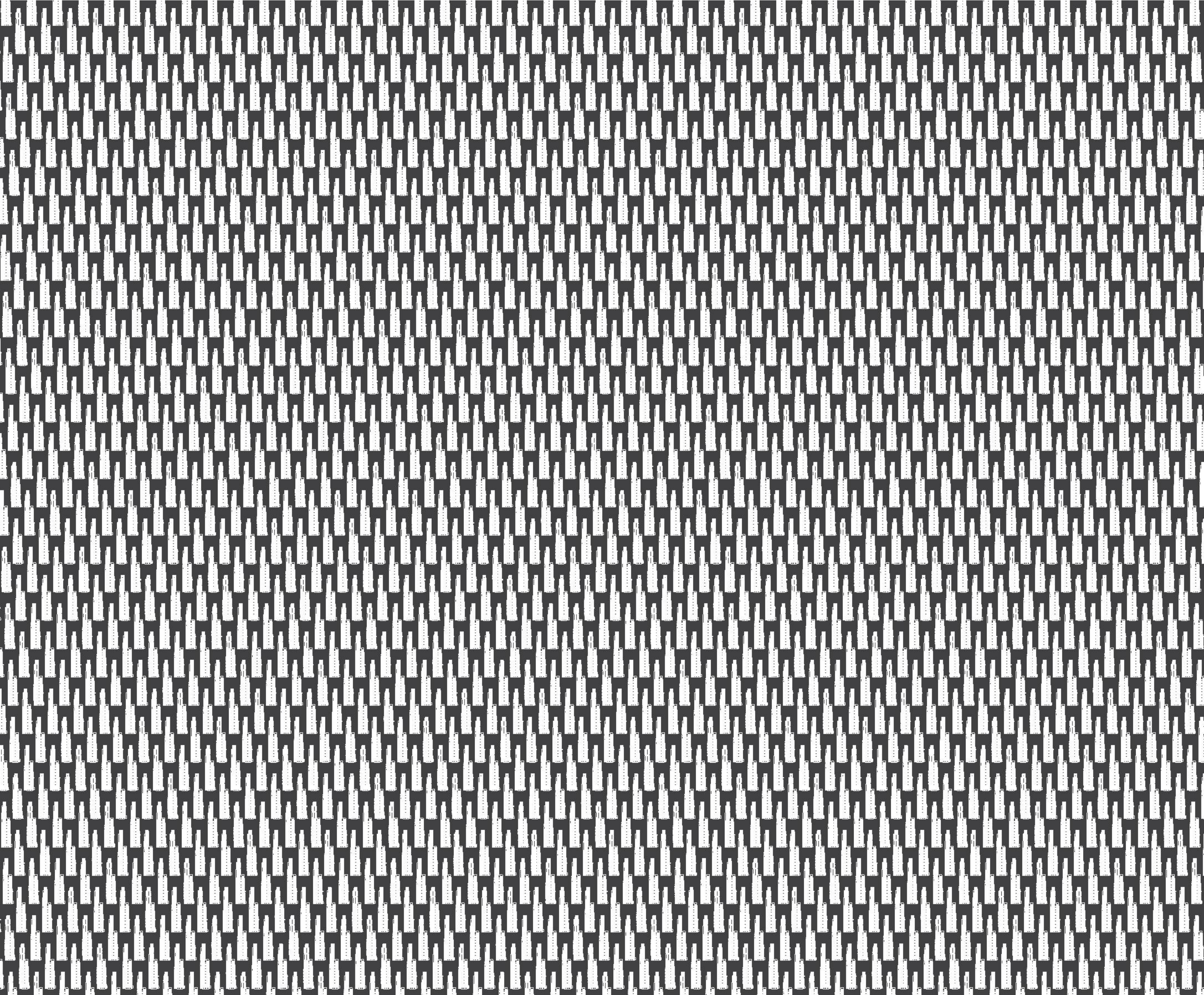




WALLICH
RESIDENCE





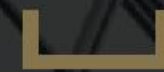
Architecture is the embodiment of a city's ambition.
It tells the story of its history, and of its transformation.

In every city, stands one tower that defines it.
And makes everything that has come before, merely an
exercise in anticipation of its arrival.

WALLICH

R E S I D E N C E

Quite literally, the highest level one can aspire to.





SINGAPORE THE GLOBAL CITY



As the new heart of Asia, Singapore is renowned for a quality of life and an exceptional work environment. Diverse and cosmopolitan, yet with the security and political stability of a modern, thriving economy; Singapore is the perfect blend of Asian roots and a Western outlook, where culture and history are effortlessly integrated with innovation and progress.

Now ranked as the No. 1 city in the world with the best investment potential* and voted as one of the world's most liveable cities**, Singapore's strategic location makes it a global hub for business and tourism with a world-class financial, healthcare, transportation, and logistics infrastructure backbone. Adding to the character of the city is its reputation as the culinary capital of Asia, with the renowned Michelin Guide producing Singapore's first list of Michelin-starred restaurants in 2016.

As the gateway to Asia, Singapore's reign as the leading business, lifestyle and cultural hub of Asia remains firmly unchallenged.



A STORIED HISTORY



Wallich Residence stands at the heart of Tanjong Pagar, a historical and culturally-rich district. Today, it has evolved to become an integral part of Singapore's Central Business District (CBD).

Tanjong Pagar has played an important role in Singapore's political history and is best known for being the electoral ward of Singapore's founding father Mr. Lee Kuan Yew.

The first area in Singapore to be gazetted under the Government's conservation plan, Tanjong Pagar is now home to a vibrant mix of cultural, retail and residential developments. Wallich Residence sits at the heart of a district that is on the cusp of exciting transformation.





WHERE CHANGE IS THE ONLY CONSTANT



Tanjong Pagar plays a pivotal role in the transformation of one of the most exciting government land redevelopment projects in Singapore to date. The relocation of the nearby city terminals and ports has freed up nearly 1,000 hectares of land and provided immense opportunities to shape the future of the Greater Southern Waterfront, which will be the next waterfront city in Singapore.

By creating a seamless extension of the CBD along an uninterrupted 30km stretch of waterfront, this new promenade city will open up new live-work-play opportunities and foster community bonding, as well as becoming a catalyst for development and transformation in the area.

With its prime position in the district, Tanjong Pagar Centre is poised to become the gateway to this new waterfront city, and also as a conduit for Singapore's continued growth and prosperity.





┌
A LIFE MOST
OTHERS DREAM OF
└



THE LIFESTYLE HUB OF THE CENTRAL BUSINESS DISTRICT



The perfect extension for Wallich Residence, Tanjong Pagar offers opportunities for work, live and play.

The district houses major organisations and companies such as the Monetary Authority of Singapore, Securities Investors Association (Singapore), GIC and Maxwell Chambers, making the area attractive to other multi-national companies of similar status, as well as smaller companies that want to connect within this elite hub.

The residential catchment area of the Tanjong Pagar district is expansive compared to the other parts of the CBD. With approximately 8,600 residential homes and 32,500 residents, the district benefits from a large stable population that contributes to the vibrancy of the area, creating a lively atmosphere after office hours and on weekends. The Tanjong Pagar precinct also offers an exciting entertainment scene. Adjacent areas such as Duxton Hill, Ann Siang Hill and Peck Seah Street have a wide variety of popular bars, restaurants and cafes, while attractions, such as the Red Dot Design Museum, offer visitors a glimpse of the latest trends in international design.

The district also offers residents convenient access and connectivity to the rest of the city, via major highways such as the Marina Coastal Expressway and Ayer Rajah Expressway. Changi International Airport is a 16-minute drive, Marina Bay and Orchard Road a mere 4- and 8-minute drive respectively. Residents of Wallich Residence have direct access to the MRT network, with Tanjong Pagar MRT station situated directly beneath Tanjong Pagar Centre.

With such a wide range of possibilities, the hub of the CBD is set to shift, making Tanjong Pagar the new heart of the CBD.



MARINA BAY WATERFRONT



150,000 SQ FT URBAN PARK

THE LEGACY OF WALLICH



Located on Wallich Street, Wallich Residence bears the name of distinguished Danish surgeon and botanist Dr. Nathaniel Wallich, whose own legacy has contributed substantially to Singapore's reputation as a Garden City.

His passion for the region's rich flora and fauna mirrored that of Sir Stamford Raffles, a close friend and founder of modern Singapore. This culminated in the creation of the Botanic and Experimental Garden in 1822, the forerunner to the Singapore Botanic Gardens which received the prestigious UNESCO World Heritage Site accolade.

Dr. Wallich's passion for botany and nature is carried through into the design of Wallich Residence. The botany theme is extended to social areas and landscape features, with plants originating from Dr. Wallich's Botanical and Experimental Garden also found within the development. Staff uniforms even carry design motifs and accents with the same theme.

Forever intertwined with this historical legacy, Wallich Residence epitomises the importance of nature and the environment in creating one of the world's most recognised green cities today.



SITEPLAN (OVERVIEW)



AT THE FOREFRONT OF SUSTAINABILITY



URBAN PARK

Designed with nature and sustainability in mind, Wallich Residence has pride of place in a green building of the future. Tanjong Pagar Centre has been awarded the BCA Green Mark (Platinum) and achieved pre-certification for the prestigious Leadership in Energy and Environmental Design (LEED) CS Platinum, while Wallich Residence has been awarded the BCA Green Mark (Gold^{Plus}).

The existing greenery of the historic Tanjong Pagar Park has also been incorporated into the development, creating a welcome sanctuary for those who work and live in the area.



A VERTICAL CITY

Wallich Residence sits at the pinnacle of Tanjong Pagar Centre, an ambitious vertical city that will be the focal point of the Tanjong Pagar precinct. An integrated development, it houses Grade A offices, a 5-star business hotel, an extensive variety of retail and F&B options, and a lush urban park.

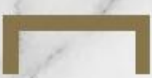
The urban park provides easy access to Singapore's expanding network of green spaces and park connectors, while visitors can also enjoy F&B outlets found within. Integrated with the park is a 32,000 sq ft civic space that is designed to be a focal point for gatherings and recreation, or as a venue for exhibitions and events.

The landmark development for the area, Tanjong Pagar Centre will be the new heartbeat of the CBD. With its dynamic mix of commercial, retail and residential elements, Tanjong Pagar Centre will transform the area into a vibrant centre of the CBD.

TANJONG PAGAR CENTRE



 GUOCO TOWER 890,000 SQ FT UP-GRADE A OFFICE SPACE SPREAD OVER 31 STOREYS	 RETAIL PODIUM 100,000 SQ FT OF RETAIL AND DINING OPTIONS ACROSS 6 STOREYS	 SOFITEL SINGAPORE CITY CENTRE 5-STAR BUSINESS HOTEL	 URBAN PARK 150,000 SQ FT OF LANDSCAPED GARDENS AND A CITY ROOM FOR EVENTS AND ACTIVITIES	 WALLICH RESIDENCE 174 EXCLUSIVE RESIDENCES THAT START FROM 180M	 INTEGRATED MRT STATION DIRECT ACCESS TO MRT NETWORK VIA TANJONG PAGAR STATION
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A WORLD OF POSSIBILITIES



CLOUD 220 - READ AT LEVEL 52

Located from the 39th to 64th floors, Wallich Residence is Singapore's tallest residential development. It houses 181 exclusive residences, consisting of 1-4 bedroom units, four Penthouses and one Super Penthouse. Each home is impeccably finished with top-of-the-line materials and fittings, a reflection of the distinctive aesthetics that Wallich Residence offers.

With four levels of amenities, from the hotel-inspired Wallich Concierge Service and the stunning infinity pool at level 39, to the private library on level 52 and breathtaking observation platforms on level 62, Wallich Residence is a tower that stands apart. Not just by its sheer height, but also by the quality of the life one experiences here.





ONE TOWER STANDING AT **290M**



181 EXCLUSIVE UNITS



RESIDENCES START FROM **180M**, FROM THE **39TH** TO **64TH** FLOORS



INTEGRATED WITH TANJONG PAGAR CENTRE, A **5-IN-1** VERTICAL CITY



890,000 SQ FT OF GRADE A OFFICES; A **5-STAR BUSINESS** HOTEL, **100,000 SQ FT** RETAIL PODIUM, **150,000 SQ FT** URBAN PARK



FOUR LEVELS OF **AMENITIES**



HIGH-SPEED ELEVATORS



WALLICH CONCIERGE SERVICE



567 CAR PARK LOTS



FOUR PENTHOUSES



ONE SUPER PENTHOUSE



MAIN LOBBY / CONCIERGE



SOCIAL 180: INFINITY POOL, GYM AND SKY GARDEN AT **LEVEL 39**



CLOUD 220: THEATRETTE, LIBRARY AND PRIVATE DINING AT **LEVEL 52**



APEX: SKY OBSERVATORY AND AIRDECK AT **LEVEL 62**



DIRECTLY LINKED TO TANJONG PAGAR MRT STATION AT BASEMENT 2

APEX

AIRDECK
GLASS CANTILEVERED BALCONIES

CLOUD 220

CONNECT
NETWORKING SUITE

READ
LIBRARY

WATCH
THEATRETTE

NORTH GAZE
SKY GARDEN

SOUTH GAZE
SKY GARDEN

THE WALLICH ROOM
GOURMET DINING ROOM

SOCIAL 180

BASK
CABANAS

GRILL
BBQ

LAZE
SKY GARDEN

PERCH
UPPER
VIEWING DECK

PUMP
GYM

RELAX
JACUZZI

RELISH 1
CASUAL DINING
ROOM

RELISH 2
CASUAL DINING
ROOM

SPLASH
INFINITY POOL

WADE
DIPPING POOL

MAIN LOBBY / CONCIERGE

RESIDENTS'
LOUNGE

WALLICH
RESIDENCE

ALL YOU
NEED
TO KNOW

THE TALLEST TOWER
IN SINGAPORE

WALLICH CONCIERGE
SERVICE



LUXURY BECOMES PERSONAL

Our signature Wallich Concierge Service will cater to the needs of our residents. Managed by GuocoLand's concierge team in partnership with Sofitel Singapore City Centre, residents can find assistance across a full host of services*.

Standard services include booking of residence amenities and facilities, grocery and luggage handling, and laundry services. The concierge service may also assist with home maintenance, transportation arrangements, housekeeping and entertainment planning.



*Services may be subject to third party costs and expenses.

ARRIVE
AND STEP INTO A
WORLD OF
SOPHISTICATION



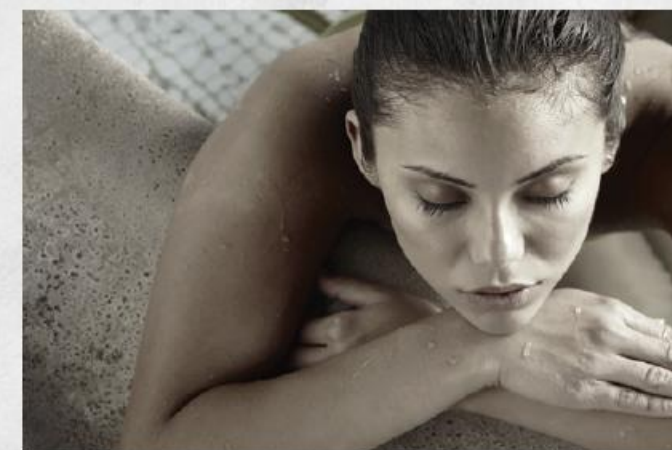
With its intimate and luxurious décor, the main lobby is evocative of the world's greatest hotels. Residents can entertain guests and business associates in the comfort of the main lobby lounge with a service bar on hand. Residents can also enjoy direct access to their residences via high-speed elevators that will deliver them to their doorstep in seconds.



MAIN LOBBY / CONCIERGE



GET SOCIAL 180



Relax and recharge at Social 180, a sanctuary of landscaped gardens, a Jacuzzi and entertainment rooms. Take a dip in our stunning infinity pool, 180m above sea level with breathtaking views of the sea and beyond. Sit back and relax with a book at the luxurious cabanas. Work out in our innovative gym, or simply get together with friends and family over a BBQ or at the casual dining rooms.

SOCIAL 180 - SPLASH, INFINITY POOL AT LEVEL 39

UP ON CLOUD 220



Commemorate life's most memorable moments at Cloud 220. With the city skyline as your backdrop, enjoy an intimate dining experience at The Wallich Room with your private chef to attend to any gastronomic desire. You can also host private screenings at the theatrette. As night falls, wind down the day with drinks amidst the lush greenery of the sky gardens, or simply end the night with quiet moments of introspection at Wallich Residence's library.



CLOUD 220 - THE WALLICH ROOM, GOURMET DINING ROOM AT LEVEL 52



APEX - AIRDECK, VIEWING PLATFORMS AT LEVEL 62

THE APEX OF LIFE



Soaring approximately 270m above sea level on level 62, Apex is the sky observatory that crowns Singapore's tallest building. Enjoy panoramic views from the Airdeck, stunning cantilevered glass viewing platforms. With unsurpassed views of the city, sea and beyond, Apex showcases the city from a completely different perspective.



4 BEDROOM UNIT - LIVING & DINING



A LIFE WITHOUT COMPROMISE



Attention to detail. A distinctive aesthetic. Every unit at Wallich Residence is impeccably designed and finished. Each residence has also been crafted to maximise the sense of height, volume and space. With its high ceilings and floor-to-ceiling windows that open the world up to you, each home offers a light-filled expanse.



WALLICH RESIDENCE
PENTHOUSE
COLLECTION





THE CITY BELOW THE LIFE ABOVE



Only four of these exquisite 4-bedroom penthouses exist. Each 3,509 sq ft in size, located from the 58th to 61st floors, and commanding panoramic views from the city, sky to sea.

With a high-speed elevator that whisks residents to their doorsteps, it opens up to a private vestibule, allowing them to greet their guests in style. Within the penthouse, each bedroom enjoys an en-suite bathroom, while the master bedroom and junior master bedroom also come with a spacious walk-in closet. Designed for the most discerning, these penthouses set the standard for contemporary luxury living.





LIFE IN EXACTING
DETAIL



LUXURY
RE-IMAGINED

SUPER PENTHOUSE - ROOFTOP TERRACE

THE WALLICH
RESIDENCE
SUPER PENTHOUSE



A SINGLE RESIDENCE
SPRAWLED ACROSS A
STAGGERING 21,108 SQ FT

A TRIPLEX EXPERIENCE THAT
STARTS ON THE 62ND FLOOR

A VIEW THAT
SURPASSES EVERYTHING ELSE
YOU HAVE EVER SEEN

THE LARGEST OF ITS TYPE
AND ONE-OF-ITS-KIND
IN SINGAPORE

THIS IS THE WORLD
AT YOUR FEET



SUPER PENTHOUSE – LIVING ROOM



SKIDMORE, OWINGS & MERRILL

Skidmore, Owings & Merrill LLP (SOM) is arguably one of the most preeminent and influential architectural, interior design, engineering and urban planning practices in the world today. Their vision has shaped the skylines of over 50 countries across 10,000 projects, garnering them more international architectural awards. Modern day icons such the Burj Khalifa in Dubai and One World Trade Center in New York City bear the hallmarks of SOM. Closer to home, Changi International Airport Terminal 3 is yet another SOM's commercial success story.

The 161,708 sq ft Tanjong Pagar Centre will be SOM's most ambitious project in the city state to date. Once completed, it will stand as Singapore's tallest integrated development, with Wallich Residence having the honour of crowning the tallest tower in Singapore. A vertical city that combines premium office space with hotel, retail, urban park and luxury residences to create a new landmark for Singapore.

1. ONE WORLD TRADE CENTER
NEW YORK CITY, NEW YORK

2. TIME WARNER CENTER
NEW YORK CITY, NEW YORK



WILSON ASSOCIATES

Wilson Associates is one of the foremost leaders in interior architectural design for the luxury hospitality and residential markets. With more than 40 years of experience across multiple iconic award-winning projects, their influence can be seen and felt from every corner of the globe.

From the Sofitel Hotels in Dubai and Bali, to St. Regis Hotel in Singapore, the firm has created properties that set the benchmark for hospitality, delivering unforgettable experiences to the world's most discerning purveyors.

3. FOUR SEASONS HOTEL PUDONG
SHANGHAI, CHINA

SAMSUNG C&T

A specialist in state-of-the-art mega infrastructure projects, Samsung C&T Corporation is transforming major city skylines by building the world's tallest skyscrapers. The successful completion of the Burj Khalifa, Petronas Towers and Incheon Grand Bridge are strong testimonies of Samsung's achievements. With over 38 years of proven expertise, Samsung C&T leads the way as a world-class and leading engineering, procurement and construction company.

4. BURJ KHALIFA
DUBAI, UNITED ARAB EMIRATES





LEEDON RESIDENCE



GOODWOOD RESIDENCE

GuocoLand is a public company listed on the Singapore Exchange since 1978. The principal business activities of its subsidiaries are property development, property investment, hotel operations, property management and related activities. As a leading regional property company, GuocoLand is focused on achieving scalability, sustainability and growth in its core markets through its property development, investment and management businesses.

An award-winning developer and a leader of integrated mixed-use developments across Asia, GuocoLand has successfully launched 33 residential projects yielding more than 9,000 apartments and homes over the last 25 years in Singapore. GuocoLand now holds a portfolio of premium developments in the prime districts of Singapore, most notably Tanjong Pagar Centre, a large scale integrated mixed-use project located above the Tanjong Pagar MRT station.

At 290m, the GuocoLand development is set to become the tallest building in Singapore when completed in 2016.

GuocoLand is committed in its efforts to develop processes and to include environmentally sustainable features in its property developments.

It also ensures that business operations carried out are environmentally sustainable. In Singapore, GuocoLand has received the prestigious Building and Construction Authority (BCA) Green Mark Platinum Award, the highest honour for a green building in Singapore, for its various residential developments. Its commercial developments have also set the benchmark for environmental sustainability, with Guoco Tower at Tanjong Pagar Centre achieving pre-certification for the prestigious Leadership in Energy and Environmental Design (LEED) CS Platinum.



FOR A PRIVATE VIEWING, PLEASE CONTACT US AT:

+65 6225 9000 sales_enquiry@guocoland.com.sg

WWW.WALLICHRESIDENCE.COM.SG



Developer: Name of Housing Project: Wallich Residence at Tanjong Pagar Centre • Developer's Licence No.: C0987 • Name of Developer: Perfect Eagle Pte. Ltd. (Reg. No.: 200709395D), Belmeth Pte. Ltd. (Reg. No.: 201021314R) and Guston Pte. Ltd. (Reg. No.: 201015346D), of which Perfect Eagle Pte. Ltd. is the Vendor of the Housing Project • Tenure of Land: Leasehold tenure of 99 years commencing 21 February 2011 • Encumbrance on the Land: Mortgage No. IC/937940 in favour of United Overseas Bank Limited (as mortgagee and security trustee) • Expected Date of Vacant Possession: 31 December 2019 • Expected Date of Legal Completion: 31 December 2022 • Legal Description: Lot 876K T503 at Peck Seah Street / Choon Guan Street.

Disclaimer: The information and plans contained herein are subject to changes and deviations as may be required by the developer or required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references in the brochure are artist's impressions only. Nothing herein shall form part of an offer or contract or be constructed as any representation by the developer or its agents. All areas and measurements stated herein are approximate and subject to adjustment on final survey.

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