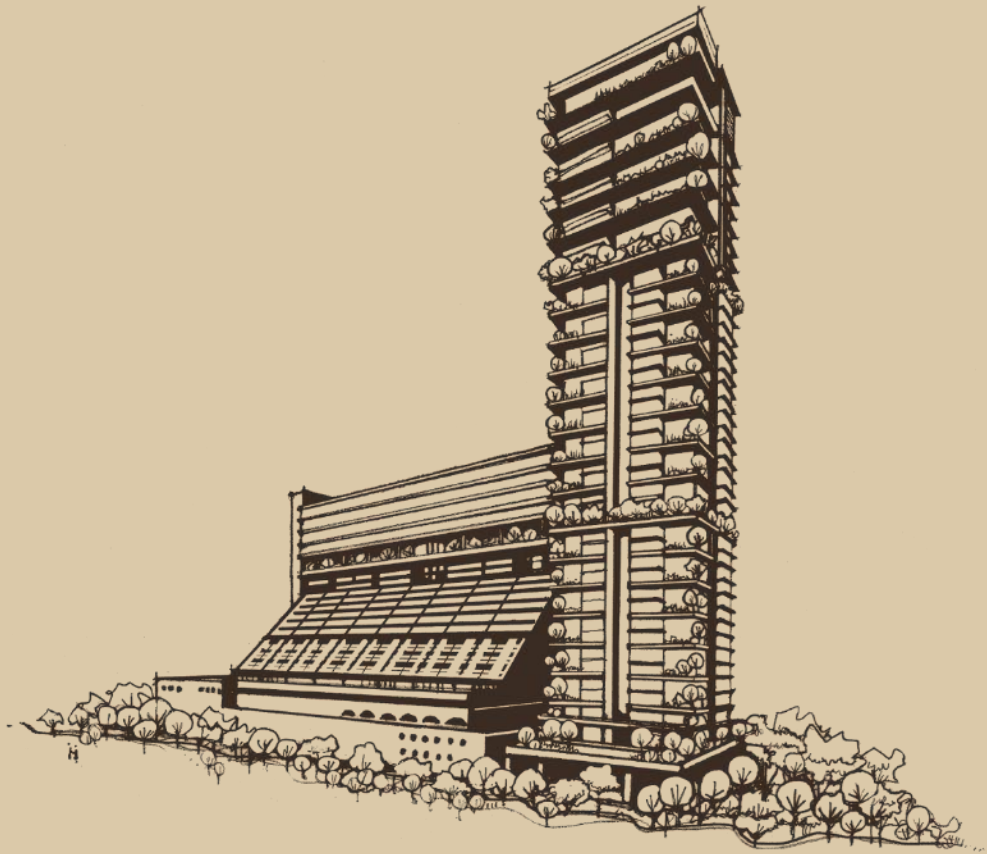


FOR INTERNAL CIRCULATION ONLY



AUREA



AUREA

RESIDENCES AT GOLDEN MILE SINGAPORE
PROJECT FACTSHEET

Artist Impression of The Golden Mile and Aurea courtesy of DP Architects

Disclaimer: Information is as at 14 Jan 2025. All information is subject to change at the developer's discretion and does not form any part of the contract.

I.

PROJECT INFORMATION

AUREA | A VISIONARY HOME FOR LIFE'S CHERISHED MOMENTS

AUREA & THE GOLDEN MILE



View from Nicoll Highway

GOLDEN MILE COMPLEX – HISTORY, DESIGN AND VISION



Image licensed by GMC Property Pte. Ltd.

Golden Mile Complex (GMC) is the first large-scale modern building to be listed as a conserved building in Singapore. Originally completed in 1973, the main structures and façade are to be retained to keep its identity and relationship within the existing urban context. In the conservation and design of the GMC, with Studio Lapis, the conservation specialist consultants, we aim to establish clear principles, position and approach through the design intervention.

Beyond recognizing key requirements from URA to retain core characteristics in the formal expressions of the building, a matrix of pattern language consisting architectural components, features and details tracing to original visuals, records and project archive was developed. This repertoire of character defining elements develops the design language in adding new layers, from features, and motifs. In addition, a further enriched palette of landscape, new materiality and tactility distinguishes the old and new characteristic elements.

The complex will be rejuvenated as **The Golden Mile (TGM)** with retail spaces, offices, medical units. **A new residential tower, Aurea**, will be built adjacent and linked to The Golden Mile via an elevated link bridge.

The conservation and rehabilitation of the existing building with new adaptive reuse not only provide opportunities to retain the rich architectural heritage through character defining spatial and formal elements, it also offers new potential to rethink and rehabilitate the structure for new uses and even enhanced expressions. To continue as a refreshed national icon for the next 50 years, this project lends an opportunity to enrich the vision of a future Singapore city that is even more dynamic, inclusive and sustainable.

AUREA – DESIGN ETHOS



Artist's Impression

View from Nicoll Highway

Central to the design ethos of Aurea is the idea of 'Balance and Harmony' – in all aspects this fundamental philosophy is applied to the crafting of experiences.

Residents can find solace in the beauty of the natural world from the comfort of manmade enclosures – the delicate equilibrium between opposites is always artfully balanced to create a sense of clarity, inner calm and peace from our surroundings.

Aurea is perfectly balanced between Nature and Urbanity – it stands at the threshold of the vast expanse of Marina Bay and Straits beyond with the bustling central core of the city as a vibrant backdrop.

Its architectural bearing aptly depicts the duality of nature versus craftsmanship – verdant sky gardens thrive richly in counterpoint to placid shelves of Euclidean geometry. Deep verandas shade cool interiors from harsh direct equatorial sunlight and torrential rain whilst channeling sea breezes from the marina deeper into habitable spaces.

A diverse range of spaces are designed across the different sky terraces, on levels 3, 17 and 33, providing multifarious experiences with amenities for all occasions.

THE DESIGNER – DP ARCHITECTS



Images courtesy of DP Architects

Named one of Singapore's top 10 architecture firms, DP Architects is a homegrown practice behind notable projects like Golden Mile Complex, Esplanade—Theatres on the Bay, The Fullerton Bay Hotel, and Singapore Sports Hub.

Committed to creating quality environments that enrich the lives of people, the practice continues to rethink liveability while prioritising sustainable design to uplift communities, and elevate social and environmental well-being.

DP Architects has also been recognised for the 19th consecutive year as one of Singapore's leading architecture firms at the BCI Asia Awards 2024.

DEVELOPMENT INFORMATION

PROJECT DETAILS

Project Name	<ul style="list-style-type: none">Residential: AureaCommercial: The Golden Mile
Developer	GMC Property Pte. Ltd. (JV between Perennial Holdings, and Far East Organization)
Description	Mixed-use development comprising of Residential, Retail, Offices, and Medical Units
Tenure	99 years commencing from 18 November 2024
District	District 7
Location	Beach Road
Address	<ul style="list-style-type: none">Residential: 802 Beach Road, Singapore 199980Commercial: 800 Beach Road, Singapore 199979
Site Area	13,462.30 sqm / 144,908 sq ft
Overall Gross Plot Ratio	5.6
Permissible Gross Floor Area (GFA)	75,388.88 sqm (excl. bonuses)
GFA Distribution	<ul style="list-style-type: none">Residential: 23,325.90 sqmOffice: 37,600.00 sqmMedical: 3,000.00 sqmRetail: 11,462.98 sqm
No. of Towers	<ul style="list-style-type: none">Residential: 1 tower (new build)Commercial: 1 tower (conserved building)
No. of Storeys	<ul style="list-style-type: none">Residential: 45 storeys and 3 basementsCommercial: 21 storeys and 1 basement
Total No. of Units	<ul style="list-style-type: none">Residential: 188 unitsCommercial: 156 units (Office) and 19 units (Medical)
Total No. of Carpark Lots	<ul style="list-style-type: none">Residential: 129 lots + 3 accessible lotsCommercial: 178 lots + 3 accessible lots
No. of EV Charging Lots	Residential: 4 lots
No. of Motorcycle Lots	Nil
No. of Visitor Lots	Nil
No. of Bicycle Lots	Residential: 48 lots

DEVELOPMENT INFORMATION (CONTINUED)

COMPLETION DATES

Estimated TOP Date	Q2 2029
Expected Vacant Possession Date	31 Mar 2030
Expected Legal Completion Date	31 Mar 2033
Building Plan Approval No.	A1207-00001-2023-BP01 (Approved 18/10/2024) A1207-00001-2023-BP02 (Approved 22/11/2024) TBA
Developer’s Licence No.	C1497

PROJECT CONSULTANT TEAM

Architect	DP Architects Pte Ltd
Conservation Specialist	Studio Lapis Conservation Pte Ltd
Landscape Architect	DP Green Pte Ltd
Civil & Structural Engineer	KCL Consultants Pte Ltd
Mechanical & Electrical Engineer	Rankine&Hill (Singapore) Pte Ltd
Quantity Surveyor	Rider Levett Bucknall Consultancy Pte Ltd
Acoustic Consultant	Arup Singapore Pte Ltd
ESD Consultant	DP Sustainable Design Pte Ltd
Facade Consultant	Building Facade Group
Fire Engineering	LKH Fire Engineering Pte Ltd
Lighting Consultant	Meinhardt Light Studio
Signage Consultant	Endpoint APAC Pte Ltd
Traffic Consultant	TSM Consultancy Pte Ltd
Sales Gallery Interior Designers	Super Fat Designs Pte Ltd (Residential Gallery) MassoneOng Pte Ltd (Residential Showunits) Studio HBA (Main Gallery + Show Office) DP Design Pte Ltd. (Commercial Gallery + Show Office)

UNIT MIX OVERVIEW

RESIDENTIAL UNIT MIX (SUBJECT TO CHANGE)

SUBJECT TO FINAL SHARE VALUE APPROVAL

Collection		Unit Type		No. of Units			Approx. Unit Size		Approx. Share Value per Unit	Estimated Maintenance Charges per month
							sqm	sqft		
PRESTIGE	L4 - L32	2BR	B1 B1H	13 15	28	84	59	635	12	\$432
			B2 B2H*	13 15	28		60	646		
			B3 B3H	13	28		66	710		
		3BR	C1 C1H	13 15	28	28	93	1,001		
SIGNATURE	L4 - L32	4BR	D1 D1g D1H D1Hg*	7 6 8 7	28	56	134	1,442	15	\$540
			D2 D2g D2H D2Hg*	7 6 8 7	28		167	1,798	17	\$612
SKY VILLA	L34 - L42	5BR	E1	9	9	18	266	2,863	21	\$756
			E2 E2g	5 4	9		302	3,251	23	\$828
	L43 - L45	Penthouse	PH1	1	1	2	521	5,608	29	\$1,044
			PH2	1	1		819	8,816	40	\$1,440
Total No. of Units						188				



Note

- 1. "g" suffix denotes unit adjacent to communal planter i.e. D1g, D1Hg, D2g, D2Hg, E2g
- 2. "H" suffix denotes unit at L18 – L32 with higher ceiling i.e. B1H, B2H, C1H, D1H
- 3. * denotes showunit types

LOCATION – OVERVIEW



LEGENDS

 Marina Bay Sands	 Capitol Singapore	 Singapore Flyer	 Sentosa Island
 CHIJMES	 Sports Hub	 Gardens by the Bay	 Parks
 Suntec City	 The Fullerton Hotel	 Esplanade – Theatres on the Bay	 MRT Stations
 Raffles City	 Fullerton Bay Hotel		

LOCATION – CONNECTIVITY & AMENITIES

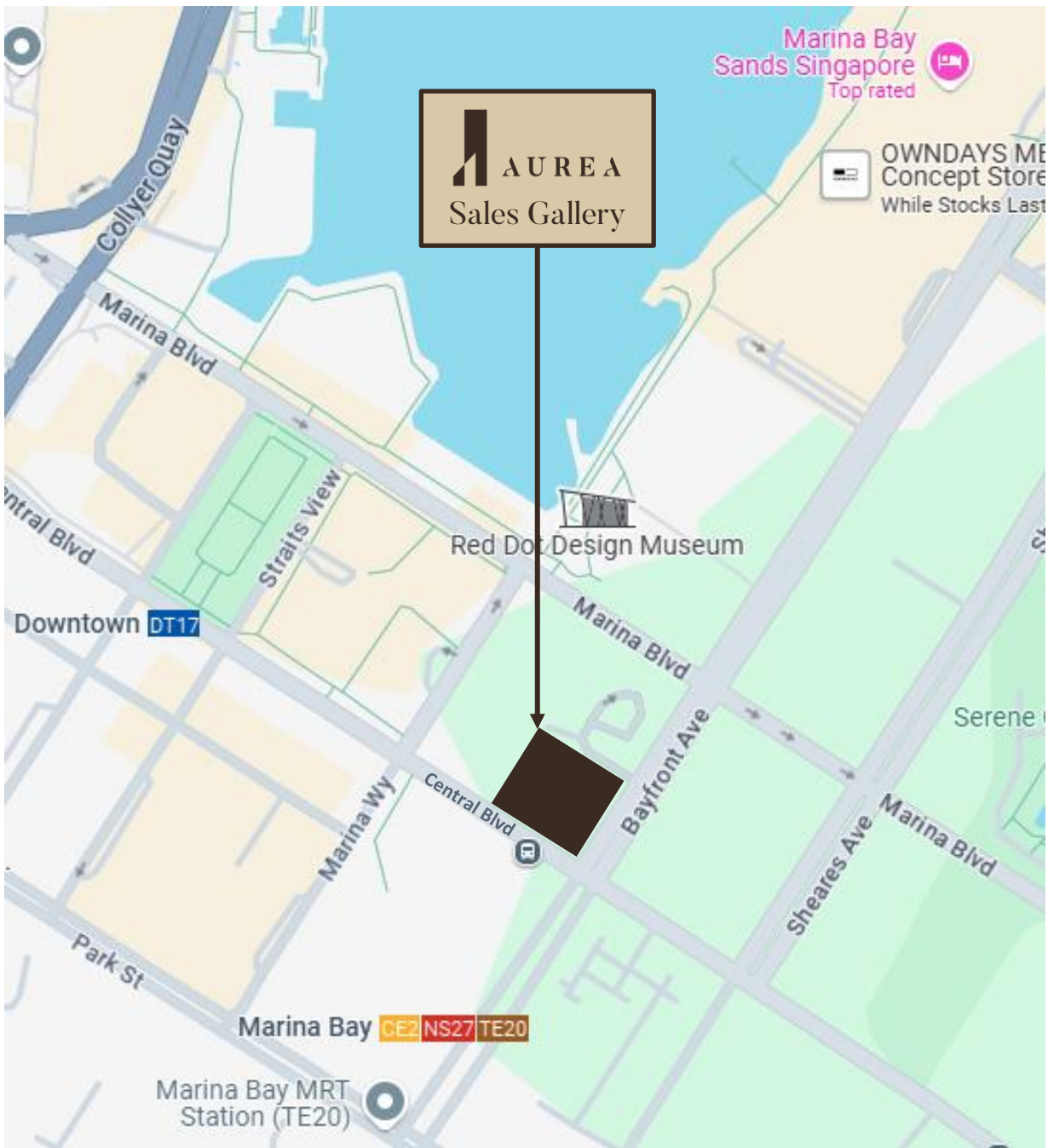
	Location	Estimated travelling time/distance
Transportation	Nicoll Highway MRT Station (Circle Line)	5 mins’ walk / approx. 0.4 km
	Lavender MRT Station (East-West Line)	9 mins’ walk / approx. 0.8 km
Retail / F&B	Golden Mile Food Centre	2 mins’ walk / approx. 0.2 km
	North Bridge Road Market	6 mins’ walk / approx. 0.5 km
	Kampong Glam Heritage District	9 mins’ walk / approx. 0.8 km / based on Istana Kampong Glam.
	Bugis Junction	3 mins’ drive
	Raffles City	3 mins’ drive
	Suntec City	4 mins’ drive
	Kallang Wave Mall	5 mins’ drive
	The Shoppes at Marina Bay Sands	6 mins’ drive
	Orchard Road Shopping Belt	8 mins’ drive
Leisure (Recreation, Parks, Nature, Entertainment)	Kallang Riverside Park	3 mins’ walk / approx. 0.3 km
	Esplanade – Theatres on the Bay	5 mins’ drive
	Singapore Swimming Club	8 mins’ drive
	Singapore Sports Hub	9 mins’ drive
	Singapore Indoor Stadium & Future Indoor Arena (u/c)	9 mins’ drive
	Gardens by the Bay	9 mins’ drive
	Sands Expo and Convention Centre	10 mins’ drive

LOCATION – CONNECTIVITY & AMENITIES

	Location	Estimated travelling time/distance
Education	HWA International School – MSQ Campus	3 mins’ drive
	Kapan city campus @ Odeon	3 mins’ drive
	Nanyang Academy of Fine Arts (NAFA) – Bencoolen	3 mins’ drive
	Invictus International School – Centrium Square Campus	4 mins’ drive
	Kaplan city campus @ Wilkie Edge	4 mins’ drive
	LASALLE College of the Arts – McNally Campus	4 mins’ drive
	Singapore Management University (SMU)	4 mins’ drive
	School of the Arts (SOTA)	5 mins’ drive
	Farrer Park Primary School	6 mins’ drive
	Hong Wen School (Primary)	6 mins’ drive
	St Margaret’s Primary	6 mins’ drive
	Anglo-Chinese School (Junior)	7 mins’ drive
	Kong Hwa School	7 mins’ drive
	Dunman High School	8 mins’ drive
	Future Singapore Sports School (Relocation to Kallang)	9 mins’ drive
	Outram Secondary School	9 mins’ drive
	EtonHouse International School (Orchard)	11 mins’ drive
Financial and Business Hubs	Business District – Bugis/Beach Road	2 mins’ drive
	Central Business District – Shenton Way/Raffles Place/MBFC	7 mins’ drive
Medical	Raffles Hospital	2 mins’ drive
	Farrer Park Hospital	4 mins’ drive
	Mt Elizabeth Hospital (Orchard)	11 mins’ drive
	Singapore General Hospital	11 mins’ drive

AUREA & THE GOLDEN MILE SALES GALLERY LOCATION

Sales Gallery Address: 10A Central Lane 1, S019927



DEVELOPERS' INFORMATION



Perennial Holdings Private Limited (“Perennial Holdings”) is an integrated real estate and healthcare company headquartered in Singapore. As a real estate owner, developer, and manager, Perennial Holdings focuses strategically on large-scale integrated transit-oriented developments and mixed-use developments, many of which are ‘live, work, and play’ one-stop destinations. As a healthcare services owner, operator and manager, Perennial Holdings focuses on hospitals and medical centres, healthcare hubs, and eldercare and senior housing. The company has a presence in China, Singapore, Malaysia, and Indonesia, with a real estate portfolio spanning approximately 80 million square feet in total gross floor area and a healthcare portfolio across 14 cities in China with over 23,000 beds.

Landmark integrated developments within its portfolio include Hangzhou West High Speed Railway (HSR) Integrated Development, comprising the tallest building in Hangzhou, Beijing Tongzhou Integrated Development, comprising the second tallest office building in Tongzhou District, and Perennial International Healthcare and Business City (Tianjin South HSR Station), the world’s first integrated eldercare, medical care and hospitality HSR transit-oriented development, in China; The Skywaters, Singapore’s tallest building and first supertall skyscraper (above 300m), and Capitol Singapore, a heritage icon comprising three conservation buildings, in Singapore; as well as The Light City, a mega waterfront destination with the largest convention centre in Penang, Malaysia.

 perennialholdings.com



Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong-based sister company Sino Group, they are one of Asia’s largest real estate groups, with operations in Singapore, Malaysia, Australia, Japan, China (Mainland and Hong Kong), Taiwan and USA.

Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. Far East Organization includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited.

Far East Organization is the winner of 14 FIABCI World Prix d’Excellence awards, the highest honour in international real estate.

 fareast.com