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Miscellaneous

* Asterisks denote mandatory information

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>> Announcement Details

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Announcement Title * CDL UNVEILS FIRST CARBONNEUTRAL® DEVELOPMENT IN SINGAPORE & ASIA PACIFIC – 11 TAMPINES CONCOURSE

Description Please refer to the attached news release issued on 8 July 2009.

Attachments

 [07-08_TampinesConcourse.pdf](#)
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NEWS RELEASE

8 July 2009

CDL UNVEILS FIRST CARBONNEUTRAL[®] DEVELOPMENT IN SINGAPORE & ASIA PACIFIC – 11 TAMPINES CONCOURSE

In support of the Government's strategy for sustainable development in Singapore, City Developments Limited (CDL) as a green developer, is taking an affirmative step, setting yet another milestone for Singapore in environmental sustainability.

Today, at a ceremony officiated by Guest-of-Honour, Mr Mah Bow Tan, Minister for National Development, CDL's newly-completed 11 Tampines Concourse was unveiled as the first CarbonNeutral[®] development in Singapore and Asia Pacific.

The establishment of Tampines Concourse as a CarbonNeutral[®] development represents a natural progression of CDL's commitment towards building greener properties. It is a forward-looking approach towards long-term sustainability.

Mr Kwek Leng Joo, Managing Director of CDL, explained the Group's bold move, "This voluntary initiative reaffirms our commitment to reduce our carbon footprint. For many years now, we have been consciously monitoring and taking deliberate efforts to reduce our carbon emissions as part of our Environmental, Health and Safety policy. Carbon offsetting is relatively new in this part of the world and being the first to foray into uncharted territory, we hope to encourage more Singapore corporations to take a stronger stand in tackling climate change. In addition to Tampines Concourse, we have also embarked on neutralizing the carbon emissions of our corporate office operations. Going CarbonNeutral[®] is in line with CDL's overall Corporate Social Responsibility (CSR) commitment."

Designed and built with environmental sustainability in mind, Tampines Concourse, awarded the BCA Green Mark Gold^{Plus} this year, is a sterling example of a green development from start to finish. Beyond sustainable design features such as an energy-efficient building envelope design and eco-friendly fittings for energy and water efficiency, concerted efforts were made to introduce innovative building materials to reduce the usage of natural resources in the construction process.

Tampines Concourse is the first building project in Singapore to be constructed with a wide range of recycled materials for its structural building components. The "Green Concrete" that was used for Tampines Concourse comprises a number of sustainable materials, namely copper slag, recycled concrete aggregates (RCA) and ground granulated blast furnace slag (GGBS). Apart from sustainable construction materials, other prominent green features include a natural day-lighting system to leverage on natural lighting in areas such as the atrium and lift lobbies. It is also the first development in Asia Pacific to incorporate an innovative, indoor non-compressor fresh air cooling system for smart temperature and humidity control. This system uses water as a cooling agent instead of ozone-depleting chemical refrigerants to cool incoming outdoor air through a natural heat exchange process. Together, these features are expected to result in energy savings of over 620,000 kWh per year, for the 108,000 lettable square feet complex, resulting in the lowering of the building's carbon footprint.

"Sustainable construction through the use of recycled materials is an excellent strategy for Singapore's continuing journey of sustainable development. It serves the twin objectives of prolonging the lifespan of our Semakau Landfill and also provides an alternative to natural materials that have to be imported. CDL's holistic approach to environmental friendliness, especially in its use of sustainable construction methods and materials, has not only made Tampines Concourse an important milestone for CDL, but also an example and benchmark for the rest of the building industry." says Dr John Keung, Chief Executive Officer of the Building and Construction Authority.

“We are happy to note that CDL has incorporated energy saving features and technologies from the design stage for this new development. This initiative is expected to result in significant energy savings for the development, and will contribute to the national efforts to improve resource efficiency. We encourage other developers to also integrate energy efficient design in their buildings”, says Mr Andrew Tan, Chairman of the Energy Efficiency Programme Office and Chief Executive Officer of the National Environment Agency.

In turning this development CarbonNeutral[®], CDL will reduce carbon emissions to “net zero” for Tampines Concourse by offsetting some 6,750 tonnes of carbon dioxide equivalent. (tCO₂-e) for 2009. The amount of CO₂-e to be offset through this exercise represents the total estimated CO₂-e generated during the construction phase (5,243 tCO₂-e) and for the first year of operations (1,507 tCO₂-e). Moving forward, the building’s carbon emissions will be measured and offset on an annual basis, which is estimated to be approximately 1,500 tCO₂-e per year.

The process of attaining CarbonNeutral[®] development status was facilitated by The CarbonNeutral Company, one of the world’s leading carbon offset and carbon management companies with a proven track record of working with 300 large organisations and 200 carbon offset projects across six continents. Underpinned by a well-recognised standard known as the Carbon Neutral Protocol, every tonne of carbon sold by The CarbonNeutral Company is guaranteed such that, any shortfall is made up for in the unlikely situation of a project failure.

Jonathan Shopley, Managing Director, The CarbonNeutral Company said, “We are privileged to be working with CDL as they extend their leadership position on sustainability by taking Tampines Concourse CarbonNeutral[®]. This means CDL plays its part in a solution to tackle climate change as they chart a course for profitable growth while reducing greenhouse gases (GHG) emissions to net zero.”

Shopley continues, “Businesses in Singapore now have a viable alternative to demonstrate their commitment to the environment by locating in Tampines Concourse.”

In the case of Tampines Concourse, the estimated CO₂ emissions generated during the construction and annual operational phases have been measured and will be offset by the purchase of carbon credits which will fund carbon offsetting projects in Asia through The CarbonNeutral Company.

For 2009, the carbon credits CDL has purchased under this exercise will fund three projects in Asia, including one renewable energy project (Guizhou Hydro Power Project in China) and two resource conservation projects (Fujian Landfill Project and Jilin Methane Power Project in China). All three projects have been verified to the international Voluntary Carbon Standard (VCS) and are pre-Clean Development Mechanism (CDM) projects.

Without the injection of carbon finance, these projects would be unviable. Beyond generating climate benefits, these projects also bring about social benefits such as employment and training opportunities, as well as improving the quality of life for the local community. This is also in line with CDL’s commitment to CSR.

Given the continual development of new carbon offsetting projects in Asia, CDL will maintain a flexible approach evaluating its portfolio of carbon offsetting projects on an annual basis, throughout the building’s lifetime.

As the first CarbonNeutral[®] development in Singapore and Asia Pacific, Tampines Concourse represents the ideal office address for like-minded businesses looking to enhance their position as an environmentally conscious company and reduce their carbon footprint.

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Please refer to attached fact sheet for details on Tampines Concourse and the portfolio of carbon offsetting projects.

For media queries, please contact:

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About City Developments Limited (CDL)

As Singapore's property pioneer, CDL is a listed conglomerate with a track record of some 22,000 luxurious and quality homes in Singapore and the region. Beyond shaping the cityscape with architectural icons such as The Sail @ Marina Bay and One Shenton, CDL has been leading the industry with green building innovation since the 1990s.

Testament to its commitment and exceptional contributions towards sustainable development, CDL was awarded the President's Award for the Environment in 2007, the inaugural Building and Construction Authority (BCA) Green Mark Champion Award in 2008 and the first and only Platinum winner of the BCA Built Environment Leadership Awards in 2009. CDL also achieved a major milestone in Corporate Social Responsibility (CSR) reporting in Singapore when it became the first corporation to publish the first GRI-checked Social and Environmental Report in Singapore in 2008.

In championing the green cause, CDL not only focuses on engaging its stakeholders and the wider community through various platforms – but also in cultivating environmental consciousness and action amongst the next generation.

More information on CDL can be found at www.cdl.com.sg

About The CarbonNeutral Company

The CarbonNeutral Company is a world leading carbon offset and carbon management business, working with over 300 major businesses and thousands of small and medium sized companies. Over the last ten years, they have purchased carbon credits from almost 200 projects spread over six continents.

CarbonNeutral® is the registered trademark of The CarbonNeutral Company and is the leading brand mark and quality standard for action on climate change. Permission to display the CarbonNeutral mark is only given to clients when CO₂ emissions have been measured and reduced to net zero through a programme implemented in accordance with The CarbonNeutral Protocol. This Protocol assures quality of offset projects, carbon footprint assessments and communication and is regularly reviewed by an Independent Advisory Group. The 'audit trail' includes an annual independent verification of CarbonNeutral programs – from contracts with carbon offset partners through to contracts with clients and everything in between.

The CarbonNeutral Company has two regional operating headquarters in New York and London, as well as offices in Singapore and San Francisco, and a network of affiliates in Japan, Canada, France and UAE.

The CarbonNeutral Company is a founding member of The International Carbon Reduction and Offset Alliance (ICROA), which provides leadership and a unified voice advocating for rigorous industry standards www.icroa.org.

More information on The CarbonNeutral Company can be found at www.CarbonNeutral.com

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FACT SHEET



11 TAMPINES CONCOURSE

Designed and built with environmental sustainability in mind, 11 Tampines Concourse will offer a total of about 108,000 square feet of lettable quality office space across 3 storeys, enhanced with eco-friendly features.

Beyond sustainable design features such as an energy-efficient building envelope design and eco-friendly fittings for energy and water efficiency, concerted efforts were made to introduce innovative building materials to reduce the usage of natural resources in the construction process.

CDL invested approximately 3.8% of the total construction cost into the development of the complex's numerous green innovations, which is expected to result in energy savings of over 620,000 kWh per year. The building was awarded the BCA Green Mark Gold^{Plus} in 2009.

11 Tampines Concourse is located near Tampines Regional Centre, and is well-served by public transport and enjoys easy access to major expressways.

The project obtained its Certificate of Statutory Completion in March 2009.

GREEN FEATURES	BENEFITS
<p>Designed for Energy Efficiency</p> <ul style="list-style-type: none"> ▪ First building in Asia Pacific to incorporate an innovative, indoor non-compressor fresh air cooling system for smart temperature and humidity control ▪ Extensive facade and roof greening with vertical greening area of 2,504m² and green roof system of 1,921m² ▪ Natural day-lighting system in common areas allows for maximum daylight penetration at atrium and lift lobbies while specially-designed light shaft and sun pipes are installed in the restrooms ▪ Installation of photocell sensors at every floor automatically regulate use of artificial lighting on overcast days 	<ul style="list-style-type: none"> ▪ Estimated energy savings of 42,000 kWh per year based on temperature of the common areas set at 26°C ▪ Mitigate urban heat island effect and solar heat gain ▪ Estimated energy savings for entire building to amount to over 620,000 kWh per year ▪ Equivalent to estimated reduction of 325 tCO₂-e per year
<p>Designed for Water Efficiency</p> <ul style="list-style-type: none"> ▪ Water-efficient fittings are installed in all the restrooms (under PUB's Water Efficiency Labelling System) and it is the first office building in Singapore fully fitted with waterless urinals ▪ Nano-coating applied on waterless urinals for deodorisation and sterilisation and ease of maintenance 	<ul style="list-style-type: none"> ▪ Reduces potable water usage and operational costs ▪ Estimated water savings of approximately 280m³ per year
<p>Sustainable Construction Methodology Site / Project Development and Management Practices</p> <ul style="list-style-type: none"> ▪ First building in Singapore constructed with extensive use of recycled materials for structural building components. The "Green Concrete" used in Tampines Concourse comprises a number of sustainable materials, namely copper slag, recycled concrete aggregates (RCA) and ground granulated blast furnace slag (GGBS) ▪ Reduction in use of natural materials such as timber for formwork ▪ Monitor and set targets to reduce water and energy consumption during construction phase ▪ Achieved zero potable water for construction with 	<ul style="list-style-type: none"> ▪ Reduces CO₂ emissions ▪ Promotes conservation of natural resources

<p>rainwater recycling and waste water treatment system</p> <ul style="list-style-type: none"> ▪ Use of environmentally-friendly materials such as drywall partitions, non-chemical anti-termite system and recycled pre-cast concrete kerbs, drains, etc 	
<p>Designed for Good Indoor Environmental Quality and Environmental Protection</p> <ul style="list-style-type: none"> ▪ Use of non-chemical anti-termite treatment to prevent subterranean termite attack ▪ Use of low VOC paints for all internal walls and ceilings 	<ul style="list-style-type: none"> ▪ Improve occupational health and comfort of building's users

DEVELOPMENT DETAILS	
Project Name	11 Tampines Concourse
Developer	City Developments Limited
Address	11 Tampines Concourse, Singapore 528729
Development Layout	3-storey office building
Tenure of Land	15-year leasehold
Site Area	11,520.9 square metres (124,011 square feet)
Gross Floor Area	11,520 square metres (124,001 square feet)
Number of Car Park Lots	58 Lots (including 2 handicap lots & 3 Hybrid car lots)
Completion	March 2009 (Certificate of Statutory Completion received)
Architect	Architects 61 Pte Ltd
Builder	Dragages Singapore Pte Ltd
M&E Engineer	Conteem Engineers Pte Ltd
C&S Engineer	LSW Consulting Engineers
Quantity Surveyor	KPK Quantity Surveyors