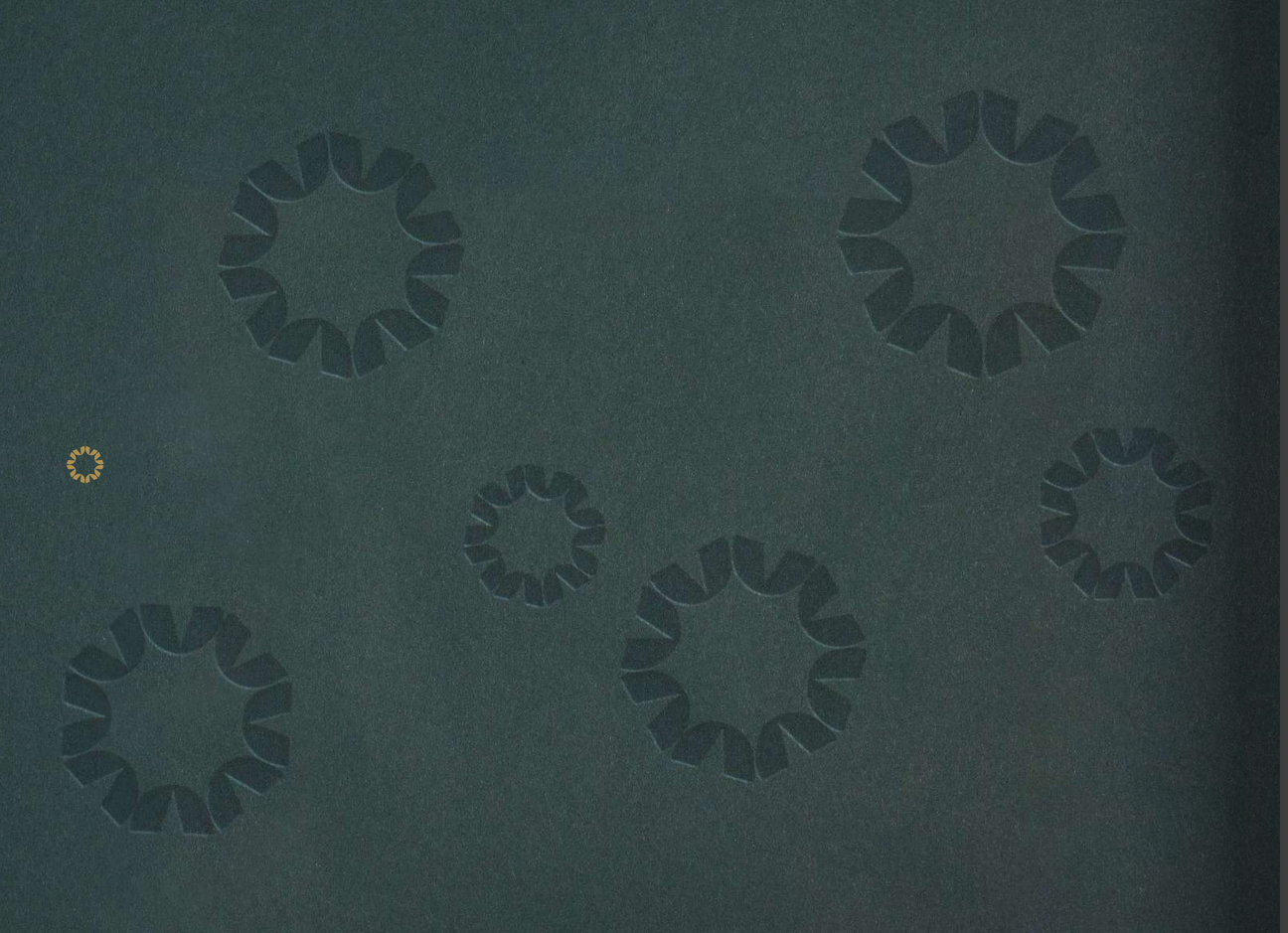
VISIONCREST

ORCHARD



Tomorrow’s Legacy

For visionaries amidst the ever-changing landscape,
a clear vision today shapes a timeless legacy tomorrow.

Artist's Impression

VISIONARY

Artist's Impression

A Standout Amongst Icons

Welcome to the dream of visionaries – a rare freehold opportunity that stands as a mark of distinction and prestige for years to come, where today's clear vision paves the way for tomorrow's enduring legacy.

Holding its own amongst illustrious neighbours, Visioncrest Orchard is an exclusive strata commercial development in the heart of the city. Poised for major asset enhancement, it overflows with a myriad of possibilities, standing as a bold symbol of fearless foresight.

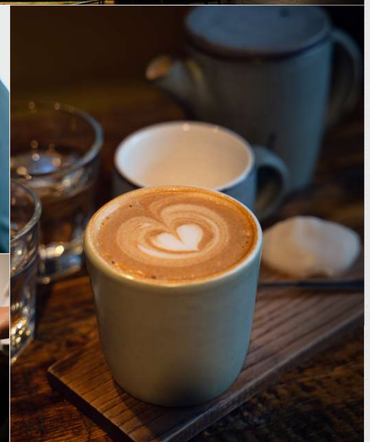
Artist's Impression

VANTAGE

A Visionary's Dream: Bridging Heritage and Legacy

Steeped in heritage and tradition, The Istana, meaning 'palace' in Malay, stands as the distinguished official residence of Singapore's President, hosting esteemed state guests with quiet elegance.

Nestled adjacent to the revered Istana grounds and in close proximity to the exclusive Oxley Road enclave, Visioncrest Orchard occupies a coveted, prime location within the city. Symbolising influence, power, and privacy, it embodies an address of unparalleled prestige.



VIBRANT

The Best Address: Unparalleled Connectivity

Immerse yourself in around-the-clock vibrancy, situated in the heart of Singapore's premier lifestyle district.

Visioncrest Orchard offers seamless connectivity to a dynamic array of leisure, lifestyle, retail, entertainment, and iconic historical landmarks along Orchard Road. This address is synonymous with the luxury brands in Paragon and ION Orchard, the vibrant nightlife in Emerald Hill, and prestigious hotels and embassies. It's the city's most sought-after address.

Artist's Impression

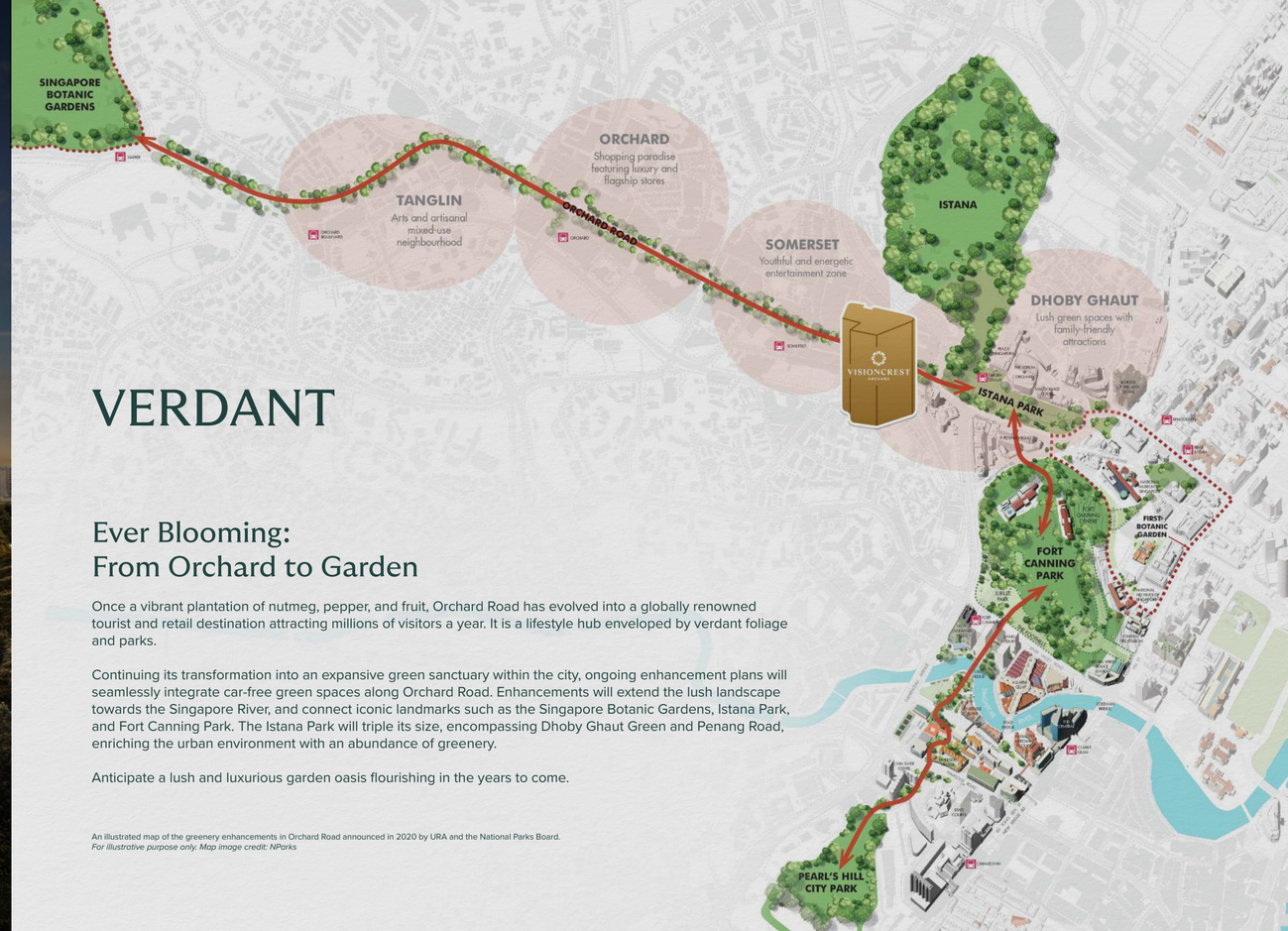
VERDANT

Ever Blooming:
From Orchard to Garden

Once a vibrant plantation of nutmeg, pepper, and fruit, Orchard Road has evolved into a globally renowned tourist and retail destination attracting millions of visitors a year. It is a lifestyle hub enveloped by verdant foliage and parks.

Continuing its transformation into an expansive green sanctuary within the city, ongoing enhancement plans will seamlessly integrate car-free green spaces along Orchard Road. Enhancements will extend the lush landscape towards the Singapore River, and connect iconic landmarks such as the Singapore Botanic Gardens, Istana Park, and Fort Canning Park. The Istana Park will triple its size, encompassing Dhoby Ghaut Green and Penang Road, enriching the urban environment with an abundance of greenery.

Anticipate a lush and luxurious garden oasis flourishing in the years to come.



An illustrated map of the greenery enhancements in Orchard Road announced in 2020 by URA and the National Parks Board.
For illustrative purpose only. Map image credit: NParks

Transformation of Orchard Road: From Retail Destination to Urban Green Paradise

Dhoby Ghaut Green and Penang open space will form part of the larger green space. Approximately 500 metres between Buyong and Handy Roads will be pedestrianised, enhancing connectivity between attractions and key landmarks for the public.

Additional nature and lifestyle plans include an Orchid-themed garden, a flexible activity space and play garden with a water play area for children and flexible spaces for events and commercial establishments aimed at strengthening community engagement.

Beyond Dhoby Ghaut and Istana Park, Orchard Road's landscape will be enriched with pocket parks, gardens, and multi-layered planting of shrubs and trees bearing herbs, spices, and fruit trees.

Artist's impression, courtesy of NParks

Artist's impression, courtesy of NParks

With significant enhancements on the horizon, Visioncrest Orchard is poised to serve as the entry-point into a revitalised stretch of Orchard Road. Plans for pedestrianisation will foster more integrated and connected surroundings, seamlessly linking Visioncrest Orchard with the Istana, Orchard Road, and major roads like Penang Road, which connects to Marina Bay and Bras Basah.

As Istana Park undergoes significant enhancements to offer more recreational options and foster a car-lite environment starting 2025, Visioncrest Orchard will occupy a prime position in the entire belt. It will serve as a welcoming gateway to Orchard Road, while remaining easily accessible from other districts.

Upcoming Enhancements:
The current 1.3 ha Istana Park will triple in size, incorporating current green spaces such as Dhoby Ghaut Green and Penang Road Open Space.

Upcoming 6km-long green connection linking Singapore Botanic Gardens and the Singapore River via a revamped Istana Park and Fort Canning Park. Illustration courtesy of URA.

Desirable Destinations - Within Reach

Explore the city's finest attractions on foot with a host of Michelin-starred restaurants, luxury hotels and the renowned Orchard Road shopping belt.

The Central Business District is just minutes away, accessible via a short drive or public transport options. Seamless connections to the CTE and PIE ensure effortless access to key destinations.

The Mass Rapid Transport (MRT) lines provide swift travel across the island, with a mere 5-minute stroll to Dhoby Ghaut Station (serving NSL, NEL, and CCL), or reach Somerset MRT Station (NSL) within a leisurely 6-minute walk.

Business Hubs

1	9 Penang Road	4 mins
2	MacDonald House	6 mins
3	Comcentre	6 mins
4	Raffles City	4 mins
5	South Beach Tower	4 mins
6	Suntec City	5 mins
7	Guoco Midtown	5 mins
8	Wheelock Place	6 mins
9	DUO Tower	6 mins
10	Marina Bay Financial Centre	7 mins
11	Marina Bay Sands	9 mins

Hotels

12	Hilton Orchard	3 mins
13	COMO Metropolitan	3 mins
14	Raffles Hotel	4 mins
15	Pan Pacific Serviced Suites	6 mins
16	Concorde Hotel	5 mins
17	JEN Singapore Orchard Gateway	5 mins

Shopping Malls

18	The Centrepoint	6 mins
19	Plaza Singapura	6 mins
20	Orchard Central	6 mins
21	Orchard Gateway	7 mins
22	313@somerset	7 mins
23	111 Somerset	8 mins
24	The Cathay (U/C)	8 mins
25	ION Orchard	3 mins
26	Mandarin Gallery	3 mins
27	Ngee Ann City	3 mins
28	Wisma Atria	3 mins
29	Paragon	4 mins

Parks

A	Penang Road Open Space Upcoming: Orchid-themed Garden	3 mins
B	Istana Park Upcoming: Expansion to thrice its size	4 mins
C	Dhoby Ghaut Green Upcoming: Nature Play Garden & Activity Spaces	6 mins
D	Fort Canning Park	8 mins

Source: OneMap
All travel times are approximate only

Marks of Distinction

A Rare, Freehold Grade A Commercial Development in District 9.
Equipped with Sustainable and Smart Technology.
A Legacy in the Making.

Freehold
Prime Grade A Commercial Development

103 Penang Road
One of Singapore's Most Exclusive Addresses

Grade A Office Spaces of
150k sqft

c.14,500
Square Feet of Typical Office Floorplate

More than **100** Solar Panels
on the roof

Office Floor-to-Floor Height **4.3m**

Retail Floor-to-Floor Height **5.1m**

10 Floors
of office spaces, 1 level of retail

Over **5000 sqft**
of Retail and F&B Space on Level One

LEED Gold Certification

135 Parking Lots
across 2 basement levels

Welcome to a World of Opportunity

Enter a realm of refined sophistication, where the artful centrepiece upon entry serves as both a conversation starter and focal point. The graceful curves of the gold ceiling beckon, complemented by luxurious metallic finishes and plush furnishings that exude warmth and charm.

Experience pure comfort throughout the lobby and lifts with state-of-the-art air purifiers that guarantee a fresh and clean atmosphere. For added peace of mind, a self-registration e-kiosk offers seamless connectivity for visitors.

Nestled in the corner awaits a cosy café, perfect for casual meetings, or leisurely mid-afternoon coffee breaks.

Artwork Title:《望》
Artwork Series: Chinese Calligraphy Sculpture Series

At the heart of Visioncrest Orchard, this sculpture symbolizes the Chinese character 望, embodying the idea of 展望未来 : looking forward with aspirations for the future. Reminiscent of a dancer with dynamic yet graceful movements — the artwork captures the essence of envisioning a future of success, where dreams can transform into a lasting legacy.

Artist's Impression

Artist's Impression

Innovative Workspaces that Inspire

Step into awe-inspiring workspaces where beauty meets innovation. Enjoy serene views of the outdoor green landscape through expansive full-glass, solar-protected windows. These windows surround stunning column-free floors spanning across circa 14,500 square feet, with heights reaching 4.3 metres from floor to floor.

Benefit from smart everyday fittings, and convenient access via dedicated apps all while prioritising security through features such as facial recognition and biometric access.

These office spaces offer ample room for flexible planning and personalised style, catering perfectly to the needs of large-scale corporations. From conventional office layouts to creative breakout spaces for hot-desking and brainstorming, these environments inspire productivity and collaboration.

Artist's impression

Fermax Vida 3rd gen Gateway / Home hub

CCTV provision link to Home hub app

Facial recognition with biometric access control for main entrance

Infrastructure backbone for high-speed internet

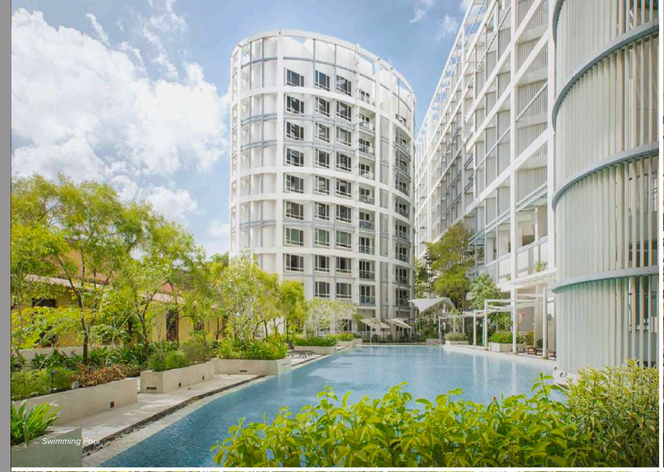
Smart switch for light fittings & provision for smart curtains

Art of Living Well

Achieve balance with a harmonious blend of work and play, where holistic offerings are conveniently within reach. Visioncrest Orchard tenants can enhance their wellness journeys with the privilege of accessing amenities* available in the residential wing, which include a swimming pool, well-equipped gym and tennis court. Afterward, unwind and relax in the steam room.

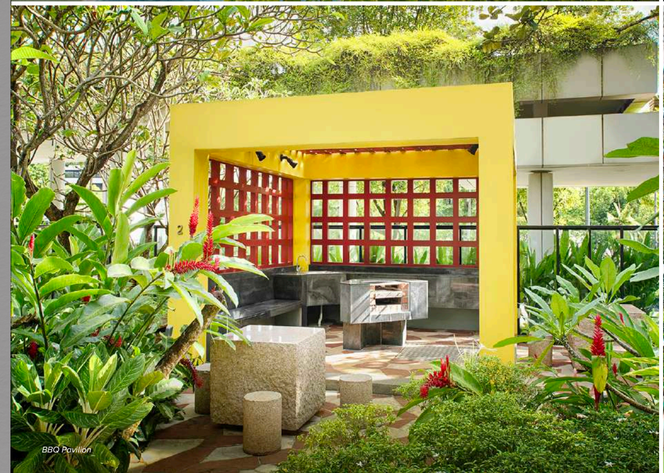
Additionally, multi-purpose function rooms and barbecue pits are available for booking, facilitating bonding activities, networking events, or sundowner activities.

*Terms and conditions apply.



Swimming Pool

Indoor Gym



BBQ Pavilion

Tennis Court

Artist's Impression

Retail Space for Creativity & Collaboration

Artist's Impression

Located at the entrance of Visioncrest Orchard, over 5,000 sqft of freehold retail space with approximately 5.1m of floor to floor height, offer endless possibilities for businesses and tenants. Whether leased in whole for a larger F&B establishment or subdivided into smaller units for clinics or boutique services like florists or salons, it presents an opportunity for interaction, collaboration, and added convenience for both visitors and tenants of Visioncrest Orchard.

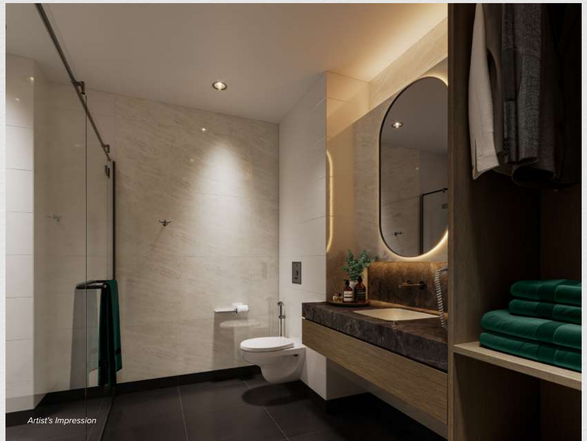
Adoption of Merv 8 filters and Ultraviolet Germicidal Irradiation (UVGI) sterilisation technology in air conditioning systems to eliminate contaminants

Water purifier for office common pantries

Going Green for Good

LEED Gold certified by US Green Building Council

Adoption of over 100 solar panels on roof



Artist's Impression

Dedicated on floor private end-of-trip facilities

Indoor air quality monitoring

Proudly LEED Gold certified by the US Green Building Council, Visioncrest Orchard continues its commitment to furthering sustainable efforts.

Our green initiatives extend to cleaner air and water, with state-of-the-art filters and purifiers installed across common areas. The integration of solar panels reduces energy consumption in common areas, and Electric Vehicle (EV) owners can utilise charging lots in the carpark, promoting eco-friendly practices across the development.

Asset Enhancement Initiatives

A Level 1 Arrival Lobby
1. Addition of self registration visitor e-kiosk
2. New calligraphy-inspired sculpture at drop-off
3. Brand new arrival lobby experience

B Basements
1. Addition of self registration visitor e-kiosks on levels B1 and B2
2. 2 EV charging lots
3. New bicycle stands

C Facade
1. Facade enhancement to uplift the aesthetic of the building
2. New re-branded building signage
3. Solar film for all 10 floors of office facade

D Solar Panels*
1. 104 Solar panels at common area roof
2. 94 Solar panels for L11 accessory lot on roof

*Subject to changes

E Common Lobbies
1. Scenting for common lobbies
2. Air purifiers for all passenger lifts

F Offices
1. Smart office automation
2. Executive toilets to be equipped with end-of-trip shower facilities
3. Water purifier in all office common pantries

G Air Quality
1. Indoor air quality monitoring for all office floors
2. Aircon green upgrading works

Floorplans

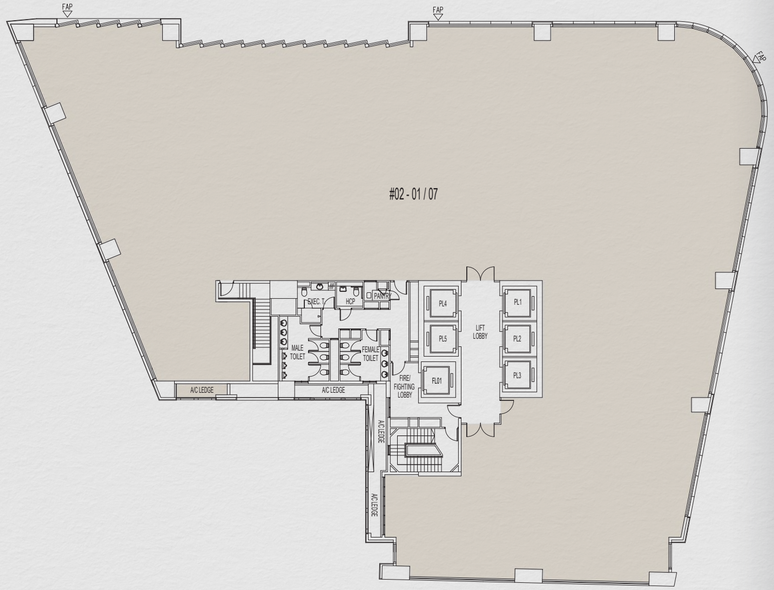
Artist's impression

Level 1

Welcome Lobby & Café

Unit	01	02	03	04	05	06 - 11
Size (sqm)	15	39	32	32	26	326
Size (sqft)	161	420	344	344	280	3509

The above plans are not drawn to scale and subject to change as may be approved by the relevant authorities.



Level 2

Typical Plan

Size (sqm)	1345
Size (sqft)	14478

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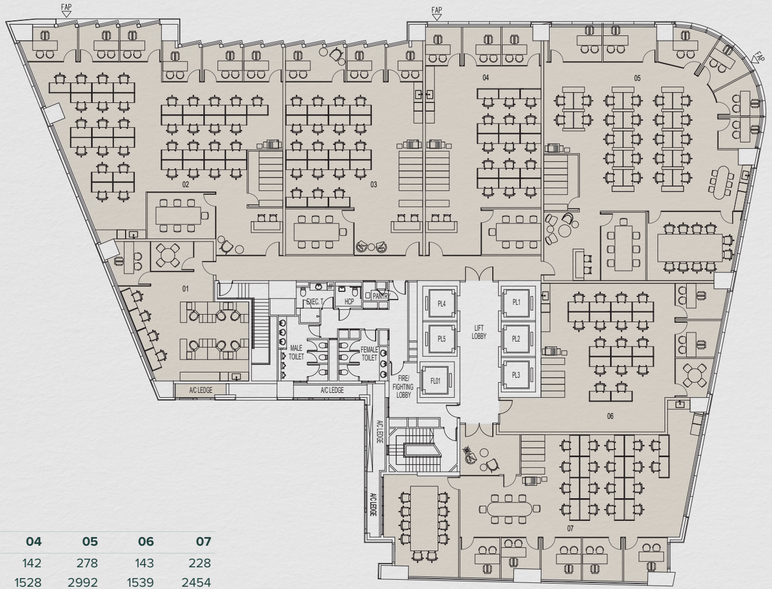

Level 2

Multiple Tenancy Test Fit Layout

Unit	01	02	03	04	05	06	07
Size (sqm)	90	259	159	142	278	143	228
Size (sqft)	969	2788	1711	1528	2992	1539	2454
Total pax	11	40	22	18	30	18	23
No. of Work Station	10	34	19	15	24	16	18
No. of Manager Room	1	6	3	3	6	2	5
No. of Meeting Room	1	1	1	1	2	1	1
Server / Compactus	-	1	1	1	1	1	1
Pantry / Bar	1	1	1	1	1	1	1
Reception	-	1	1	1	1	-	1
Area per pax (sqm/pax)	8	7	7	8	9	8	10
Common Corridor	46sqm / 495sqft						

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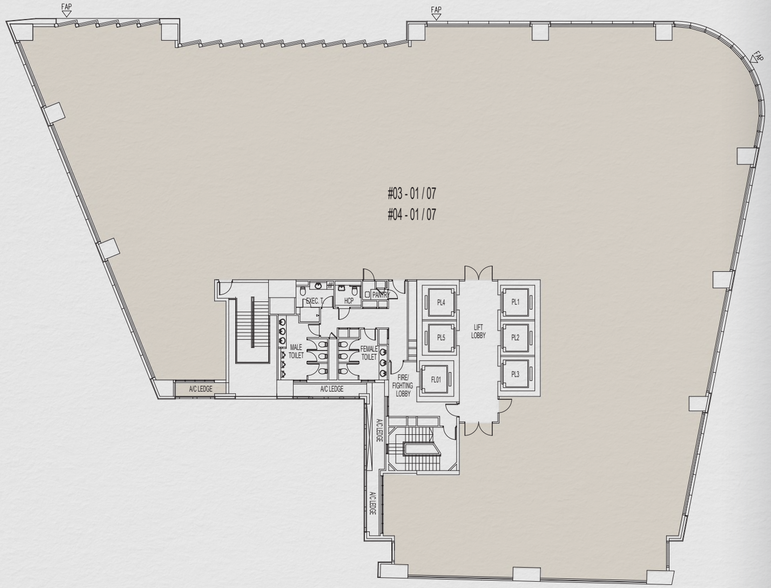

Level 3 & 4

Typical Plan

Size (sqm)	1334
Size (sqft)	14359

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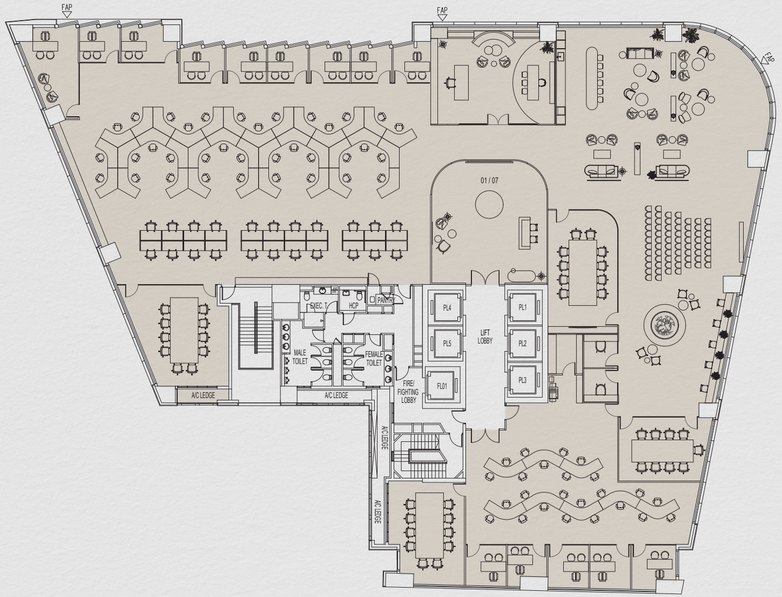

Level 3 & 4

Creative Full Floor Test Fit Layout

Size (sqm)	1334
Size (sqft)	14359
Total pax	96
No. of Work Station	81
No. of Manager Room	15
No. of Meeting Room	4
Server / Compactus	1
Pantry / Bar	1
Reception	1
Area per pax (sqm/pax)	13

The above plans are not drawn to scale and subject to change as may be approved by the relevant authorities.

Level 5 to 8

Typical Plan

Size (sqm)	1368
Size (sqft)	14725

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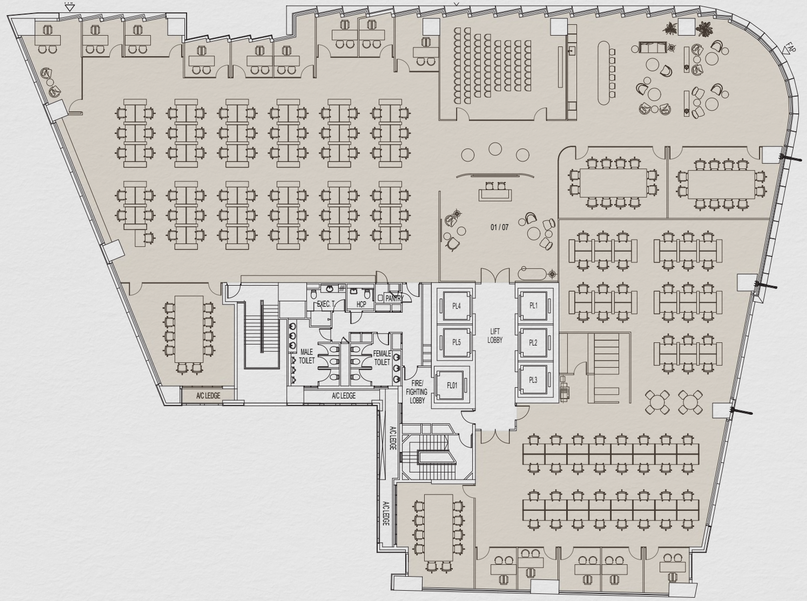

Level 5 to 8

Single Tenancy **Test Fit** Layout
Maximum Density

Size (sqm)	1368
Size (sqft)	14725
Total pax	147
No. of Work Station	133
No. of Manager Room	14
No. of Meeting Room	5
Server / Compactus	1
Pantry / Bar	1
Reception	1
Area per pax (sqm/pax)	9

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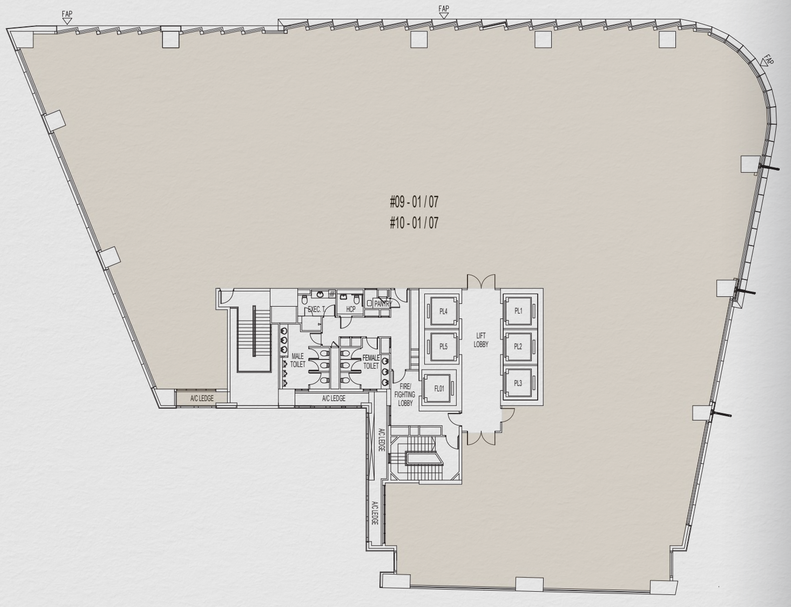

Level 9 & 10

Typical Plan

Size (sqm)	1379
Size (sqft)	14844

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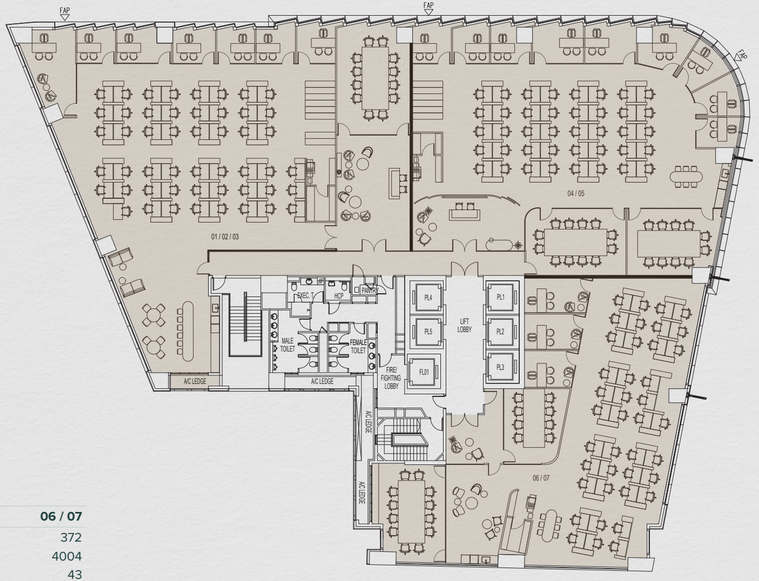

Level 9 & 10

Multiple Tenancy Test Fit Layout

Unit	01 / 02 / 03	04 / 05	06 / 07
Size (sqm)	525	436	372
Size (sqft)	5651	4693	4004
Total pax	57	49	43
No. of Work Station	50	40	40
No. of Manager Room	7	9	3
No. of Meeting Room	1	2	2
Compactus	1	1	-
Server Room	1	1	1
Pantry / Bar	1	1	1
Reception	1	1	1
Area per pax (sqm/pax)	9	9	9
Common Corridor	46sqm / 495sqft		

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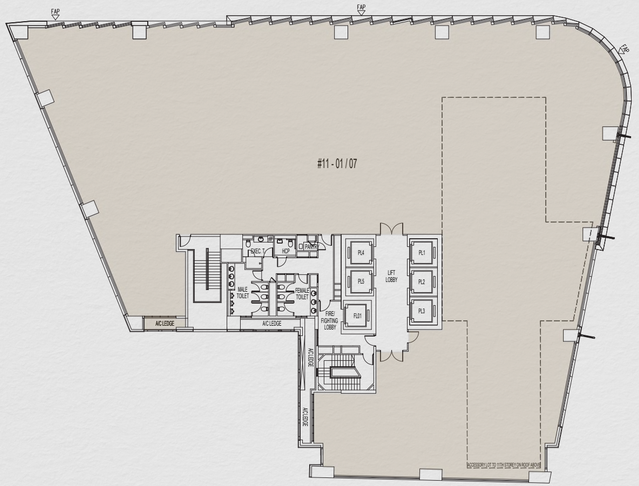

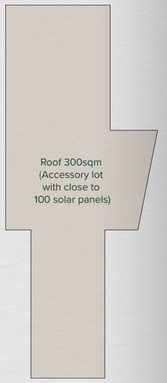

Level 11 & Roof

Typical Plan

	Unit	Roof
Size (sqm)	1360	300
Size (sqft)	14639	3229

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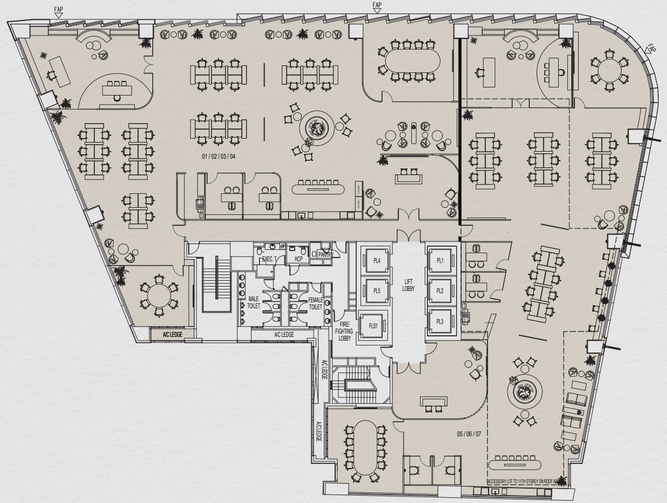

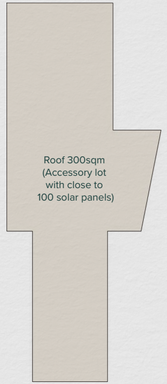

Level 11 & Roof

Double Tenancy Test Fit Layout
Collaborative Layout

Unit	01 - 04	05 - 07
Size (sqm)	661	653
Size (sqft)	7115	7029
Total pax	37	34
No. of Work Station	34	31
No. of Manager Room	3	3
No. of Meeting Room	2	2
Pantry / Bar	1	1
Reception	1	1
Area per pax (sqm/pax)	18	19
Common Corridor	46sqm / 495sqft	

The above plans are not drawn to scale and subject to change as may be approved by the relevant authorities.

Development Specifications

Location	103 Penang Road, Singapore 238467
Floors	Office | 10 Floors: 2nd Storey to 11th Storey Retail | 1 Floor: 1st Storey Car Park | 2 Floors: Basement 1 and 2
Total Strata Area	149,652 sqft (Office) ; 5,059 sqft (Retail)
Curtain Wall	Unitised Curtain Wall System
Floor Loading	Retail: Live Load = 5.0kN/m2 Office: Live Load = 5.0kN/m2 Roof: Live Load = 3.0kN/m2
Office Floor Height	Floor to Floor Height - 4,275mm Localised bulkhead and beam where applicable
Typical Ceiling Height (Office)	2,800mm
1st Storey Retail Height	Floor to Floor Height - 5,100mm Localised bulkhead and beam where applicable
Occupant Load per Office Floor	240 Pax
Raised Access Floor Void in Office	150mm including Raised Floor System
Raised Access Floor Provision	2nd to 11th Storey
Carpark	Automated Car Parking System 114 allocated Parking Lots for Season Parking and 13 Parking Lots for Visitor Parking (including 3 Accessible Lots) 2 EV lots (works to be carried out) 12 Motorcycle Lots
Loading & Unloading Bay	2 Lorry Lots
Bathrooms on each Office Floor	Gents: 3 WC Cubicles, 3 Urinals and 3 Wash Basins Ladies: 3 WC Cubicles and 3 Wash Basins Pantry: 1 Sink and 1 Water Purifier Executive End-of Trip Toilet: 1 Shower Facility, 1 WC and 1 Wash Basin
No. of Lifts and Capacity	Hitachi Elevators (upgraded in 2018) 5 Passenger Lifts (20 pax) Serving Basement 1 & 2, 1st to 11th Storey 1 Service Lift (24 pax) Serving Basement 1 & 2, 1st to 11th Storey
Air Conditioning Systems	Air-Cooled VRV Air-Conditioning System for Office 11 Condenser Units and 11 Fan Coil Units per Typical Office Air-Cooled Split Air-Conditioning Unit for Retail
Kitchen Exhaust and Supply Air	Provision for kitchen supply and exhaust air mechanical system for Retail Unit #01-09 and #01-10

Amenities	Multi-Purpose Room, Gym, Launderette, Changing Room, Sauna Steam Bath, Swimming Pool, Tennis Court, Barbeque Pavilion
Café Counter	Provision of Café Counter Cabinet with Quartz Counter Top, Sink, Undercounter Refrigerator and Glass Pastry Display for Retail Unit #01-01
Anxillary Air Con Provision	50mm dia condenser water tap off provision on every floor for installation of package unit by tenant
Electrical Loading and Supply	7 Sets of 60A 400V 3 Phase Normal Supply or Max of 350A 400V 3 Phase Normal Supply for each Typical Office
Security System	24-Hour CCTV Monitoring at all Main Entrances Elevator Card and QR Code Reader Access Control
Telecommunication Network	7 units of 20 pair (Cat 5E) per typical office floor 1 unit of 20 pair (Cat 5E) per retail unit
Sound/Paging System	Public Address System to Code Requirements
Fire Protection System	Automatic Sprinkler System, Dry Riser System, Hosereels and Portable Fire Extinguishers where applicable
Building Management System (BMS)	Integrated BMS to Monitor all Major Mechanical & Electrical Equipment
Others	Live Monitoring & Green Reporting of Indoor Air Quality for Every Unit Solar Film Provision for Office Curtain Wall Glass Smart Office Automation to all Office Merv 8 Filters and Ultraviolet Germicidal Irradiation (UVGI) Lamps to all Fan Coil Units
TOP	2008
Architect	RSP Architect Planners & Engineers (Pte) Ltd
Land Tenure	Freehold

Developer Background

Arc380, Singapore

Solitaire On Cecil, Singapore

Tri, Munich

One Exchange Square, London

TE CAPITAL

TE Capital Partners is a uniquely positioned real estate investment and fund management firm, equipped with development management capabilities that focuses on APAC real estate markets. TE Capital Partners was established by the third generation family members of the Singapore-based developer, Tong Eng Group.

As of Q4 2023, TE Capital Partners and its subsidiaries, has an AUM of more than S$3 billion across Singapore, Australia, Japan and the United States, and the Principals have developed more than S$3 billion of commercial office, residential and mixed development projects in Singapore in recent years, such as Solitaire on Cecil. Some commercial projects under management include 350 Queen Steet and 312 St Kilda Road in Melbourne, Australia.

Tong Eng Group has been in the real estate development business in Singapore for more than 70 years, having owned and developed close to 200 acres of land, comprising mixed-use, office, retail, landed housing and apartments. It has established itself as a leading property developer with a proven track record in delivering high-quality commercial projects, such as Tong Eng Building, Centrium Square, ARC 380 and residential developments such as Goodwood Grand and the Belgravia Landed Series – Belgravia Ace, Belgravia Green, Belgravia Villas.

LaSalle

LaSalle Investment Management is one of the world's leading real estate investment managers. An independent subsidiary of Jones Lang LaSalle, it operates in 24 cities across 13 countries worldwide. On a global basis, LaSalle manages over US$89 billion of assets in private and public real estate property and debt investments as of Q4 2023. LaSalle's diverse client base includes public and private pension funds, insurance companies, governments, corporations, endowments and private individuals from across the globe. LaSalle sponsors a complete range of investment vehicles including separate accounts, open and closed-end funds, public securities and entity-level investments.

LaSalle has a proven track record in developing and managing prime real estate in Singapore and key gateway cities globally. These include Twenty Anson and the award-winning Crowne Plaza Changi Airport hotel in Singapore, One Exchange Square (London), LIFE – Jeanne d'arc (Paris), Maison Manuvie (Montreal), Timber Office (Munich) and 123 North Wacker Drive (Chicago).

Sales Enquiries

To book a private in-person / virtual presentation appointment or other sales enquiries, please contact:

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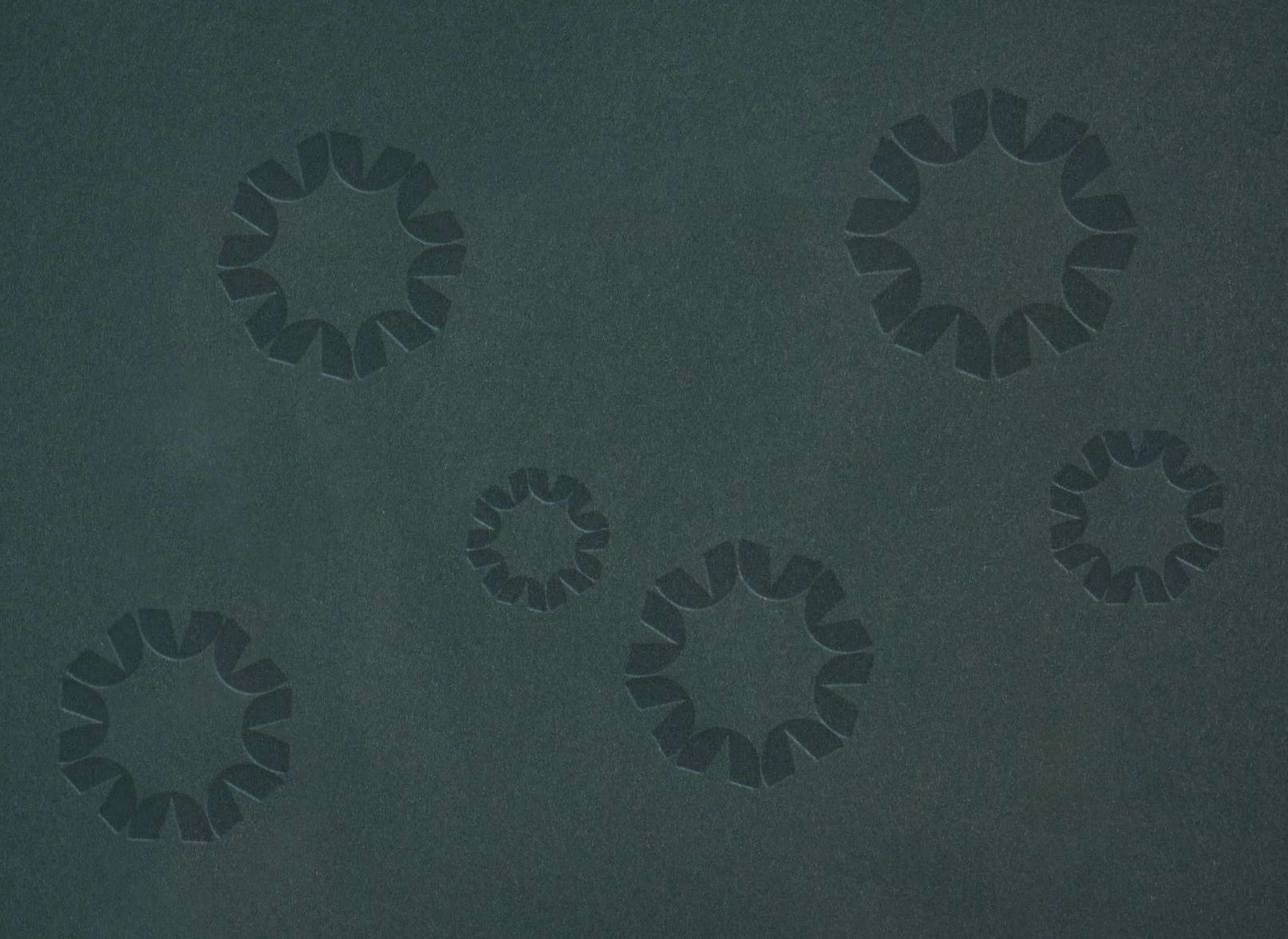
Artist's Impression

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