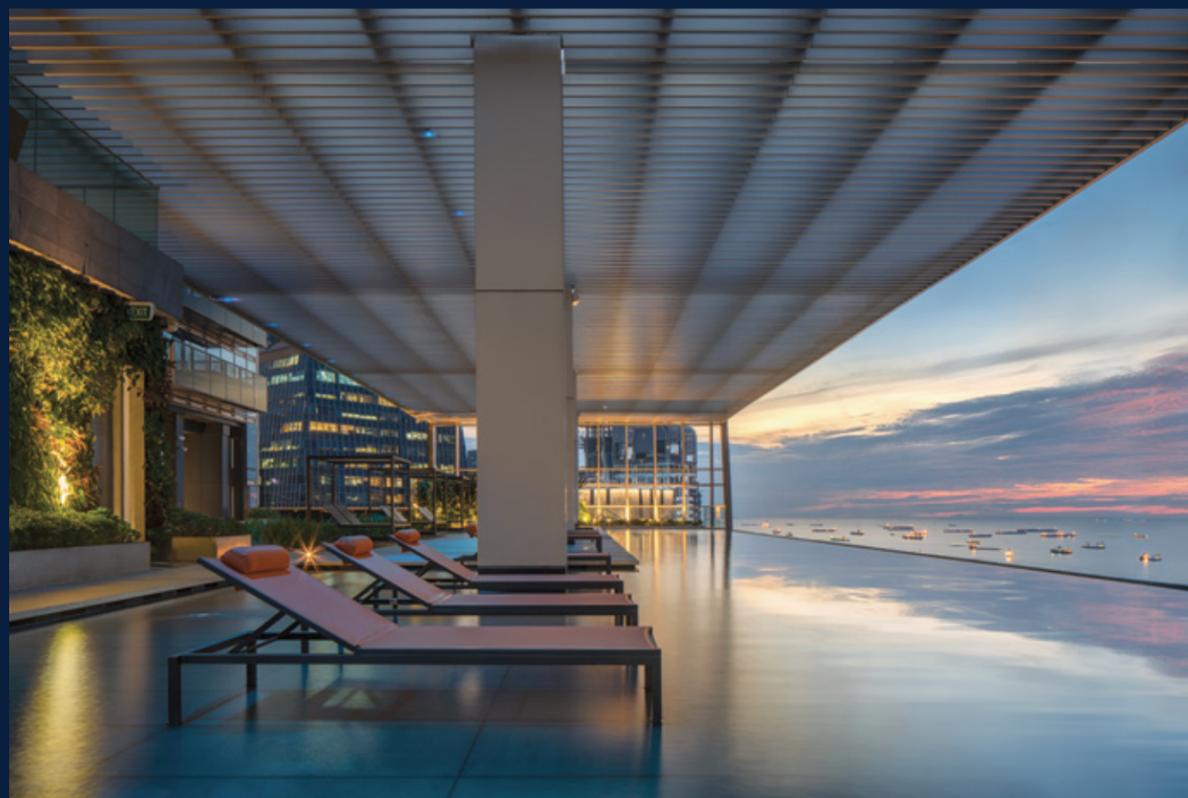
*FIABCI World Prix d'Excellence Awards 2020
World Gold Winner for Mixed-Use Development*

*Urban Land Institute (ULI) Global 2019
Awards for Excellence - Land Use Practice*

*The Council on Tall Buildings and Urban Habitat
Annual Awards Urban Habitat Single-Site Scale
Award of Excellence Winner 2019*

*Land Transport Excellence Awards 2019
Best Design Land Transport Integration*

*Edgeprop Singapore Excellence Awards 2018
Integrated Development Excellence Award*



WALLICH RESIDENCE

Located on the 39th to 64th floors, Wallich Residence is Singapore's tallest residential address and the crowning glory of Guoco Tower. Offering unparalleled sea and city views from each of its 181 luxury residences starting from 180m in the sky, it takes the concept of luxury city living to new heights. The host of private facilities and premium furnishings, complemented by the hotel-inspired Wallich Concierge Service, further provides an elevated lifestyle for residents.

AWARDS & ACCOLADES

Asia Property Awards 2020:

- *Best Condo Development (Asia)*
- *Best Condo Development (Singapore)*
- *Best Ultra Luxury Condo Development (Singapore)*

EdgeProp Singapore Excellence Awards 2018:

- *Top Development Excellence Award*
- *Design Excellence Award*
- *Innovation Excellence Award*
- *Landscape Excellence Award*

PropertyGuru Asia Property Awards 2017
Best Luxury Condo Development (Singapore)



Creating Places That Transcend Time

MARTIN MODERN

Located in prime District 9, this new luxury residential development sits on a sizable plot of prime land of 171,000 sq ft. Martin Modern combines thoughtful modern design and unrivalled accessibility with the privileges of cosmopolitan living at its doorstep, coddled within a lush and spacious botanical park. Martin Modern has devoted 80% of its land area to be artfully developed into a unique botanical garden and arboretum of native flora, forming an enchanting natural park that will embrace the 2-tower development.

AWARDS & ACCOLADES

*International Property Awards 2020
Best Residential Development (Singapore)*

*PropertyGuru Asia Property Awards 2019
Best Luxury Condo Architectural Design Singapore (Winner)*

EdgeProp Singapore Excellence Awards 2018:

- *Top Development Excellence Award*
- *Design Excellence Award*
- *Innovation Excellence Award*





MEYER MANSION

Located along Meyer Road in prime District 15, Meyer Mansion offers a rare seafront freehold location along the East Coast of Singapore. The 25-storey residential tower comprises 200 units. All units have a view; lower floor units will enjoy the lush views of Meyer Mansion's green and lush gardens. Higher floor units have unblocked panoramic views of the sea and the city, including the signature skylines of Marina Bay and Beach Road or the open views above the landed housing area of Meyer and Mountbatten. Besides offering easy access to East Coast Park, Meyer Mansion is also a 10-minute drive to the CBD and the airport, and a 6-minute walk away from the upcoming Katong Park MRT station when the Thomson-East Coast MRT line opens in 2023.





LEEDON RESIDENCE

Situated on an expansive 4.9 hectare site next to the Leedon Park Good Class Bungalow enclave, Leedon Residence is one of the largest freehold residential developments in District 10. Residents benefit from being within walking distance to the Farrer Road MRT station and the convenience of being in close proximity to popular commercial and lifestyle centres such as Holland Village, Dempsey Hill and Orchard Road. The nearby internationally-renowned Singapore Botanic Gardens provides a park area for residents. Leedon Residence is designed by the award-winning SCDA Architects Pte. Ltd.

AWARDS & ACCOLADES

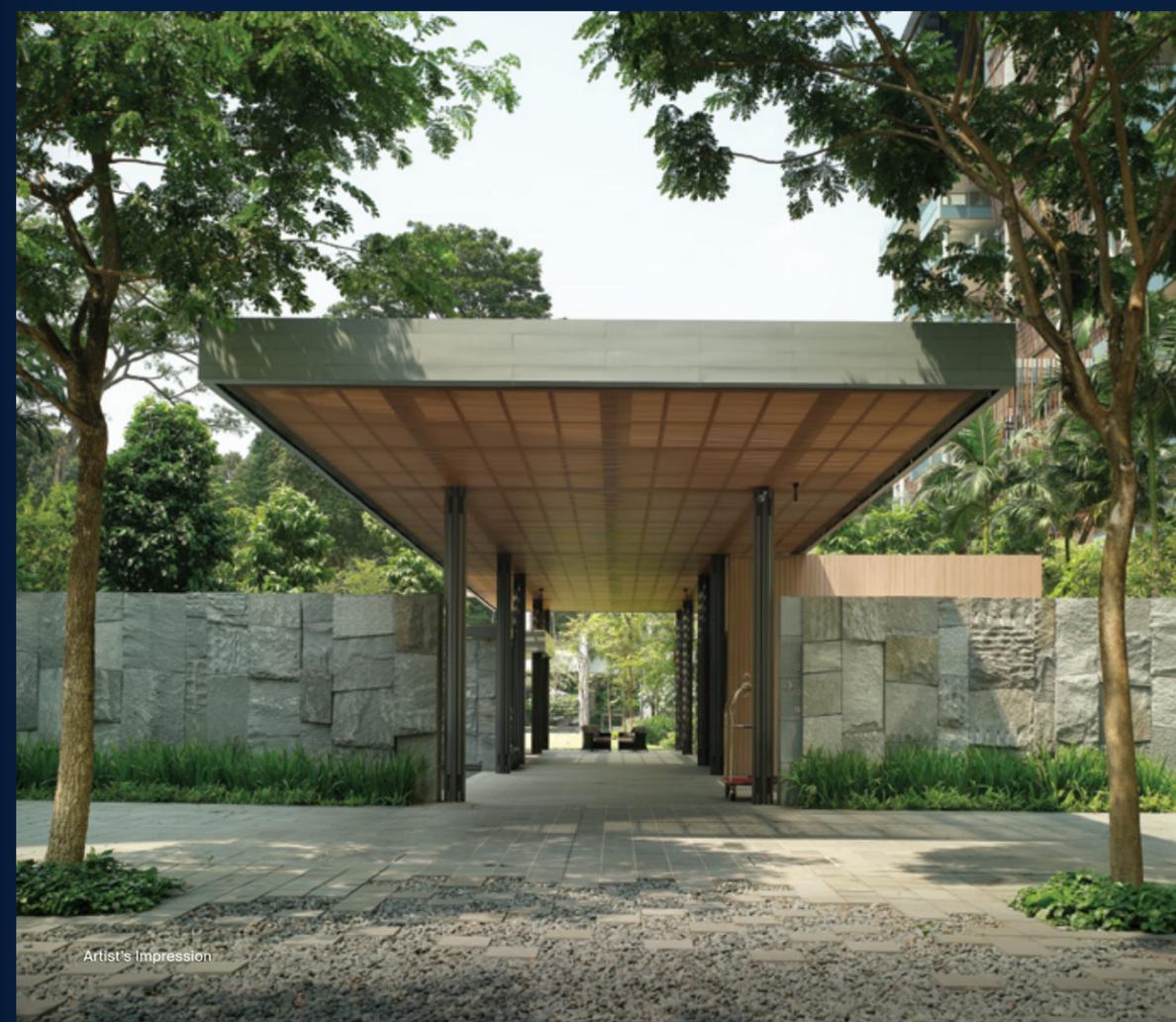
*FIABCI World Prix D'Excellence Awards
World Gold Winner 2018*

*FIABCI Singapore Property Awards
Residential (Mid Rise) Category 2017*

*EdgeProp Excellence Award Property
Development Excellence(Central Area)
Award 2017*

South East Asia Property Awards 2015:

- *Best Condo Development (South East Asia)*
- *Best Luxury Condo Development (Singapore)*



GOODWOOD RESIDENCE

Goodwood Residence sits on prime 2.5 hectare freehold land within the coveted Orchard-Scotts area. It is a mere 5 minutes' walk away from the Newton MRT station and is a short stroll away to Orchard Road, Singapore's popular shopping and entertainment district. Yet, this exclusive 210-unit freehold development integrates seamlessly with the greenery of Goodwood Hill, providing a perfect sanctuary for residents away from the hustle and bustle of city life.

AWARDS & ACCOLADES

FIABCI Singapore Property Awards 2015

World Architecture News Asia Awards 2015

BEI Asia Green Building Awards 2014

*International Federation of Landscape
Architects Asia Pacific Region Awards 2014*

International Property Awards 2012

GUOCO MIDTOWN

Name of housing project: Midtown Modern • Name of housing developer: Midtown Modern Pte. Ltd. (Co. Reg. No. 201931235H) • Licence No. of housing developer: C1369 • Tenure of land: leasehold 99 years commencing on 10 December 2019 • Encumbrances on land: encumbered to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to Mortgage No. IF/940383F • Location of the housing project: Lot 01062X of TS12 at Tan Quee Lan Street • Expected date of vacant possession: 30 June 2026 • Expected date of legal completion: 30 June 2029

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impression(s) only and may be subject to changes and deviation as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.

