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NEWS RELEASE

CapitaLand unveils landmark integrated development at Cairnhill in Singapore's world-renowned Orchard Road district
Prime location set to boost popularity of high-end residential development
Cairnhill Nine and premium serviced residence Ascott Orchard Singapore

Singapore, 23 February 2016 – CapitaLand Limited unveiled today plans of its upcoming integrated development at Cairnhill Road, which is set to become the next landmark in the Orchard Road district, Singapore's world-renowned shopper's haven and cosmopolitan playground, when it is completed in end 2016. Comprising Cairnhill Nine, a 30-storey residential tower offering 268 luxurious units and Ascott Orchard Singapore¹, a 20-storey premium serviced residence with 220 units, the integrated development is located a few minutes' walk from Orchard as well as Somerset Mass Rapid Transit stations, world-class shopping malls and premium medical facilities.

Mr Lim Ming Yan, President & Group CEO of CapitaLand Limited, said: "We are excited about CapitaLand's latest integrated development in Singapore, which will inject new vibrancy to Orchard Road and provide unparalleled convenience and the best of cosmopolitan living to our homebuyers and serviced residence guests. This distinctive integrated development, featuring the largest hanging garden in Singapore on its facade, will be the next landmark in Orchard Road, following the success of another integrated development – ION Orchard and The Orchard Residences, which we completed in phases from 2009."

Mr Lim added: "As successful cities attract more and more people, CapitaLand has to be more innovative in designing and building our real estate, using spaces more efficiently and effectively to deal with growing urban density as well as harnessing technology to improve customer experience. We believe in the long-term potential of the Singapore property market and will continue with our strategy to build well-located, quality apartments of varying designs, layouts and sizes to cater to diverse preferences. Cairnhill Nine and Ascott Orchard Singapore showcase some of the best multi-sector expertise and experience of CapitaLand in creating premier integrated developments in sought-after locations."

Residents of Cairnhill Nine and guests of Ascott Orchard Singapore will get to enjoy convenient access to a wide range of amenities as it will be directly linked to Paragon via a covered link-bridge. Living amidst the buzz of Singapore's world-renowned shopping belt, the proximity to shopping malls such as ION Orchard, Paragon, Ngee Ann City Shopping Centre and Wisma Atria Shopping Centre will be a strong boost to the popularity of the development.

¹ Ascott Orchard Singapore is a 20-storey premium serviced residence with a hotel licence offering both short- and long-term stays.

Premier medical facilities such as Mount Elizabeth Hospital and Paragon Medical are a stone's throw away. The integrated development is also close to foreign embassies and consulates, as well as prestigious clubs such as American Club, Tanglin Club and Premier Club. It is located near reputable schools such as Raffles Girls' School, Anglo-Chinese Junior School, Overseas Family School and Chatsworth International School – Orchard Campus.

Cairnhill Nine – Move-in-ready units featuring premium finishings, customised fittings and smart home features

Towering at 122 metres² with 30 storeys, Cairnhill Nine will be one of the tallest buildings in the Orchard Road district. It comprises 268 residential units available in a good mix of layouts and sizes ranging from 591 square feet to 3,864 square feet. Unit types include one-bedroom, one-bedroom+guest, two-bedroom, two-bedroom+guest, and four-bedroom units, as well as penthouses. The starting prices range from S\$1.35 million for a one-bedroom unit to S\$3.68 million for a four-bedroom unit.

Mr Wen Khai Meng, CEO of CapitaLand Singapore, said: "Cairnhill Nine is targeted at young professionals, families and foreign buyers who enjoy living amidst the buzz of Singapore's world-renowned shopping belt. We have identified the profiles and lifestyle choices of potential buyers after conducting extensive research on the preferences of those seeking homes in the heart of Orchard Road. We believe they will appreciate these quality move-in-ready homes with well-optimised layouts. The units will be equipped with premium finishings, customised imported fittings, and built-in storage systems, which will be seamlessly integrated by a stylish theme, providing homebuyers with the convenience of moving in immediately when the project is completed at the end of the year."

Mr Wen added: "In line with CapitaLand's drive to enhance customer experience through harnessing technology, we will provide our homebuyers a smart home starter kit which allows them to remotely control Internet-of-Things (IOT)-enabled home devices such as the air-conditioning system, digital lock with biometric access, and security camera. Homebuyers will be able to create their personalised smart home as they have the option to add more smart home features that meet their lifestyle needs."

The 99-year leasehold project offers a myriad of luxurious facilities conducive for recreational activities and community bonding. These include a 50-metre lap pool, children's pool, spa pods, barbeque areas, cabanas as well as two clubhouses that house a gymnasium, golf simulator room, music room, function room, wine room, spa room and reading room. Residents will also get to enjoy a whole suite of world-class, complimentary concierge services³ offered by Ascott Orchard Singapore.

A VIP preview of Cairnhill Nine will be held at its Indus Road show gallery on 27 February 2016, while viewings by appointment will commence the following weekend.

² The height of Cairnhill Nine is 122.3 metres above mean sea level, and 115.1 metres above road level along Cairnhill Road.

³ The complimentary concierge services will be available for a year.

Ascott Orchard Singapore

Adjoined to Cairnhill Nine is the premier Ascott Orchard Singapore, which is slated to open in early 2017. The 20-storey serviced residence will have 220 spacious and luxurious apartments ranging from studios to two-bedroom units and penthouses.

Mr Lee Chee Koon, Ascott's CEO, said: "Ascott Orchard Singapore will be a prestigious and top-class serviced residence, offering guests an exclusive and smart living experience in the most fashionable shopping destination in Singapore with some of the hottest restaurants, entertainment, and great style finds, as well as easy access to the Central Business District. The launch of Ascott Orchard Singapore marks the return of our premier Ascott The Residence brand on the prime stretch of Orchard Road – some 30 years after Ascott pioneered Asia Pacific's first international-class serviced residence with the opening of our very first property, The Ascott Singapore, in the same area. We have since grown to be the world's largest international serviced residence owner-operator with more than 44,000 apartment units, bringing our brand from Singapore to close to 100 cities across over 25 countries globally."

Mr Lee added: "When it opens next year, Ascott Orchard Singapore will strengthen our presence in Singapore to 1,000 apartment units across eight operating properties. We are confident that with Ascott Orchard Singapore's excellent location, plush apartments, first-rate facilities, and personalised services provided by our Ascott Hosts, it will be a sought-after accommodation by discerning expatriates, business travellers and tourists from around the world."

Ascott Orchard Singapore will house recreational facilities such as a gymnasium equipped with TechnoGym exercise machines, residents' lounge and swimming pool. In addition to offering a space for guests to relax and enjoy the latest entertainment from smart televisions, the residents' lounge doubles up as a gourmet kitchen featuring Samsung's top-of-the-line kitchen appliances. The new generation of kitchen appliances is designed in collaboration with some of the world's most renowned chefs. Guests can engage private chefs to cook up a storm for their parties or simply share their love for cooking at the residents' lounge. Perfect for lounging in the day, the pool, with its lush and spacious surroundings, transforms into an intimate space for cocktails or private dinners in the evening.

At Ascott Orchard Singapore, guests will be well taken care of by a dedicated team of Ascott Hosts who will be on hand 24-hours a day to assist with their requests. These include recommending restaurants or plays; planning day trips or short get-away to neighbouring countries; arranging for restaurant, airline or theatre reservations; picking up tailored clothes or grocery shopping.

In Singapore, CapitaLand currently has more than 60 properties comprising integrated developments, shopping malls, serviced residences, offices and homes.

Please refer to Annex for more details on the integrated development.

About CapitaLand Limited (www.capitaland.com)

CapitaLand is one of Asia's largest real estate companies headquartered and listed in Singapore. The company leverages its significant asset base, design and development capabilities, active capital management strategies, extensive market network and operational capabilities to develop high-quality real estate products and services. Its diversified global real estate portfolio includes integrated developments, shopping malls, serviced residences, offices and homes. Its two core markets are Singapore and China, while Indonesia, Malaysia and Vietnam have been identified as new growth markets. The company also has one of the largest real estate fund management businesses with assets located in Asia.

CapitaLand's listed real estate investment trusts are CapitaLand Mall Trust, CapitaLand Commercial Trust, Ascott Residence Trust, CapitaLand Retail China Trust and CapitaLand Malaysia Mall Trust.

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ANNEX: CAIRNHILL NINE & ASCOTT ORCHARD SINGAPORE

CapitaLand's landmark integrated development in Orchard Road district – Singapore's No.1 shoppers' haven and cosmopolitan playground



Located in the heart of Orchard Road, CapitaLand's integrated development at Cairnhill Road comprises Cairnhill Nine, a high-end residential development, and Ascott Orchard Singapore, a luxurious serviced residence. The distinctive development features the largest hanging garden in Singapore – a 423-metre long green perimeter belt made up of over 32,000 potted plants spanning 2,224 square metres. It is set to be the next landmark in Singapore's shoppers' haven, when it is completed in end 2016, following the success of ION Orchard and The Orchard Residences.

The 30-storey high, 99-year leasehold residential development, Cairnhill Nine, is one of the tallest buildings in Orchard Road towering at 122 metres (above mean sea level). It will comprise 268 units targeting young professionals, families and foreign buyers who enjoy living amidst the buzz of Singapore's world-renowned shopping belt.

The 20-storey serviced residence, Ascott Orchard Singapore, managed by CapitaLand's wholly owned subsidiary The Ascott Limited (Ascott), will have a hotel licence, offering both short- and long-term stays. Expatriates and tourists will enjoy the comforts of home and convenience with its proximity to premium shopping destinations such as ION Orchard, Paragon and Ngee Ann City Shopping Centre.

CapitaLand had in September 2012 completed the purchase of the prime Orchard Road site, which housed the former Somerset Grand Cairnhill Singapore, for S\$359 million from Ascott Residence Trust (Ascott Reit). Its wholly owned subsidiaries, Ascott and CapitaLand Singapore have jointly redeveloped the site into an integrated development that comprises

Cairnhill Nine and Ascott Orchard Singapore. Al-Falah Mosque on level one has been operating throughout the redevelopment period. Ascott Orchard Singapore is expected to open and be divested to Ascott Reit in 2017.

Prime District 9 address & unparalleled convenience at its doorstep

Located in the prestigious District 9, Cairnhill Nine and Ascott Orchard Singapore are directly linked to Paragon via a covered link-bridge. The integrated development is a few minutes' walk to both Orchard as well as Somerset Mass Rapid Transit Stations, and a 10-minute drive to the Central Business District. Residents will get to enjoy close proximity to shopping malls such as ION Orchard, Paragon, Wisma Atria Shopping Centre, Ngee Ann City Shopping Centre, The Centrepoint, Cineleisure Orchard, 313@Somerset, Orchard Central and *Scape Co.

Premier medical facilities such as Mount Elizabeth Hospital and Paragon Medical are a stone's throw away. It is also close to foreign embassies and consulates, as well as prestigious clubs such as American Club, Tanglin Club and Premier Club.

Cairnhill Nine is located near reputable schools such as Raffles Girls' School, Anglo-Chinese Junior School, Overseas Family School and Chatsworth International School – Orchard Campus.

Savour a myriad of luxurious facilities at Cairnhill Nine

Residents of Cairnhill Nine will enjoy a myriad of luxurious facilities such as a 50-metre lap pool, children's pool, spa pods, barbeque areas, cabanas and two clubhouses located on the sixth and seventh floor respectively. The clubhouses offer spaces for recreation, family bonding and community facilities such as a gymnasium, golf simulator room, music room, function room, wine room, spa room and reading or meeting room. Residents will also get to enjoy a whole suite of world-class, complimentary concierge services offered by Ascott Orchard Singapore for a year. Reserved for residents' exclusive use are 280 car parking lots and 18 motorcycle parking lots.



Well-designed move-in ready units with customised fittings and smart home features

Premium furnishings and customised storage solutions and fittings

The units come with premium furnishings and customised storage solutions and fittings which include:

- a) Ernestomeda (Italian brand) kitchen system with patented, breathable cabinet door panels;
- b) fully-furnished Miele-branded kitchen with microwave-oven, coffee machine, slimline hood, induction/gas hob, integrated fridge and Bosch washer-dryer;
- c) Miele built-in dishwasher, washer, dryer, and wine chiller for four-bedroom units and penthouses;

- d) customised storage system with integrated swivel TV panel for some units;
- e) cove ceiling with cove lighting;
- f) dimmable LED downlights for living/dining room and master bedroom;
- g) built-in shoe cabinet;
- h) expandable wardrobe system in master bedroom for selected unit types;
- i) walk-in wardrobe; magnifying mirror and built-in hairdryer for master bedroom bathroom;
- j) Ad Notam magic mirror TV and automated WC with washlet in master bathroom of four-bedroom units and penthouses; and
- k) ducted air-conditioners.

Personalised smart home

The smart home automation hub (Fibaro System), which remotely controls Internet-of-Things (IOT)-enabled home devices such as the air-conditioning, digital lock with biometric access, and security camera, will be standard provisions in the residential units. Buyers will be able to create their personalised smart home as they will have the option to add other smart home features such as motion sensors and control of electrical appliances and lighting.

Good mix of sizes and unit types to meet different lifestyle needs

Cairnhill Nine offers a good mix of unit types and sizes that are suitable for different market segments such as singles, young couples who prefer practical, well-articulated units as well as families who prefer more spacious units. The starting prices range from S\$1.35 million for a one-bedroom unit to S\$3.68 million for a four-bedroom unit. The indicative price ranges for the various unit types are as follows:

Unit Type	No. of units	Area (sqm)	Area (sqft)	Price Range (\$mil)
1-bedroom (Type A)	47	55 – 73	592 – 786	\$1.35m - \$1.71m
1 + Guest (Type B)	90	68 - 90	732 – 969	\$1.60m - \$2.11m
2-bedroom (Type C)	38	96 – 123	1,033 – 1,324	\$2.49m - \$2.99m
2 + Guest (Type D)	63	96 – 123	1,033 – 1,324	\$2.56m - \$3.06m
4-bedroom (Type E)	22	142 – 187	1,528 – 2,013	\$3.68m - \$4.02m
Penthouses (Type F & G)	8	223 – 359	2,400 – 3,864	\$5.80m - \$6.67m
Total	268			

Parking

Cairnhill Nine will offer 280 car parking lots and 18 motorcycle parking lots which are reserved for its residents and their visitors. The carpark of Cairnhill Nine will have its designated exit and entry points.

In addition, 414 car parking lots and 120 motorcycle parking lots are available for public use and the serviced residence guests of Ascott Orchard Singapore.

Lead Designer & Project Architect

RSP Architects Planners & Engineers (Pte) Ltd

Tenure

99-year leasehold (with effect from 12 May 2014)

Site area

- Overall gross floor area of integrated development (comprising residential development and serviced residence with a hotel licence): 46,611 sqm (about 501,716 sq ft)
- Site area of residential GFA: 24,882 sqm (about 267,827 sq ft)

TOP date

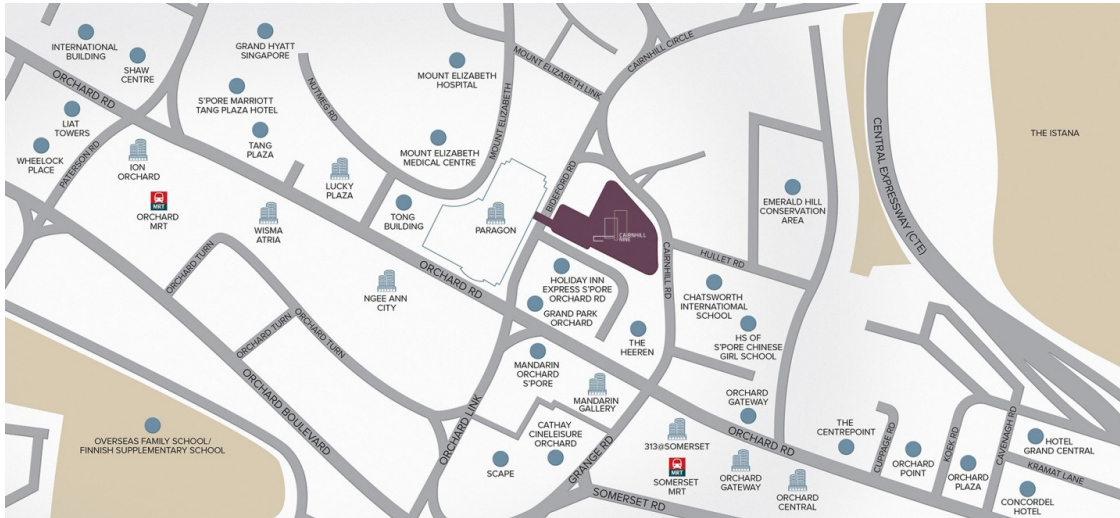
Expected to obtain TOP end 2016

Awards

- *Universal Design Mark Gold^{PLUS} (Design) Award conferred by Singapore's Building and Construction Authority (BCA)*
- *Green Mark Gold^{PLUS} Award conferred by BCA*

Location Map

Cairnhill Road/ Bideford Road



Show gallery of Cairnhill Nine

The show gallery of Cairnhill Nine, which is located at Indus Road, will open daily from 11am to 7pm from 27 February 2016 onwards (refer location map below). Please call 6713 3928 for viewing appointments.

