



NEWS RELEASE

5 January 2007

ONE SHENTON – THE FUTURE OF CITY LIVING BEGINS

An architectural sensation making its imprint on the new Singapore skyline, One Shenton, the highly anticipated residential development by City Developments Limited (CDL), will be soft-launched today.

In line with CDL's continued strategy to create high-end, architectural masterpieces, and having established its reputation and credentials for this niche segment, One Shenton will take its place proudly alongside CDL's Republic Plaza and The Sail @ Marina Bay, as yet another CDL icon to add to Singapore's architectural legacy. Multiple award-winning architect Mr Carlos Ott, making his debut in Singapore, has been commissioned to create a stunning design for One Shenton which comprises 341 luxury apartments and penthouses.

Towering majestically at 50 storeys and 43 storeys high, with its distinctive gold and silver two towers topped with iconic crowns, One Shenton is visually bonded with three sky bridges – the first of its kind here. The sky bridges accommodate duplex Sky Suites, which come with jet pools, located on 16th-17th, 26th-27th and 33rd-34th floors. These bridges include the Wellness Levels on the 24th and 25th floors which provide a Sky Gym, Spa Garden, Outdoor Fitness Area and a host of facilities.

One Shenton, with its city and waterfront views, is located in the heart of the Central Business District at the edge of Marina Bay, close to the Sands Marina Bay Integrated Resort (IR). Also in this area is the new Business Financial Centre, Gardens by the Bay and an array of convention, leisure, commercial and entertainment facilities. Raffles MRT Station and the upcoming Landmark MRT Station are only a short walk away. With all the attractions underway, this makes One Shenton an ideal development for Home Offices, where one can live, work and enjoy, right in the heart of this exciting 24/7 city.

Step into the grand lobby at One Shenton and be greeted by your doorman, have a concierge take care of your lifestyle demands while you rejuvenate yourself in the Wellness Centre. With full-height windows and balconies for most apartments, One Shenton has stylish interiors, well-designed layout and fitted with the best imported brands, providing an exceptional quality of living. Residents can indulge at Iggy's - the home-grown, award-winning, fine-dining restaurant which will be opening at One Shenton's Lobby Level. Other retail and dining services will also be available there.

Mr Kwek Leng Beng, Executive Chairman of CDL said, "CDL is proud to present One Shenton, which imbues the energy, vibrancy and timeless modernity of the city. Be one of the privileged few to be part of this iconic architectural gem. It is a momentous time in the development of Singapore. We are breathing a new lease of life into this old building, transforming it into a magnificent jewel. This will be another proud addition to our city's new skyline."

"With the limited residential housing available in the inner city, particularly those close to Marina Bay, One Shenton is a rare jewel. Its superior architectural design, stunning interiors and quality finishes will be its assets. We always believe in providing the best investment in a home. Although sited in a premium real estate parcel, One Shenton is priced attractively."

CDL will launch One Shenton at an early bird price range of \$1,500 to \$2,000 per square foot with the exception of the exclusive high floor suites and penthouses.

For sales enquiries, please visit the One Shenton Show Suites or call (65) 6220 0330.

Please refer to fact sheet enclosed for details on One Shenton.
For media enquiries, please contact:

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FACT SHEET

DEVELOPMENT DETAILS																						
Developer	CDL Land Pte Ltd (Wholly-owned Subsidiary of CDL)																					
Official Address	1 Shenton Way																					
Development Layout	A twin tower residential development with retail space on first storey Tower One: 50 storeys Tower Two: 43 storeys																					
Tenure of Land	99-year leasehold from 14 October 2005																					
Site Area	3,875.4 square metres (41,715 square feet)																					
Number of Apartments	341 Apartment Units																					
Retail Space	11 retail units (5,091 square feet)																					
Number of Car Park Lots	377 Lots																					
Configurations/Sizes	<table border="0"> <tr> <td>One-bedroom /</td> <td>142 units from</td> <td>517 – 1,001 square feet</td> </tr> <tr> <td>One-bedroom plus study</td> <td></td> <td></td> </tr> <tr> <td>Two-bedroom:</td> <td>113 units from</td> <td>904 – 1,227 square feet</td> </tr> <tr> <td>Three-bedroom:</td> <td>54 units from</td> <td>1,485 – 1,604 square feet</td> </tr> <tr> <td>Four-bedroom:</td> <td>21 units from</td> <td>1,787 – 2,271 square feet</td> </tr> <tr> <td>Sky Suite & Sky Villa:</td> <td>11 units from</td> <td>5,199 – 9,085 square feet</td> </tr> <tr> <td>(Penthouses)</td> <td></td> <td></td> </tr> </table>	One-bedroom /	142 units from	517 – 1,001 square feet	One-bedroom plus study			Two-bedroom:	113 units from	904 – 1,227 square feet	Three-bedroom:	54 units from	1,485 – 1,604 square feet	Four-bedroom:	21 units from	1,787 – 2,271 square feet	Sky Suite & Sky Villa:	11 units from	5,199 – 9,085 square feet	(Penthouses)		
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Facilities & Services	<p>Lobby Level (Ground Level):</p> <ul style="list-style-type: none"> • Concierge • Doorman • Retail and F&B outlets <p>Club Level (Level 8):</p> <ul style="list-style-type: none"> • 50m Lap Pool, Leisure Pool, Spa Pool, Wading Pool • Sun Deck • Cabanas • Lawn • Entertainment Terrace • Outdoor Gourmet Area • Terrace Decks • Social Patio • Reflection Pods • Outdoor Reading Area • Library • Games Rooms • Bridge Lounge • Refreshment/ Juice Bar • Function Room 																					

Facilities & Services (cont...)	<ul style="list-style-type: none"> • Theatrette • Landscape Feature Ponds • Laundrette <p>Wellness Levels (Levels 24 & 25)</p> <ul style="list-style-type: none"> • Sky Gym • Sky Lounge • Spa Garden • Spa Lounge • Outdoor Fitness Area • Relaxation Alcove • Yoga Terrace
Apartment Fittings	<ul style="list-style-type: none"> • Modern designer fittings throughout apartment • All apartments will be connected to the Optic Fibre Cable Backbone to be installed by SingTel. This Fibre-to-the-Home service allows residents access to a wide variety of latest technology and services at Ultra-High Speeds • Full-height windows and balconies for most apartments <p>Bedrooms:</p> <ul style="list-style-type: none"> • Contemporary Pole-System Wardrobe <p>Bathroom Fittings and Accessories:</p> <ul style="list-style-type: none"> • Accessorised by Hans Grohe Axor Uno <p>Kitchen:</p> <ul style="list-style-type: none"> • Miele cooker hood, hob and oven • Solid surface kitchen work top • Electrolux washer cum dryer • Fisher & Paykel refrigerator <p>Air-con and Lighting System: (for living / dining & master bedroom)</p> <ul style="list-style-type: none"> • Ulti Lighting Dimmer Scene Control • Ducted Air-conditioning (AC) System
Eco-friendly Green Features in the Development	<p>Energy Efficiency</p> <ul style="list-style-type: none"> • Energy efficient light fittings • Inverter AC system & multi-mode of AC controls for common areas • Extensive landscaping on club and wellness floors • Apartment balconies and planters for the Sky Suites and Sky Villas <p>Water Efficiency</p> <ul style="list-style-type: none"> • Auto flushing system for WCs at common areas • Dual flush for the toilets in apartment units • Flow regulators for taps <p>Indoor Environmental Air Quality & Environmental Protection</p> <ul style="list-style-type: none"> • Use of double-glazed glass in apartments to reduce noise from traffic • Use of low in Volatile Organic Compound (VOC) paint
Estimated Completion	September 2011

CONSULTANTS	
Design Consultant	Carlos Ott
Architect	Architects 61 Pte Ltd
Project Interior Designer	Index Design Pte Ltd
M&E Engineer	Parsons Brinkerhoff Pte Ltd
C&S Engineer	Meinhardt Group
Quantity Surveyor	KPK Quantity Surveyors (1995) Singapore Pte Ltd
Landscape Architect	Tierra Designs (S) Pte Ltd

The Architect - Carlos Ott

Carlos Ott is one of the world's leading architects with more than 35 years of experience. Winner of many international awards, Mr Ott has left his indelible architectural impression in all corners of the globe, from the Opera de la Bastille in Paris, France, to the International Airport Lago Argentino in Provincia de Santa Cruz, Argentina, to the Beijing Opera House in Beijing, China, to the Sunny Isles Residences Complex in Miami, Florida, U.S.

He designs with multiple perspectives in mind, looking through the eyes of architect, buyer, developer and marketer interchangeably. One thing that remains constant despite the variations in perspectives, however, is his architectural vision and philosophy – his singular commitment to achieving the best architectural solution, by maximising all assets of each site.

The unique style of his architecture is recognised in many countries through prestigious awards such as “Arts et Lettres” and the “Legion d’Honneur” awarded in 1986 and 1988 respectively by Francois Mitterand, the President of France, the Faculty of Architecture in Uruguay awarded him with the “Medalla de Oro” in 1990, the University of Washington with the “Distinguished Alumni Award” 1997, and the Museo de Bellas Artes in Buenos Aires with the Vitruvio Award, also in 1997.

One Shenton – Architecture of Distinction

Carlo Ott's vision was to create a vibrant atmosphere of a 21st century complex but providing all advantages possible to a varied and cosmopolitan population. The main intent was to create a thoroughly modern and unique sculptural structure with a strong silhouette and a striking façade in silver and gold that reflects the dynamic pulse of city living.

Shunning away from a regular orthogonal layout, he opted instead for a two-tower configuration that offers multiple viewing angles. One Shenton's most iconic feature, the dramatic crowns with a translucent façade, while providing spectacular views for the penthouses, completes the three-dimensional shapes of the towers.