

PRESS RELEASE

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M+S unveils award-winning mixed-use integrated development at Ophir-Rochor: DUO (双景坊), where culture and heritage meld with the pulse of the city

Singapore, 14 November, 2012 19.00 – M+S Pte Ltd today unveiled the design of an integrated development at Ophir-Rochor, the up-and-coming new downtown that complements the Marina Bay and Raffles Place business clusters.

Designed by internationally acclaimed architect Ole Scheeren and due for completion in 2017, DUO (双景坊) will consist of two towers: one housing 660 premium residences; the other offering prime Grade A office space designed to meet a Green Mark Platinum rating, a five-star hotel, and a unique retail gallery, all set within a park-like environment.

The name DUO reflects the two towers at the heart of the development and the architect's vision to create a design that relates to the contemporary aspects of the neighbouring CBD and the historical surroundings of Kampong Glam. DUO is developed by M+S, a joint investment by Khazanah and Temasek, with CapitaLand Limited and UEM Land Holdings appointed as project managers.

"We are committed to delivering a development that strikes a sensitive balance between the preservation of this significantly historical and vibrant area while at the same time enhancing it with mixed-use facilities that are relevant to the future needs of Singapore," said Tan Sri Azman Yahya, Chairman of the Board of Directors of M+S.

"Striking a balance is challenging but we are confident of meeting the task with our team of local and international consultants together with our design architect, Mr. Ole Scheeren. DUO will provide a 24/7 live-work-play lifestyle at the new centre of growth in the city. We are confident that it will attract both local and foreign residential buyers looking for a sound investment, and businesses seeking Grade A commercial space with excellent facilities and connectivity at competitive pricing," he added.

With a gross floor area of about 1.8 million square feet, DUO will be directly connected to the Bugis MRT interchange's East West Line and upcoming Downtown Line via underground pedestrian linkways, providing easy access to the Central Business District, Marina Bay and major shopping, dining and entertainment areas at Orchard Road and the Singapore River.

Introducing the design concept, Mr Scheeren said "The development incorporates environmental strategies through passive and active energy-efficient design and naturally ventilated spaces. The building's orientation is optimised to prevailing sun and wind angles, while the concave building massing captures and channels wind flows through and across the site, fostering cool microclimates within the shaded outdoor spaces.

Leisure zones and gardens act as a connector between multiple transport hubs and establish a flow of tropical green and lively communal activity, accessible to the public 24 hours a day. A plaza, carved into the centre of the towers and strategically incorporating the neighbouring building as part of its perimeter, forms a new public nexus between the historic district of Kampong Glam and the extension of the city's



commercial corridor.

DUO's two towers are not conceived as autonomous objects, but defined by the spaces they create around them. The design forms a public nucleus that not only respects but actively integrates its surrounding urban fabric." Mr. Scheeren added.

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

Mr Scheeren is responsible for some of the world's most iconic buildings, including the China Central Television Headquarters CCTV in Beijing, the MahaNakhon tower in Bangkok, Angkasa Raya in Kuala Lumpur, and The Interlace in Singapore.

The new development has been met with anticipation in the property scene. "We are expecting strong interest in DUO given its unique design, range of integrated components, quality interiors and a unique location that combines inner-city convenience with great connectivity to the rest of the island," said Mr Joseph Tan, CBRE Executive Director, Residential.

"The residential tower is probably the tallest in the vicinity, offering panoramic views towards the city, sea and Kampong Glam while the office space provides the largest floor plate in the micro market and flexible layouts that caters to different market segments.

"As people's personal and working lives get busier they seek convenience and with DUO they can be sure that everything they need is at their doorstep," he said.

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About M+S Pte Ltd

Owned 60:40 by Khazanah Nasional Berhad and Temasek Holdings (Private)Limited respectively, M+S Pte Ltd will develop four land parcels in Marina South and two land parcels in Ophir-Rochor in Singapore, each as an integrated development. An indirect wholly-owned subsidiary of UEM Land Holdings Berhad (www.uemland.com) (“UEM Land”) which is a real estate company within Khazanah’s portfolio, and CapitaLand - one of Asia’s largest real estate companies - have been appointed to oversee the marketing and development of the project at Ophir-Rochor.

About Buro Ole Scheeren

Ole Scheeren is the leading architect behind innovative projects of civic scale and public ambition such as the China Central Television CCTV Headquarters and Television Cultural Centre TVCC in Beijing, and The Interlace in Singapore.

Buro Ole Scheeren is currently working on a range of city-defining structures and cultural projects, including an arts center near the Forbidden City in Beijing; Angkasa Raya, a 268 meter tall building of floating rectangular volumes in the heart of Kuala Lumpur; with construction underway on Mahanakhon, soon to be Bangkok’s tallest skyscraper.

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