



Developed and Managed by:
CITY DEVELOPMENTS LIMITED

For immediate release

City Square Mall Anchors Key Tenants

Close to 70 per cent of mall leased out a year ahead of opening

Singapore, 1 September 2008 – City Developments Limited (CDL), one of Singapore's largest property developers, announced that close to 70 per cent of its tenancy has been filled at **City Square Mall**, the Group's newest shopping centre at the fringe of the city. The Group is also proud to announce that **nine anchor tenants** of this eleven-storey retail and lifestyle mall have been confirmed. They are:

1. Metro (department store)
2. NTUC FairPrice (supermarket)
3. Best Denki (electrical goods)
4. Kopitiam (international food court)
5. MindChamps PreSchool (pre-school & children's enrichment)
6. Amore Fitness & Boutique Spa (fitness & wellness)
7. V.Hive (home furnishings)
8. POPULAR (books & music)
9. Banquet (halal food court)

With over 250 shops, the 700,000 sq ft award-winning City Square Mall will be one of the largest malls in Singapore when it opens in the fourth quarter of 2009. Strategically located in the Little India/Farrer Park precinct, which is one of the top three tourist spots in Singapore, the family-friendly mall will be particularly accessible to shoppers along the North-East MRT line as it is directly connected to the Farrer Park MRT Station. It will feature a department store, a supermarket, international and halal food courts, a pre-school and children's enrichment centre, fitness and wellness centre, home furnishings, books and music store, more than 50 F&B outlets, fashion and accessory outlets, sporting goods stores, as well as personal and family-oriented services such as banks and clinics.



Developed and Managed by:
CITY DEVELOPMENTS LIMITED

Said Mr Chia Ngiang Hong, Group General Manager of CDL, “City Square Mall will be the first major shopping mall built by CDL following the success of **Lot 1 Shopping Mall in Choa Chu Kang**. We are heartened that the Mall has received such strong support from our tenants. This is indeed a good start to our leasing efforts. With the mall’s shopper-friendly design, carefully planned layout, **comprehensive tenant mix and scale of offerings for a one-stop shopping and dining experience**, we’re optimistic in achieving our target of attracting at least 1.3 million footfalls per month.”

“We are excited about expanding our presence in this historic area,” said Mrs Wong Sioe Hong, Managing Director, Metro (Private) Limited. “It will be a friendly-family store in the suburbs for the suburban shoppers. And we look forward to providing our customers in this vicinity with a wider selection of affordable yet up-to-date merchandise.”

NTUC FairPrice Managing Director (Group Business) Mr Seah Kian Peng said:

“As a socially-responsible retailer, we’re pleased to be part of the award-winning eco-friendly City Square Mall. FairPrice City Square Mall will be our pilot eco-friendly supermarket, with a host of green features. These include dedicated checkout lanes for shoppers with reusable bags, motion-sensor lighting in the store office and storeroom as well as energy-efficient LED lighting in chillers and freezers. It will also have an organic section with environmentally-friendly products such as our housebrand Pasar Organic produce.”

City Square Mall, **Singapore’s first eco-friendly mall set in a park-like setting**, will have state-of-the-art green building features and architecture that reflect CDL’s building philosophy. Design **elements reflecting natural garden features** will create a unique, welcoming environment. The Mall will boast ‘green’ features such as eco-restrooms that save water and electricity, an eco-roof that will harness solar power and rainwater, a pneumatic refuse collection system to separate wet and dry refuse for recycling purposes and more. (Please see Editor’s notes for list of green features)



Developed and Managed by:
CITY DEVELOPMENTS LIMITED

City Square Mall is the first private sector building project to be awarded the BCA Green Mark Platinum, the highest rating awarded to green buildings for environmentally-sustainable building practices and innovative green features. It is projected to reduce its energy usage by approximately 39% compared to designs using standard industry codes. It will also be the first mall in Singapore to have an integrated Urban Park. Named **City Green**, this Urban Park will not only provide a new dimension to shopping and retail, it will also serve as a learning platform for the young to appreciate our environment.

-END-

For leasing queries, please contact Tel: (65) 6258 7116 / 6877 1818.

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.

CDL is also one of the biggest commercial landlords in Singapore with over six million square feet of lettable space and controls one of the largest land banks amongst private developers.

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 and the inaugural BCA Green Mark Champion Award this year.

City Square Mall will be the Group's flagship retail mall. Designed as a prototype of an eco-friendly and community-friendly mall, the mall is a sterling reflection of CDL's progressiveness in environmentally-sustainable development.

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

36 Robinson Road #20-01 City House Singapore 068877
Tel: +65 6877 8228 | Fax: +65 6220 7514 | www.cdl.com.sg

Co. Reg. No.: 196300316Z



Developed and Managed by:
CITY DEVELOPMENTS LIMITED

Editor's notes:

1. City Square Mall Fact Sheet

Gross Floor Area (GFA):	700,000 sq ft
Net Lettable Area (NLA):	450,000 sq ft
No. of Floors:	11 storeys
No. of Carpark Spaces:	530 lots (B3 & B4)
Developer:	City Developments Limited
Expected TOP:	Third quarter 2009
Expected Mall Opening:	Fourth quarter of 2009

Concept Design: Lend Lease is appointed as the Design Architect & Retail Consultant for City Square Mall. Lend Lease designed and developed the world-acclaimed award-winning Bluewater in the UK, as well as over 20 malls around the world.

City Square Mall is envisioned as a miniature 'town centre' that is the perfect setting for people to meet, play and shop. The mall layout draws inspiration from the vibrancy of street-like retail design concept, and an adjacent park is integrated with the mall to create a constant community buzz.

Singapore's first Eco-mall: First mall in Singapore to be awarded the prestigious Green Mark Platinum by the Building & Construction Authority (BCA).

City Square Mall provides a host of state-of-the-art green building features for raising the eco-awareness among shoppers, tenants and the community as a whole, setting a new industry benchmark.

The innovative architecture and overall strategy of the development responding to issues of social responsibility, pedestrian-friendly design, transport and sustainability have enabled City Square Mall to win the 2008 Cityscape Asia Real Estate Awards for Best Developer - Retail (Future).

Urban Park: First mall in Singapore to be integrated with a 47,000 sq ft Urban Park.



Developed and Managed by:

CITY DEVELOPMENTS LIMITED

City Square Mall plans to engage the community in a far greater way than the competition, and shall be viewed as a community development; a place where residents and visitors converge to celebrate the energy and sense of belonging that characterise strong communities.

The Urban Park will be home to the winning artwork of The 2nd CDL Singapore Sculpture Award.

- Positioning:** A world-class, one-stop shopping haven offering customer-centric shopping experience and a wide array of quality, value-for-money merchandise and services that meet the aspiration and lifestyle of the mid-income shopper.
- Target Market:**
- Mid-income families
 - Young adults
 - Working population in the vicinity / along the North-east MRT line
 - Tourists
- Location:** Located at the junction of Serangoon Rd & Kitchener Rd
- Site Accessibility:**
- MRT
- Directly connected to Farrer Park MRT Station
 - 2 major MRT Lines, NE & EW, roughly 1km apart flanking the site.
 - Future Circle Line will be integrated with NEL
- Highways
- Easily accessible via the CTE, PIE, ECP, Nicoll Highway & KPE
- Major Roads
- Major arteries servicing the site include Serangoon Rd, Balestier Rd & Jalan Besar



Developed and Managed by:
CITY DEVELOPMENTS LIMITED

Consultants

Architect:	Ong & Ong Architects Pte Ltd
Main Contractor:	Kajima Overseas Asia Pte Ltd
Concept Design and Retail Consultant:	Lend Lease Retail Pte. Ltd.
Quantity Surveyor :	Davis Langdon & Seah (S) Pte Ltd
Civil & Structural Engineer :	Meinhardt (S) Pte Ltd
M&E Engineer :	Parsons Brinkerhoff Pte Ltd
Landscape Consultant :	Ong & Ong Pte Ltd
Lighting Consultant :	Parsons Brinkerhoff Pte Ltd
Energy Consultant:	G Energy Pte Ltd
Interior Design Consultant:	Lend Lease Retail Pte. Ltd.
Leasing Agent:	Lend Lease Retail Pte. Ltd.

GREEN FEATURES AT CITY SQUARE MALL
BENEFITS

<p>Designed for Energy Efficiency</p> <ul style="list-style-type: none"> ▪ Sunpath analysis for effectiveness of sunshades and wall insulation ▪ High-performance low-emissivity double glazing to reduce heat transmission ▪ High-efficiency air-conditioning plant system ▪ Lighting zoning and alternate lighting circuits for common areas ▪ Motion detectors for toilets and staircases ▪ Motion lighting sensor for vehicles at basement car park ▪ Eco green roof with solar panels and water-harvesting capabilities, ▪ Indoor greenery and landscaping to mitigate urban heat island effects ▪ Lifts, escalators and travellers designed with auto-lighting and ventilation fans and slow-down features 	<ul style="list-style-type: none"> ▪ Reduces total energy usage by approximately 39% compared to designs using standard industry codes ▪ Electricity saved per year estimated to amount to more than 11 million kWh ▪ Estimated reduction of 5,700 tonnes of carbon dioxide (CO₂) emission per year (approximately 25,000 trees are required to absorb this amount of CO₂ emission)
<p>Designed for Water Efficiency</p> <ul style="list-style-type: none"> ▪ Rainwater harvesting for plants irrigation (use of non-PUB potable water) ▪ “Eco-restrooms” with waterless urinals with “very good” to “excellent” water fitting under PUB’s Water Efficiency Labelling Scheme ▪ Recycling of condensate water from Primary Air-handling Unit for cooling tower make up ▪ Water sub-meters to monitor water consumption and leak detection 	<ul style="list-style-type: none"> ▪ Reduce operational costs ▪ Estimated cost savings of \$48,000 per year
<p>Environmentally-sustainable Site / Project Development and Management Practices</p> <ul style="list-style-type: none"> ▪ Conservation of eco-system with transplantation of existing trees ▪ Use of environmentally-friendly materials such as drywall partitions, non-chemical anti-termite system, recycled pre-cast concrete kerbs, drains, wheel stoppers, etc ▪ Use of non-PUB potable water for general cleaning on-site ▪ Treatment and recycling of silty water during construction 	<ul style="list-style-type: none"> ▪ Promotes environmental conservation with the restoration of the natural habitat for the community ▪ Saves natural resources such as sand and granite ▪ Estimated saving of 300 cubic metres of sand (equivalent to

<p>Environmentally-sustainable Site / Project Development and Management Practices (cont...)</p>	<p>approximately 50 truck loads)</p> <ul style="list-style-type: none"> ▪ Reduce usage of potable water during construction (approximately 16,800 cubic metres or equivalent to 8 Olympic-sized swimming pools)
<p>Designed for Good Indoor Environmental Quality and Environmental Protection</p> <ul style="list-style-type: none"> ▪ Installation of sensors to monitor levels of indoor carbon dioxide and carbon monoxide ▪ Designed with cooling load variations that correspond to thermal comfort ▪ Air-purging system integrated with smoke extraction system for improvement of indoor air quality 	<ul style="list-style-type: none"> ▪ Improve occupational health and comfort
<p>Design Innovations</p> <ul style="list-style-type: none"> ▪ Installation of a twin-chute pneumatic refuse collection and disposal system (for separation of food and dry waste) ▪ Rain sensors for landscape irrigation ▪ Non-chemical water treatment for cooling tower ▪ Motion sensor for lighting level control for vehicles at basement car parks ▪ Solar photovoltaic cells to light up sunken plaza ▪ Light sensors at skylight of podium block to control electrical lighting ▪ “Eco-restrooms” with waterless urinals, motion sensors for lightings and indoor planting ▪ Designated car park lots for priority parking of Hybrid cars ▪ Environmental-themed sculpture to raise public awareness on environmental conservation ▪ Real-time display of indoor environmental performance for shoppers ▪ Providing shoppers with Eco-Learning experience through labelling of eco-features within the mall and an eco-learning corner for children 	<ul style="list-style-type: none"> ▪ Odour-free and pest-free waste disposal system; twin-chutes encourage recycling amongst tenants ▪ Reduce maintenance costs



Developed and Managed by:
CITY DEVELOPMENTS LIMITED

2. List of anchor tenants in order of size:

- Metro 56,000 sq ft
- NTUC FairPrice 26,000 sq ft
- Best Denki 23,000 sq ft
- Kopitiam 23,000 sq ft
- MindChamps PreSchool 18,000 sq ft
- Amore Fitness & Boutique Spa 14,000 sq ft
- V.Hive 13,000 sq ft
- POPULAR 13,000 sq ft
- Banquet 11,000 sq ft