



FOR IMMEDIATE RELEASE

M+S celebrates topping out of award-winning integrated development DUO (双景坊)

- As the largest integrated development in the fast changing Ophir-Rochor precinct, DUO is set to elevate the area into a premium city destination
- To date, DUO has secured the biggest office leasing deal of 2015 of almost 100,000 sq ft and a 95 per cent take up rate for its residential tower
- DUO Tower will be the only Grade-A office, offering the largest floor plates of up to 31,000 sq ft in the Ophir-Rochor micromarket. It will also be home to the first Andaz hotel in Southeast Asia by Hyatt



DUO's topping out ceremony was officiated by (left to right) M+S Board Member, Wen Khai Meng; M+S Chairman, Tan Sri Azman Yahya; Director, Senior Managing Executive Officer, Obayashi Corporation, Makoto Kishida; and Managing Director, Obayashi Singapore Private Limited, Aik Seng Lee.

SINGAPORE (May 11, 2016) – M+S Pte Ltd (M+S), a joint venture between Malaysia's Khazanah Nasional Berhad and Singapore's Temasek Holdings, today celebrated the topping out of its premium integrated development, DUO.

In 2015, DUO secured the biggest office leasing deal of the year of almost 100,000 square feet (sq ft). To date, DUO has secured pre-commitments for its offices from global MNCs in the financial, biomedical, serviced office industries, among others. The development's residential component has also achieved a high take up rate of 95 per cent, despite the current challenging outlook in the property and commercial market.

Held at the rooftop of DUO Tower, the development's office building, M+S Chairman Tan Sri Azman Yahya took part in the topping out ceremony together with M+S board member Mr Wen Khai Meng, and contractors Obayashi Corporation and Obayashi Singapore Private Limited.

"We have reached an important milestone as we celebrate the topping out of DUO, an iconic landmark. More than a building, DUO is symbolic of the strong partnership and historical ties between Singapore and Malaysia. I am proud that this legacy will soon be appreciated by current and future generations," said Tan Sri Azman Yahya, Chairman of M+S.

"In DUO, we have created a truly special project which sits firmly at the axis of Ophir-Rochor's rich heritage and its exciting vision for the future. We look forward to welcoming global multinational occupants, residents and hotel guests through our doors and I am proud that DUO has done well to attract concepts new to Singapore, including the first Andaz hotel in Southeast Asia. Upon the completion of the North-South Expressway, DUO will be at the heart of the district. We are confident that the development will play a key role in transforming Ophir-Rochor by injecting greater vibrancy into the entire area," said Ms Kemmy Tan, M+S Chief Executive Officer.

DUO, together with M+S's flagship Marina One project, forms part of the commercialisation of land parcels under the Singapore-Malaysia railway land swap deal in September 2010.

Designed by award-winning architect Ole Scheeren, DUO will be the newest and largest integrated development to be completed in the Ophir-Rochor area in the coming years. It will also be home to the only Grade-A office space in the precinct. The development is on track to achieving completion by 2017.

The 1.73 million sq ft development comprises DUO Tower, a 570,000 sq ft net lettable area of prime Grade-A, Green Mark Platinum office space; 660-unit DUO Residences; 56,000 sq ft of retail at DUO Galleria; and Southeast Asia's first 342-room Andaz hotel.

DUO Tower will offer the largest office floor plates in the Ophir-Rochor micromarket of up to 31,000 sq ft. Office occupants can enjoy exclusive amenities such as an outdoor sky terrace garden, as well as bicycle facilities including lockers, bicycle parking lots and shower facilities, in line with Singapore's vision for a car-lite city. The development's ground podium will form a green public space where pedestrians and cyclists pass through during their commute, facilitating greater mobility for cyclists as more cycling paths are introduced throughout the Ophir-Rochor vicinity.

Occupying DUO Tower's 25th to 39th floors with a rooftop infinity pool, Andaz, a boutique-inspired hotel brand by Hyatt, will be the first in Singapore and Southeast Asia. The hotel will weave the city's local culture and Ophir-Rochor's rich heritage into its aesthetics to provide guests with an inspiring, unscripted stay.

At DUO Residences, the development's premium residential component, up to 95 per cent of all units have been sold since its launch in 2013. Spanning 49 storeys, the Green Mark Gold Plus-rated residence will feature a patio gymnasium, 50-metre lap pool, sky pool, children's pool, jacuzzi, teppanyaki terraces and function room.

Located on the ground podium and surrounded by lush park-like spaces, DUO Galleria will offer a curated range of retail and lifestyle conveniences for residents, office tenants, hotel guests and visitors.

“By introducing a development of this scale to the Ophir-Rochor district, DUO will be a catalyst of growth, changing the demographics of the precinct by bringing in a new professional working crowd, residents as well as boutique retail experiences to the area. This is in line with the Urban Redevelopment Authority’s vision to transform the area into an exciting commercial and lifestyle hub that complements the existing Central Business Districts in Raffles Place and Marina Bay,” concluded Ms Tan.

As the tallest building in the vicinity, both towers will offer panoramic views of the city, sea and the Kampong Glam conservation district nearby. DUO will be connected via underground pedestrian networks to Bugis MRT Station, which is serviced by two major lines – the East West Line and Downtown Line.

DUO has been recognised internationally with an award in the “Best Futura Project” category at the 2012 MIPIM Asia Awards, an acknowledgement that celebrates excellence and innovation in real estate development.

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About M+S Pte Ltd

Owned 60:40 by Khazanah and Temasek respectively, M+S Pte Ltd. was set up on 27 June 2011 to develop Marina One and DUO; two integrated developments in Singapore. DUO (www.DUOsingapore.com) located at Ophir-Rochor with a total gross floor area of approximately 1.73 million square feet will comprise close to 570,000 square feet Grade-A office space, 56,000 square feet retail space, 660 premium residential apartments and a 5-star hotel. Marina One (www.marinaone.com.sg) located at Marina Bay with a total gross floor area of approximately 3.67 million square feet will comprise close to 1.88 million square feet of prime Grade-A office space, 140,000 square feet retail space and 1,042 luxury residential apartments.

CONTACT:

Claire Yong
Senior Account Manager
Ogilvy Public Relations Singapore
(+65) 6213 7690
claire.yong@ogilvy.com

Cheryl Tay
Associate
Ogilvy Public Relations Singapore
(+65) 6213 6977
cheryl.tay@ogilvy.com