

■ ■ MIDTOWN
■ ■ BAY



OVERVIEW



MIDTOWN BAY
219 UNITS

Luxury residences paving a new way of urban living. Residents will enjoy a variety of facilities within Guoco Midtown.



MIDTOWN HUB
80,000 SQ FT

The social heart of the development that incorporates the best of business and leisure.



LANDSCAPE & PUBLIC SPACES
170,000 SQ FT

10 different plazas and gardens, providing ample spaces for social interaction and large-scale events.



OFFICE TOWER
770,000 SQ FT

Premium Grade A office with flexible and efficient floor plate, introducing a new way of office leasing.



RETAIL
33,000 SQ FT

Offering a multi-dimensional experience combining shopping, dining and entertainment.

GUOCO MIDTOWN AN INNOVATIVE, GAME-CHANGING DEVELOPMENT



ARTIST'S IMPRESSION

Guoco Midtown is a 950,600 sq ft mixed-use development that will be a game changer on multiple fronts. It will rejuvenate the Beach Road district, redefine public spaces, enhance street life, and introduce a new experience of working in Grade A offices and a new concept of urban living.

The name Guoco Midtown represents the vision for the area. It will be like the midtown areas in many capital cities around the world where there is an exciting mix of shopping, culture, entertainment, amenities and prime corporate offices.

Guoco Midtown is designed to be a place that will redefine the way we live, work and entertain. Guoco Midtown is the future brought forward to the present; it is a development that is built around the future lifestyle of the people.

THE DEFINITIVE SOCIAL HEART OF BEACH ROAD



ARTIST'S IMPRESSION

In line with GuocoLand's vision of breathing new life into the district, Guoco Midtown is poised to become the definitive social heart of Beach Road.

The design of Guoco Midtown encourages creative interaction between communities by providing a series of spaces that offer a variety of experiences. A new internal street – Seawater Street – has been created, and is flanked by two large sheltered public plazas. Midtown Square is a relaxed place for social interaction while Market Place is a more bustling interpretation of a street market. Seawater Street can be closed to traffic so that it can link up the various public spaces to host large scale community events during the weekend.

Altogether, there are 10 different plazas and gardens forming more than 170,000 sq ft of landscape and public spaces, and more than 34,000 sq ft of vertical greenery. The plazas and gardens provide spaces for exercise, special events and intimate areas for unhurried and meaningful social interaction.

MIDTOWN BAY
—
OWN A DISTINCTIVE ADDRESS
AT GUOCO MIDTOWN



PAN PACIFIC

MARIN & MANDARIN

A HOME TO LIVE, WORK, AND ENTERTAIN



ARTIST'S IMPRESSION

Midtown Bay, the residential component of Guoco Midtown, is a collection of urban luxury homes. Residents will be able to enjoy the buzz of city life right below them and the quietness and exclusivity of luxury living.

Midtown Bay sets a dynamic new concept for city living. The units in Midtown Bay have been designed to offer residents the flexibility to live, work and entertain at home. Each unit comes with spacious living and dining

rooms that allow ample opportunities to entertain guests in an intimate setting.

Whilst the apartments offer privacy and exclusivity, the public spaces and facilities in Guoco Midtown enable residents to experience a vibrant lifestyle. There will be low-rise shops and an array of restaurants. Residents can also look forward to bustling weekend markets, festivals and cultural events at these spaces.

AN URBAN CLUB FOR NETWORKING, SOCIALIZING AND RELAXING



FOR ILLUSTRATIVE PURPOSES ONLY

The social heart of the development, Midtown Hub is a first-of-its-kind purpose-built hub that brings together the best of business and leisure.

All residents will enjoy exclusive membership to Midtown Hub, where they can network, socialize and connect with a like-minded community of innovative thought leaders. It is a space that is alive with energy and activity. The elegant and welcoming ambience allows for residents to entertain their guests in style.

With its well-equipped spaces, residents can host private events, parties and dinners. It also has spaces for co-working, MICE and conferences, and an enviable suite of lushly landscaped recreational facilities. Its thoughtful spatial design allows for flexible usage of facilities, providing an elevated experience for residents of Midtown Bay.

CAPTIVATING VIEWS OF THE CITY



ARTIST'S IMPRESSION



SITE PLAN



LIST OF FACILITIES

MIDTOWN BAY LEVEL 07

- 1 – POOL GARDEN
- 2 – PAVILION
- 3 – POOL DECK
- 4 – FITNESS AREA
- 5 – GARDEN COURT
- 6 – WELLNESS GARDEN
- 7 – FOLIAGE GARDEN
- 8 – LAWN GARDEN
- 9 – M&E SPACE AND GENSET
- 10 – MANAGEMENT OFFICE
- 11 – ACCESSIBLE WASHROOM
- 12 – OUTDOOR SHOWER

MIDTOWN BAY LEVEL 25

- 13 – SKYLINE TERRACE
- 14 – BAYVIEW TERRACE
- 15 – GARDEN TERRACE
- 16 – RESIDENTIAL LIFT LOBBY
- 17 – ACCESSIBLE WASHROOM

MIDTOWN BAY ROOF

- 18 – WATER TANKS

LEVEL 01

- 19 – DROP OFF
- 20 – PAVILION
- 21 – WATER GARDEN

ROOF / LEVEL 07

- 22 – 40M LAP POOL
- 23 – POOL DECK LOUNGES
- 24 – MEETING ROOM

LEVEL 07

- 25 – REFRESHMENT AREA
- 26 – EVENT TERRACE
- 27 – SOCIAL CORNER
- 28 – FITNESS HUB
- 29 – BAMBOO GARDEN WITH 100M JOGGING TRACK
- 30 – RELAX SANCTUM

GENERAL

- 31 – MIDTOWN SQUARE
- 32 – MIDTOWN HOUSE
- 33 – MARKET PLACE
- 34 – MIDTOWN HUB
- 35 – GUOCO MIDTOWN OFFICE TOWER

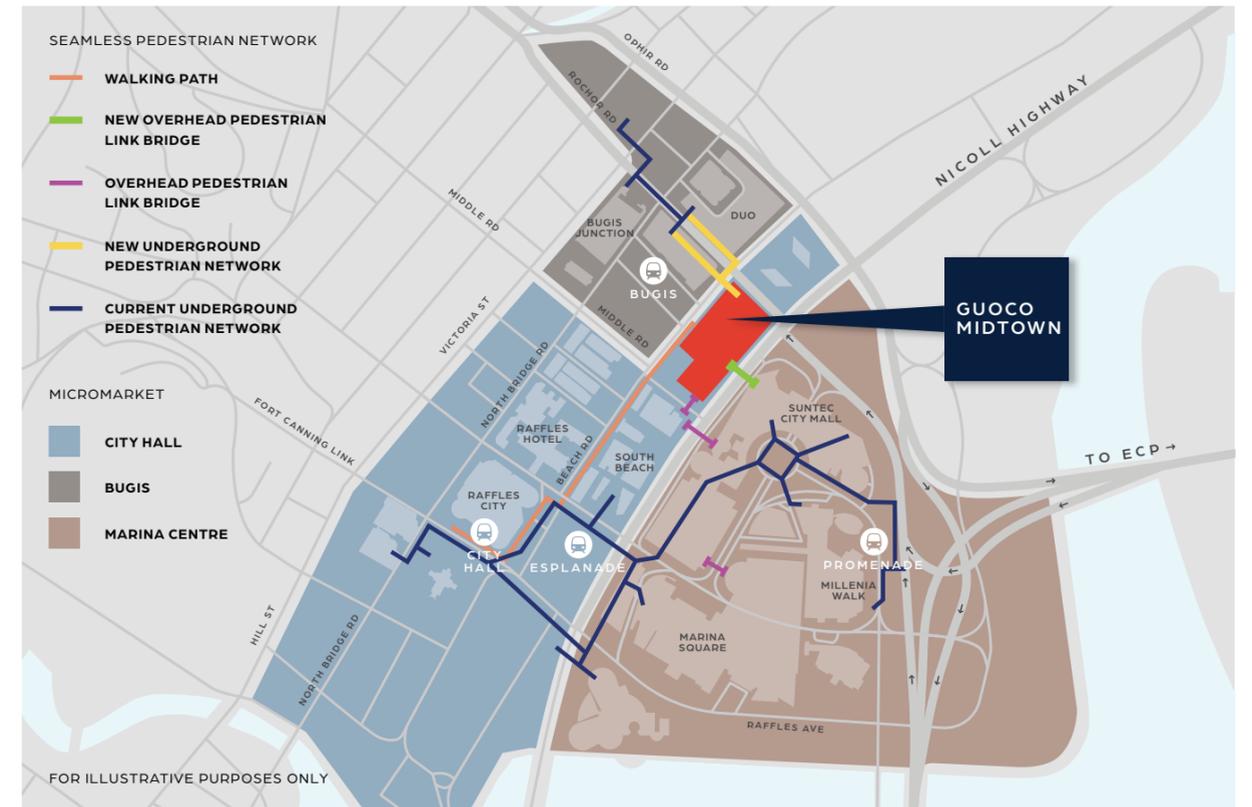
CATALYSING THE TRANSFORMATION OF BEACH ROAD



Be part of the new wave of transformation at Beach Road. The precinct has, in recent years, established itself as a vibrant residential, entertainment and business district. Every year, global events such as the Singapore Grand Prix and national celebrations like the National Day Parade take place here, making this iconic district an increasingly trendy place to live, work and play.

Guoco Midtown is located at the intersection of two key development corridors: Beach Road and Ophir-Rochor Road, and links up 3 micro-markets, namely City Hall, Marina Centre and Bugis. When it is completed, Guoco Midtown will be a premium, vibrant business and lifestyle destination, attracting a dynamic community that will rejuvenate and reposition Beach Road.

WELL-CONNECTED



NEW UNDERGROUND PEDESTRIAN NETWORK



NEW OVERHEAD PEDESTRIAN LINK BRIDGE

Guoco Midtown will be the critical piece of jigsaw that connects the key developments in the area through the underground, ground level and elevated pedestrian network. Guoco Midtown will have a direct underground link to Bugis MRT interchange station. It will also be served by four MRT lines – the East-West, Downtown, North-South and Circle lines – and three major expressways.



GETTING AROUND



WALKING DISTANCE TO 4 MRT STATIONS

- BUGIS MRT
- ESPLANADE MRT
- CITY HALL MRT
- PROMENADE MRT



3 MAJOR EXPRESSWAYS

- EAST COAST PARKWAY
- MARINA COASTAL EXPRESSWAY
- KALLANG-PAYA LEBAR EXPRESSWAY



WITHIN 10-MIN DRIVE TO OTHER KEY DISTRICTS

- RAFFLES PLACE
- TANJONG PAGAR
- MARINA BAY
- ORCHARD SHOPPING BELT



HOME TO MULTINATIONAL CORPORATIONS

MORE THAN 7 MILLION SQUARE FEET OF OFFICES WITHIN 1 KM



WALKING DISTANCE TO SHOPPING MALLS

- SUNTEC CITY MALL
- BUGIS JUNCTION
- MARINA SQUARE
- MILLENNIA WALK
- RAFFLES CITY TOWER



14-MIN DRIVE TO CHANGI AIRPORT

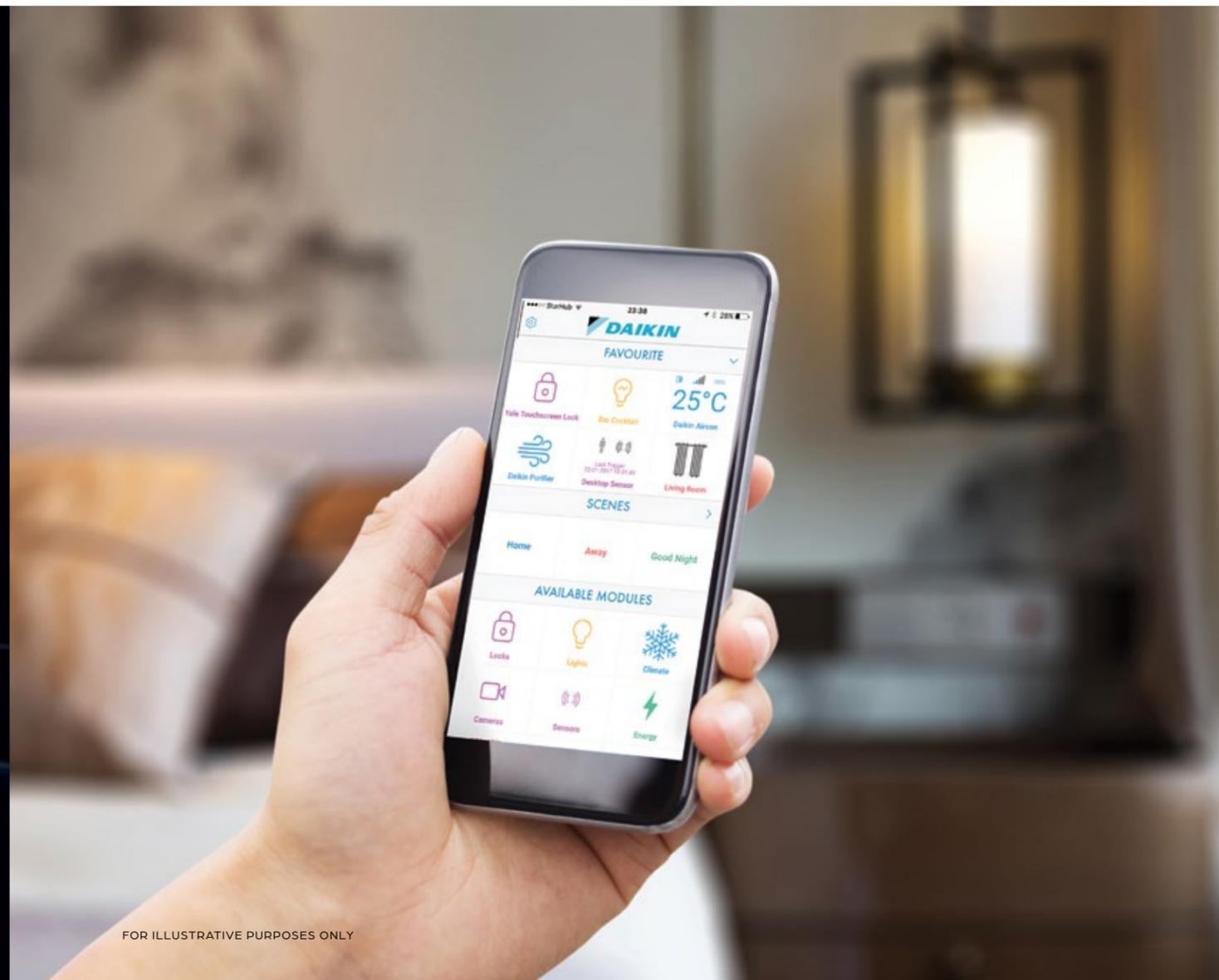
VIA EAST COAST PARKWAY (ECP)

PREMIUM FITTINGS AND APPLIANCES



PHOTO COURTESY OF V-ZUG

SMART HOME LIVING AT YOUR FINGERTIPS



FOR ILLUSTRATIVE PURPOSES ONLY



D'Smarthome



SMART CELLING FAN CONTROL



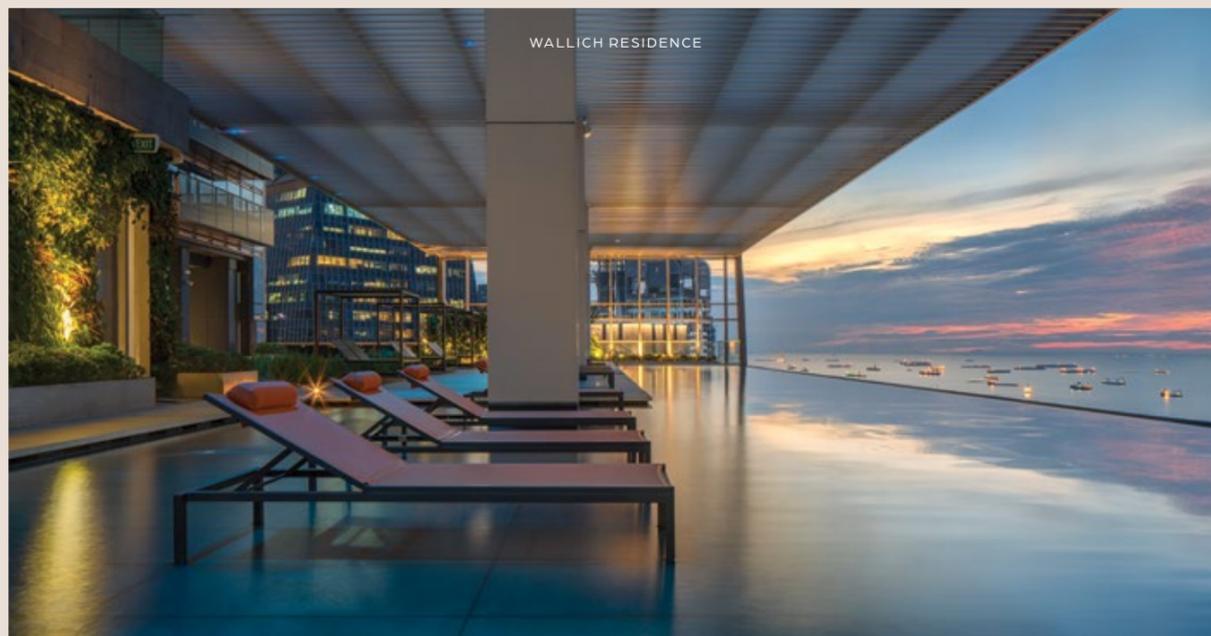
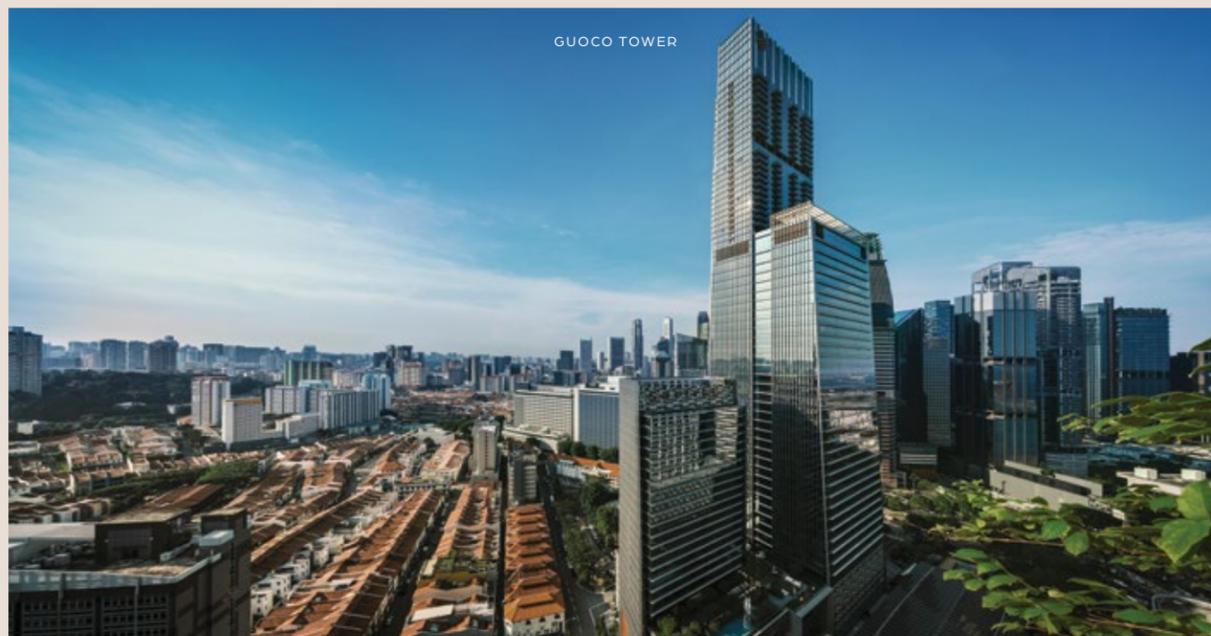
SMART LIGHTING CONTROL



SMART TEMPERATURE CONTROL

The unit will be equipped with a wireless smart home readiness hub in respect of specific lighting points and the air-conditioner (AC) control at designated areas within the unit. The Purchaser will be responsible (1) to initiate arrangements with the third party vendor providing the wireless smart home hub to set up the one-time customised wireless smart home system in connection with the use of his specific lighting products and the ACs; and (2) to engage an independent internet service provider for the subscription of internet service in the unit, if desired. The wireless smart home hub will be provided to the unit even if the Purchaser does not intend to arrange with the third party vendor to set up the customised wireless smart home system in the unit. At the time of printing of this brochure, the make, model, brand, design and technology of the wireless smart home hub has yet to be determined.

LEADING DEVELOPER IN MIXED-USE DEVELOPMENTS



GuocoLand is the developer of Guoco Tower, Singapore's award-winning iconic integrated development and the tallest building in the city-state reaching a height of 290 metres. A premier quality business and lifestyle hub that offers a new live-work-play experience for office workers, residents, visitors and the surrounding community, the mixed-use development seamlessly integrates premium

Grade A offices, dedicated retail and F&B space, the 5-star Sofitel Singapore City Centre, luxurious homes at Wallich Residence, and an Urban Park. Leveraging on its real estate expertise across residential, commercial, retail and hospitality spaces, GuocoLand is set to rejuvenate and reposition Beach Road with its latest integrated, mixed-use development Guoco Midtown.

**MIDTOWN
BAY**

Name of housing developer: Guoco Midtown Pte. Ltd. (Co. Reg No. 201725806H and Midtown Bay Pte. Ltd. (Co. Reg. No. 201725820H) • Licence No. of housing developer: C1302 • Tenure of land: leasehold 99 years commencing on 2 January 2018 • Encumbrances on land: encumbered to DBS Bank Ltd. (as mortgagee and security trustee) pursuant to Mortgage No. IF/174685B • Location of the housing project: Lot 01037P of TS12 (including subterranean lot 80001M of TS 12, subterranean lot 80002W of TS 12, subterranean lot 80009L of TS 13 and subterranean lot 80010N of TS 13) at Beach Road/Nicoll Highway • Expected date of vacant possession: 31 December 2025 • Expected date of legal completion: 31 December 2028

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representatives and references are artist's impression(s) only and may be subject to changes and deviation as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.

A LANDMARK DEVELOPMENT BY

