

Solitaire

ON CECIL

A Timeless Jewel
for a Lasting Legacy

The Visionaries

“A modern product designed to meet the needs of businesses competing for the best talent, Solitaire on Cecil is our vision for world-class, institutional-grade workspaces where occupants can collaborate, innovate, learn and socialise in a secure, technology-enabled and sustainable environment. Located within the CBD cityscape, it is an ode to the city’s many facets.”

Emilia Teo
Managing Director, TE Capital Partners

“Solitaire on Cecil is a welcome addition to our portfolio – an innovative and modern freehold building with premium specifications. Aiming to achieve the top-tier BCA Green Mark Platinum certification, the new development is designed to minimise adverse environmental and social impacts while maximising investment performance.”

Marc Montanus
Senior Managing Director, Fund Management,
LaSalle Investment Management



Artist's impression



A Future Icon on Cecil Street

Solitaire on Cecil is a rare premium freehold Grade A commercial development in the heart of the vibrant Singapore CBD. Strategically located on 148 Cecil Street, the development is adjacent to a vibrant Telok Ayer and Amoy heritage precinct, where beautifully decorated shophouses weave modern work culture, rich history and social life together. Today, the area is a well-established commercial district comprising office buildings, a myriad of restaurants, retail offerings and top tier hotels.

The area is poised for further rejuvenation with the introduction of the CBD Incentive scheme by Urban Redevelopment Authority. Given its strategic location at the nexus between Raffles Place and Shenton Way, as well as abundant F&B offerings in nearby Telok Ayer Street, Amoy Street, Club Street and Chinatown, Solitaire on Cecil is set to redefine the urban city skyline as the iconic gem of the CBD.

Singapore, the gateway to Asia and the world

Asia boasts a wealth of emerging and established markets, including some of the fastest growing economies in the world. Accorded Asia's top financial hub, Singapore's prime location in the heart of Southeast Asia gives businesses access to major Asian markets and the lion's share of growth opportunities.

Singapore is also recognised as a technology hub where the world's finest technological companies have established their regional headquarters. The stable regulatory environment, attractive tax rates, and transparent market create fertile ground for foreign and local investments.

A vibrant city with an excellent education system, Singapore's highly skilled workforce is yet another reason that the city is a prime choice for multinational corporations and businesses that consider Asia as a key driver for growth.



Unmatched Brilliance

Adorned with a multi-faceted glass facade, the building embodies the lively brilliance of the Blue Diamond.

Three different colours of double-glazed glass are used to create a responsive and biomimetic exterior that exudes elegance while improving thermal efficiency.

An insignia of commitment and a symbol of strength, the blue diamond represents the endlessly enduring form of nature, peace and eternity and is made to last from one generation to the next.

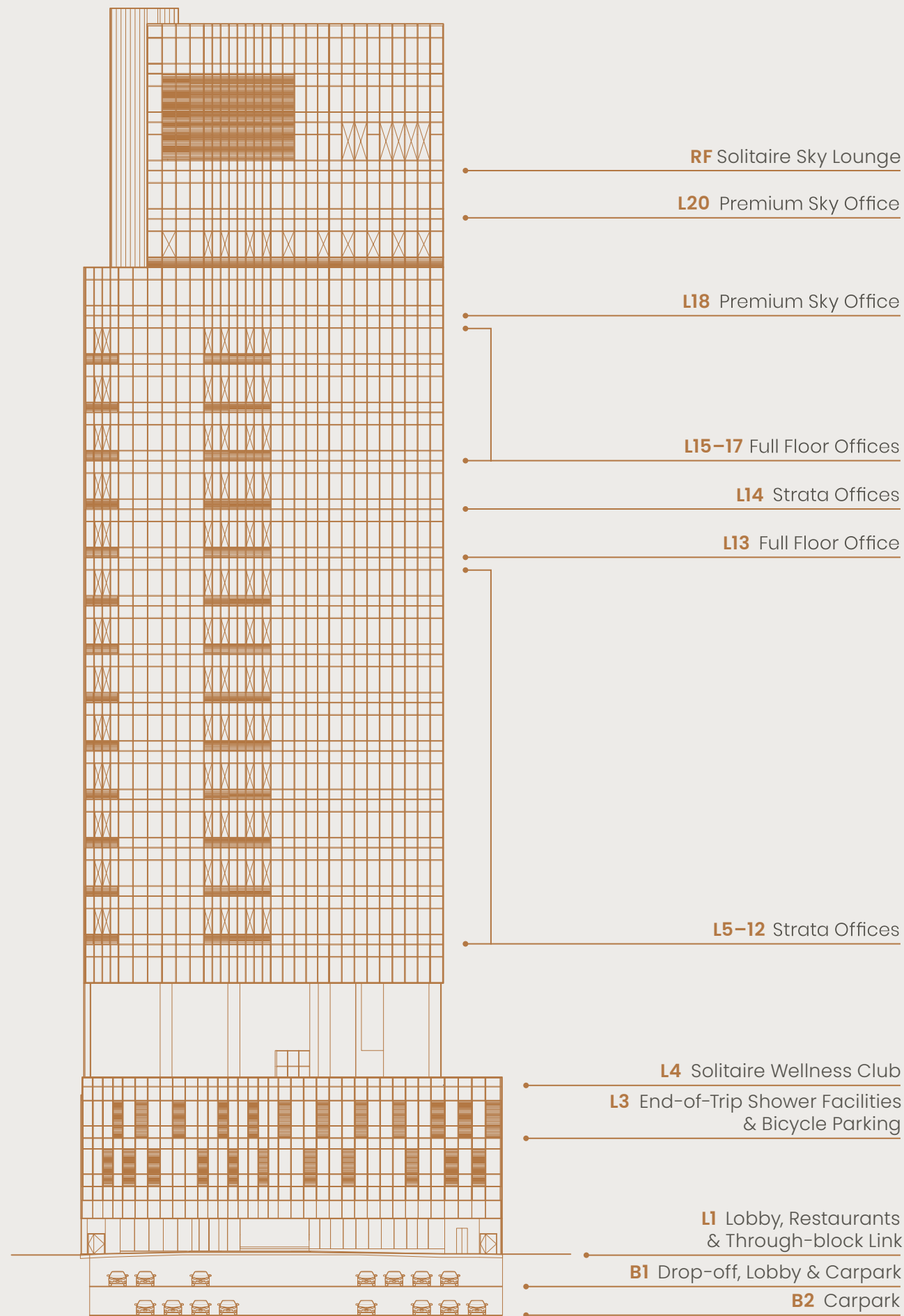


Artist's impression

“A distinctive and unique office building inspired by the “Blue Diamond” design concept, with the use of varying tones of blue glass and reflectivity to create a spectrum of texture and pattern.”

Ti Lian Seng
Director, DP Architects





A Notch Above The Rest

148

Cecil Street

The freehold 20-storey development offers approx. 190,000 sqft of office spaces, seamlessly integrated with an abundance of sustainable features and wellness facilities. Forward-thinking and built to last, Solitaire on Cecil is designed to exceed the expectations of the discerning few.



Rare Freehold Tenure

127_m

total height of building

20

levels

with Sky Lounge on roof top and F&B offerings on Level 1

In excess of

190k

sq ft

of Grade A office spaces with 1 café and 2 restaurants

Typical floor plate of

13k

sq ft

Floor-to-floor height

4.9m

25

carpark lots

98

bicycle parking lots

27k

sq ft

of wellness and collaborative spaces over 3 levels

Multi-faceted Amenities

Solitaire on Cecil thrives on the duality of business and leisure, day and night. Thoughtful design elements and a full suite of quality amenities demonstrates a commitment to overall well-being. The development features premium amenities from bicycle lots and gym facilities for an active lifestyle to restaurants and open green spaces for leisure and relaxation.



↑
Roof Level
Solitaire Sky Lounge

Alternative spaces for work and dining with unobstructed views of Singapore's iconic cityscape.

L3 End-of-Trip Facilities

Championing a sustainable lifestyle through provisions for bicycle parking, storage lockers, showers and changing rooms.

Cecil Street

L1 Grand Welcome Lobby

The alluring grand arrival lobby with the touchless sensors and destination-controlled lifts allow easy connections to the office levels. A dedicated concierge provides a warm touch to tenants and visitors.

B2 Carpark

Artist's impression

B1 Drop-Off & Arrival Lobby

Come rain or shine, always arrive in unrivalled comfort with the sheltered drop-off in the basement.

L1 Cafe & Restaurants

Thoughtfully designed to offer convenience for the busy individual and as alternative social and meeting venues within the development.

L4 Solitaire Wellness Club

The development features a plethora of wellness amenities that nourishes the body, mind and soul. From exclusive work pods, chill out lawns, entertainment square for movie screenings to the fitness and parkour gym amidst lush greenery, the Solitaire Wellness Club offers all you need for a balanced lifestyle and your overall well-being.

Stanley Street

L1 Through-Block Link

Fully-covered walkway connects businesses on Cecil Street to a myriad of leisure and F&B offerings on Stanley Street.

Sustainable Pathways

Designed to achieve Green Mark Platinum Certification, Solitaire on Cecil is committed to providing the highest quality work environment while extensively promoting sustainable design features throughout the development's infrastructure.

Energy-Efficient Design



Dedicated power meter for ACMV equipment



Adoption of 100 solar panels for renewable energy



Real-time monitoring and management of energy and water consumption



Efficient cooling tower & chiller plant system



Adoption of *WELS excellent rated fittings

Sustainable Built Environment



End-of-trip facilities to reduce carbon footprint



EV car charging lots



High performance 3-colour double glazed units glass facade



100% landscape replacement with vertical greenery to reduce urban heat island effect



Green label & low carbon products reduce environmental impact

Quality Indoor Environment



Low ^VOC paints for improved air quality



Touchless access control & UV air purifiers for lifts



Adoption of #MERV filters & air purging system to optimise indoor air quality



UV germicidal irradiation system for controlling airborne infective microorganisms in fan coil units



Real-time monitoring of indoor air quality

*WELS - Water Efficiency Labeling Scheme

^VOC - Volatile Organic Compounds

#MERV - Minimum Efficiency Reporting Values

Smart Integrations

Fitted with advanced digital technology, Solitaire on Cecil features a seamless experience with enhanced security, safety and convenience throughout the offices and facilities in the 20-storey development.



Easy access to offices via the self-registration e-kiosk in the Basement Arrival Lobby and Level 1 Grand Arrival Lobby



Hassle-free access to facilities via community mobile app



Perform real-time monitoring of your office's indoor air quality anytime anywhere



Abundance of plug and play venues for formal meetings or after-work social events



Automated Building Management System (BMS) to improve efficiency and enhance users well-being



Well-provisioned power points allow easy transition to bringing your meeting outdoors



Seamless transits via touchless sensor buttons and destination control lifts



A New Prestigious Landmark in the CBD

Solitaire on Cecil is a centrally-located Grade A office building that will refresh the city's skyline and set the tone for the surrounding neighbourhood's rejuvenation. No longer just a business district, CBD is evolving to become the ultimate base for the modern worker to live, work, and play.

Transport

Telok Ayer MRT	🚶	2 mins
Raffles Place MRT	🚶	5 mins
Tanjong Pagar MRT	🚶	4 mins
Shenton Way MRT	🚶	4 mins
Downtown MRT	🚶	5 mins
Marina Bay MRT	🚗	3 mins
Bayfront MRT	🚗	3 mins

Business

1. Frasers Tower	🚶	2 mins
2. Asia Square Towers	🚶	6 mins
3. Marina One	🚶	6 mins
4. Marina Bay Financial Centre	🚗	1 min
5. One Raffles Quay	🚗	2 mins

Hotels

6. Hotel Telegraph	🚗	1 min
7. Ascott Raffles Place	🚗	1 min
8. The Fullerton Hotel	🚗	2 mins
9. The Westin	🚗	2 mins
10. ParkRoyal Collection Pickering	🚗	2 mins

F&B and Leisure

11. Lau Pa Sat	🚶	2 mins
12. Chinatown Point	🚗	2 mins
13. Marina Bay Sands	🚗	4 mins
14. Gardens by the Bay	🚗	5 mins

MRT

🟢 East-West Line	🟠 Circle Line
🔴 North-South Line	🟡 Downtown Line
🟣 North East Line	🟤 Thomson-East Coast Line

■ Telok Ayer & Chinatown Conservation District

*All travel times are approximate only

Unparalleled Connectivity

Strategically located with easy access via Cecil Street and Stanley Street, Solitaire on Cecil is in close proximity to 5 MRT Stations, the nearest being Telok Ayer MRT and Raffles Place MRT stations within mere minutes of walking distance, as well as major expressways such as ECP, MCE and CTE.

Solitaire on Cecil is also located within an area which is home to leading businesses and financial institutions where occupants have access to Telok Ayer Street, Amoy Street and Chinatown precincts, a food haven that is home to over 160 acclaimed F&B concepts and Michelin star restaurants.



Telok Ayer & Chinatown Conservation District

Cafes

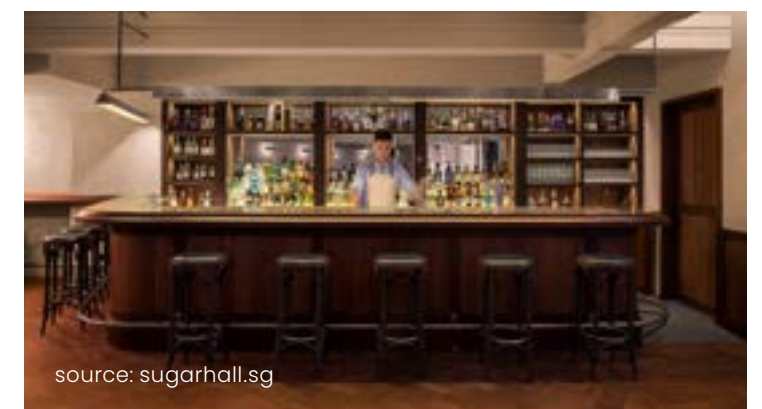
1. Carrotsticks and Cravings
2. Common Man Stan
3. French Fold
4. Joji's Diner
5. LUNA
6. Park Bench Deli
7. Plain Vanilla
8. Sarnies

Restaurants

1. Cloudstreet (Two MICHELIN Stars)
2. Lerouy (One MICHELIN Star)
3. Nae:um (One MICHELIN Star)
4. Nouri (One MICHELIN Star)
5. Dumpling Darlings
6. Joséphine
7. Meadesmoore
8. Miznon
9. No Menu Restaurant
10. The Sushi Bar

Bars

1. Bitters & Love
2. Drunken Farmer
3. Employees Only Singapore
4. LQV Le Quinze Vins
5. Sake Labo
6. Shukuu Japanese Izakaya & Sake Bar
7. Sugarhall
8. The Spiffy Dapper



THROUGH-BLOCK LINK

Bridging Business & Leisure

As part of Urban Redevelopment Authority's rejuvenation efforts in creating a pedestrian friendly neighbourhood, the through-block link is a fully sheltered walkway featuring a double

volume ceiling height of over 9 metres. It provides exceptional connectivity between Cecil Street and Stanley Street, with direct access to a plethora of F&B and entertainment options.



Artist's impression

ARRIVAL LOBBY

A Grand Welcome

Greeted by a double volume ceiling of over 9 metres, the main lobby exudes a sense of space and sophistication. Bringing in a touch of luxury hospitality, a dedicated concierge takes care of any request efficiently and meticulously. The effortless transition

from public spaces to the private offices above is fitted with advanced technology, including a self-registration kiosk for visitors and touchless lift access. Indoor air quality monitors and UV air purifiers allow occupiers to enjoy fresh, clean air and enhances overall wellness.



Artist's Impression

Workplace of Tomorrow

Beyond the generous 13,000 sqft workspace, every level of Solitaire on Cecil is designed to put people and technology first. The 4.9 metre floor-to-floor height and large windows invite ample

natural light and ventilation into the workspace whilst the UV air purifiers provide high air quality, ensuring every employee's well-being is taken care of.



Thoughtfully designed spaces that foster collaboration.



Spacious meeting areas to hold formal business conferences with external partners and clients.



Flexible spaces allow for informal meetings and catch ups with the team.



Workplaces with ample natural light to improve mood and productivity.



Quality amenities and wellness provisions enable employees to work with a peace of mind.

PREMIUM OFFICES

Tailored & Versatile Spaces

Solitaire on Cecil is one of the rare few developments which offers high quality freehold strata office spaces in the CBD. With the government's restriction of strata sub-division within the Central Region, future supply of prime strata offices will be limited and increasingly hard to come by.

Designed for maximum flexibility and dynamic spatial planning, the regular floor plate of 13,000 sqft allows for an efficient subdivision for more collaborative idea generation and office interactions. Each unit comes equipped with provisions for your office's own sanitary and pantry fit out.



Enjoy spectacular unblocked views
of Singapore's heritage precincts –
Telok Ayer and Chinatown.

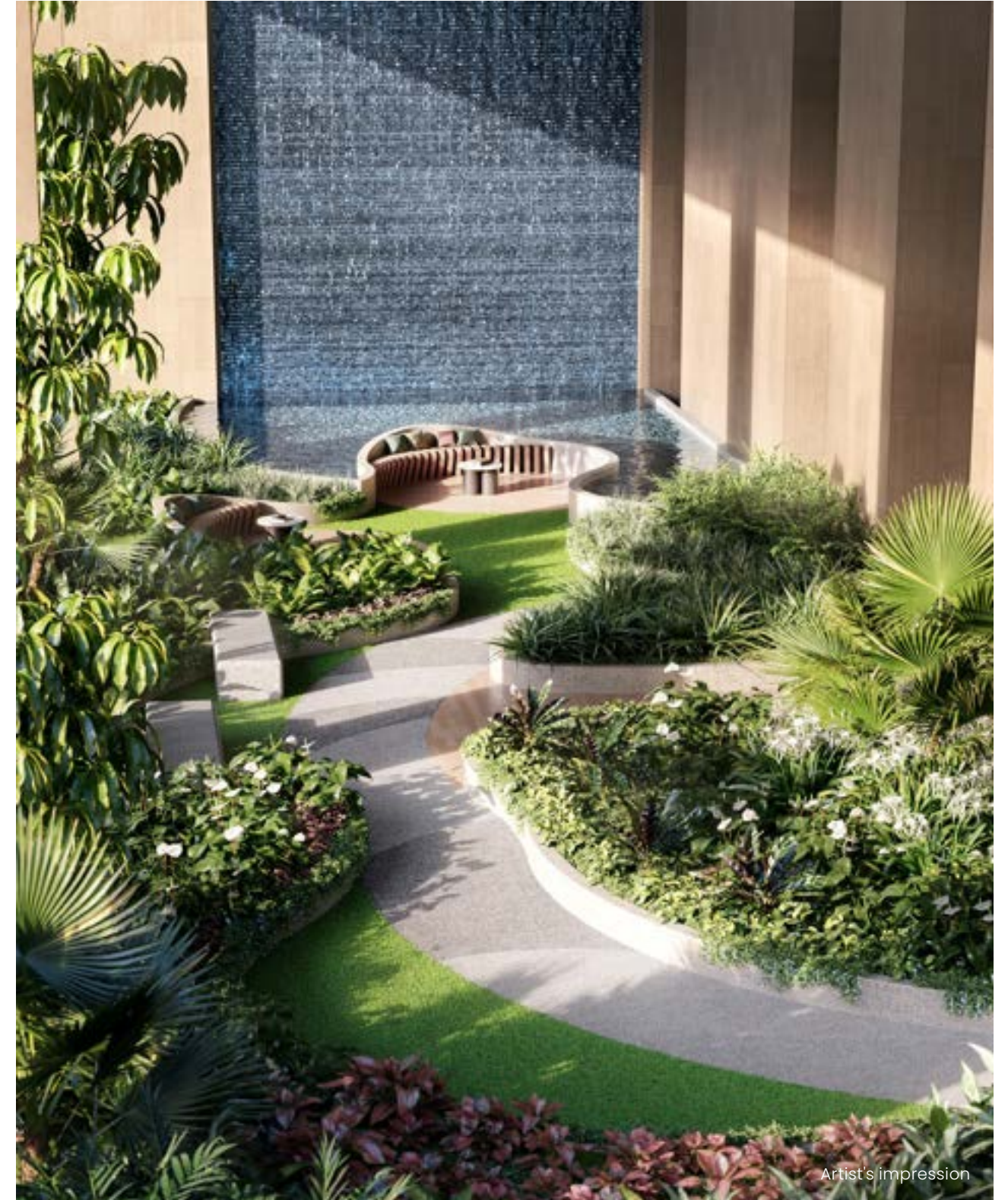


Approximate view from Level 17

Balance Your Mind & Heal Your Soul

Sustainable and lush biophilic gardens swathe the 27,000 sqft of wellness and collaborative spaces. The Relaxation Deck and Social Deck feature comfortable seating and the Outdoor Movie Screen at the Entertainment Square presents opportunities for leisure activities. Work Pods and the Multi-Function Room are

surrounded by verdant greenery and fitted with the necessary power provisions. Complete with a 7-metre high Grand Water Wall, the Leafy Pods, Garden Hideout and Chill Out Deck are perfect for hosting informal discussions or engaging in quiet contemplation while the Yoga Lawn is made for open-air restoration.



Artist's impression

Energize Your Body

The Warm Up Court provides a spacious area to stretch out and prepare the body before the action begins. Catering to individual preferences and fitness levels, the Indoor Fitness Gym and Outdoor Parkour Gym are furnished with state-of-the-art equipment for energetic workouts and training sessions.



Artist's impression

SOLITAIRE SKY LOUNGE

Sky-High Perspective

Redefine work interactions at the Solitaire Sky Lounge and enjoy unobstructed views of Singapore's iconic cityscape. The pavillion is equipped with electrical outlets and a pantry to serve as an alternative workspace or host private social events such as investor meetings, company activities and after-work drinks.



Artist's impression

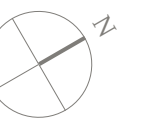
L3 End-of-Trip Facilities

Legend

1. Storage Lockers
2. Showers & Changing Rooms
3. Restroom
4. Lift (access via ground level)
5. PMD Storage Lockers
6. Bicycle Parking
7. Bicycle Air Pump and Repair Station



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



L4 Solitaire Wellness Club

Legend – Balance Your Mind

- 1. Work Pods
- 2. Nursing Room
- 3. Multi-function Room
- 4. Restroom

- 5. Relaxation Deck
- 6. Social Deck
- 7. Entertainment Square
- 8. Outdoor Movie Screen

Energize Your Body

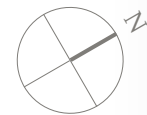
- 9. Warm Up Court
- 10. Outdoor Parkour Gym
- 11. Indoor Fitness Gym

Heal Your Soul

- 12. Chill Out Deck
- 13. Leafy pods
- 14. Reflecting Pond
- 15. Grand Water Wall
- 16. Garden Hideout
- 17. Yoga Lawn



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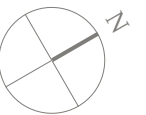
Roof Level Solitaire Sky Lounge

Legend

- 1. The Observatory
- 2. Sky Dining Lounge
- 3. Social Lounge
- 4. Restroom

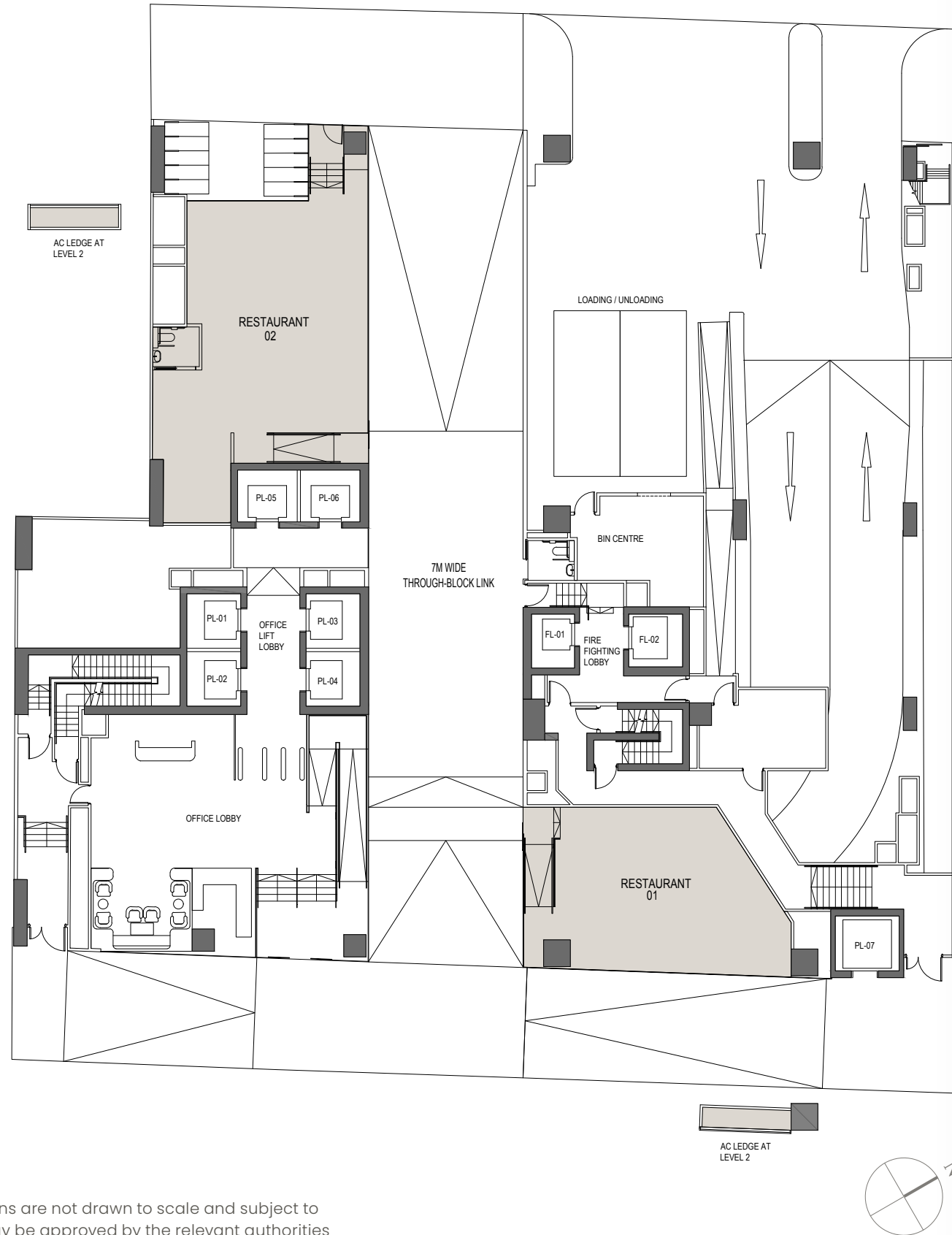


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L1 Restaurants

	Restaurant 01	Restaurant 02
Unit Size (sqm)	87	131
Unit Size (sqft)	936	1,410



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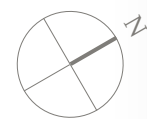
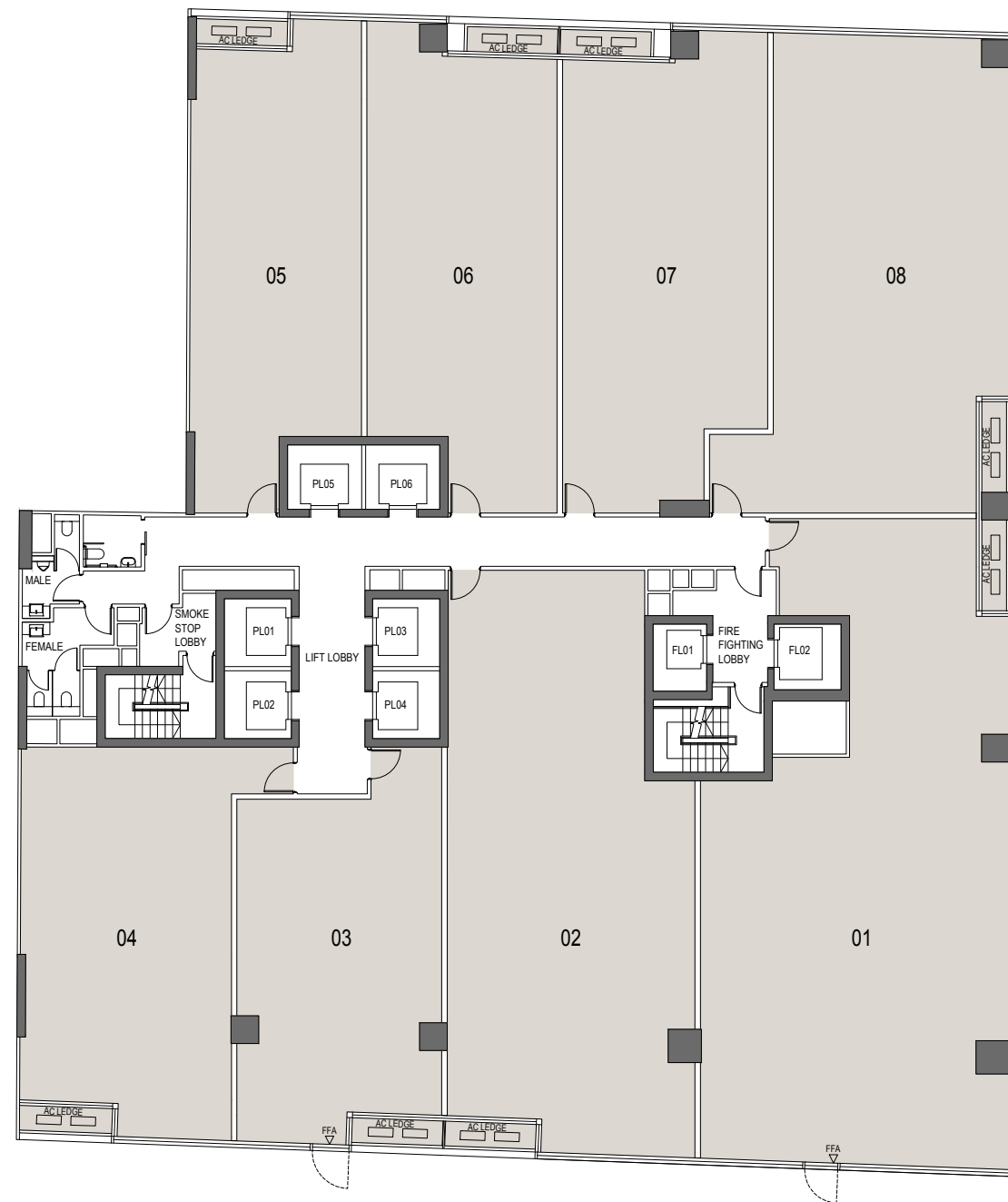
Enjoy a casual yet comfortable meal at the restaurant on the ground floor any time of the day. The modern, airy space has floor-to-

ceiling windows to let in natural light, creating a relaxing atmosphere to refuel before continuing with the day.



L5-12, 14 Typical

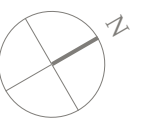
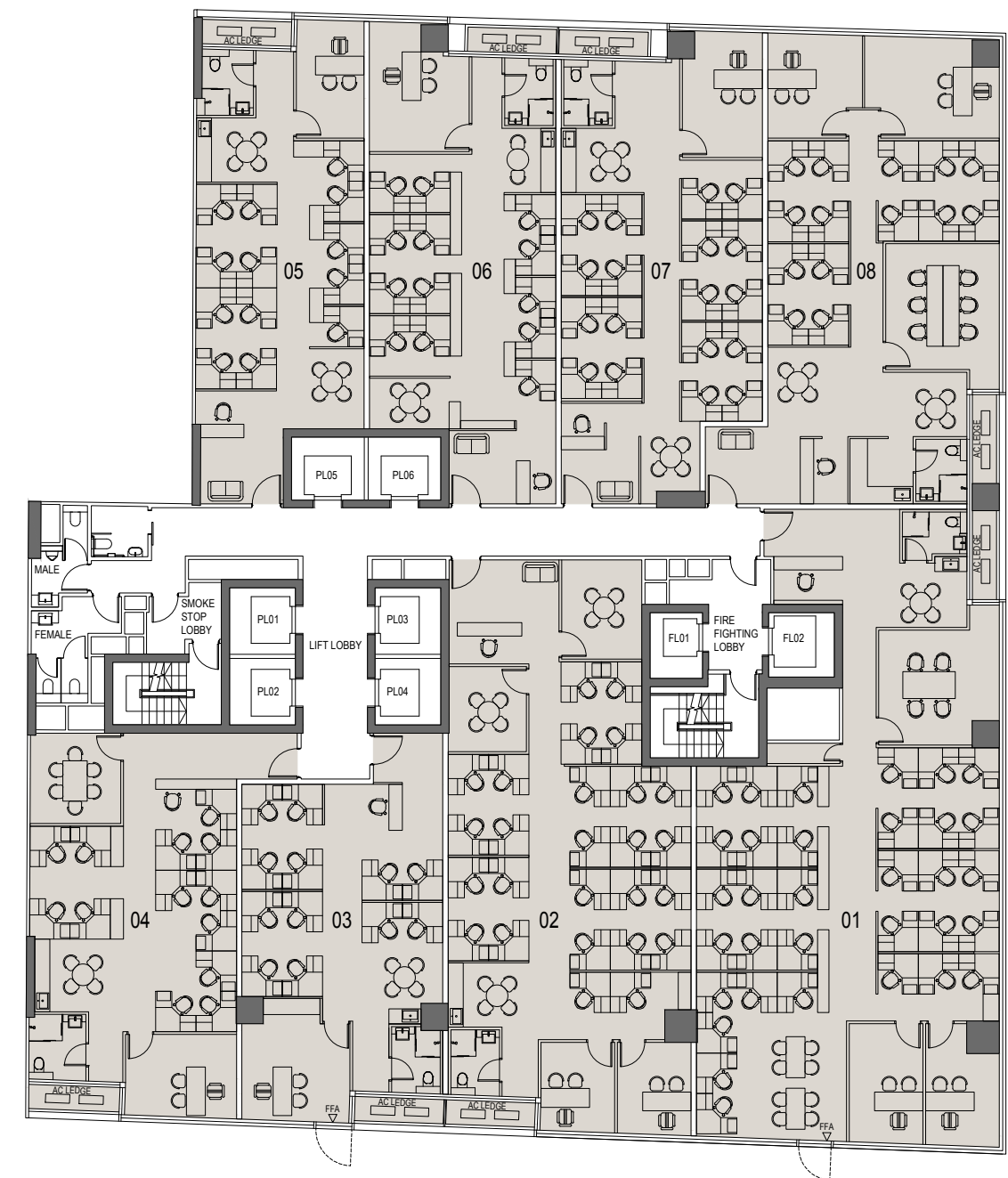
	Unit 01	Unit 02	Unit 03	Unit 04	Unit 05	Unit 06	Unit 07	Unit 08
Unit Size (sqm)	235	184	103	118	108	119	128	163
Unit Size (sqft)	2,530	1,981	1,109	1,270	1,163	1,281	1,378	1,755



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

L5-12, 14 Max Density Test Fit

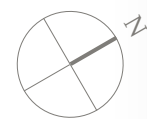
	Unit 01	Unit 02	Unit 03	Unit 04	Unit 05	Unit 06	Unit 07	Unit 08
Unit Size (sqm)	235	184	103	118	108	119	128	163
Unit Size (sqft)	2,530	1,981	1,109	1,270	1,163	1,281	1,378	1,755
Total Pax	36	29	14	15	15	15	20	17
No. of Work Station	33	26	12	13	13	13	18	14
No. of Manager Room	2	2	1	1	1	1	1	2
No. of Meeting Room	1	2	-	1	-	-	-	1
Toilet & Shower	1	1	1	1	1	1	1	1
Pantry	1	1	1	1	1	1	1	1
Reception	1	1	1	1	1	1	1	1



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L13, 15-17 Typical

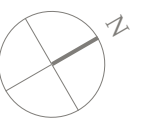
	Unit 01
Unit Size (sqm)	1,220
Unit Size (sqft)	13,132



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L13, 15-17 Max Density Test Fit

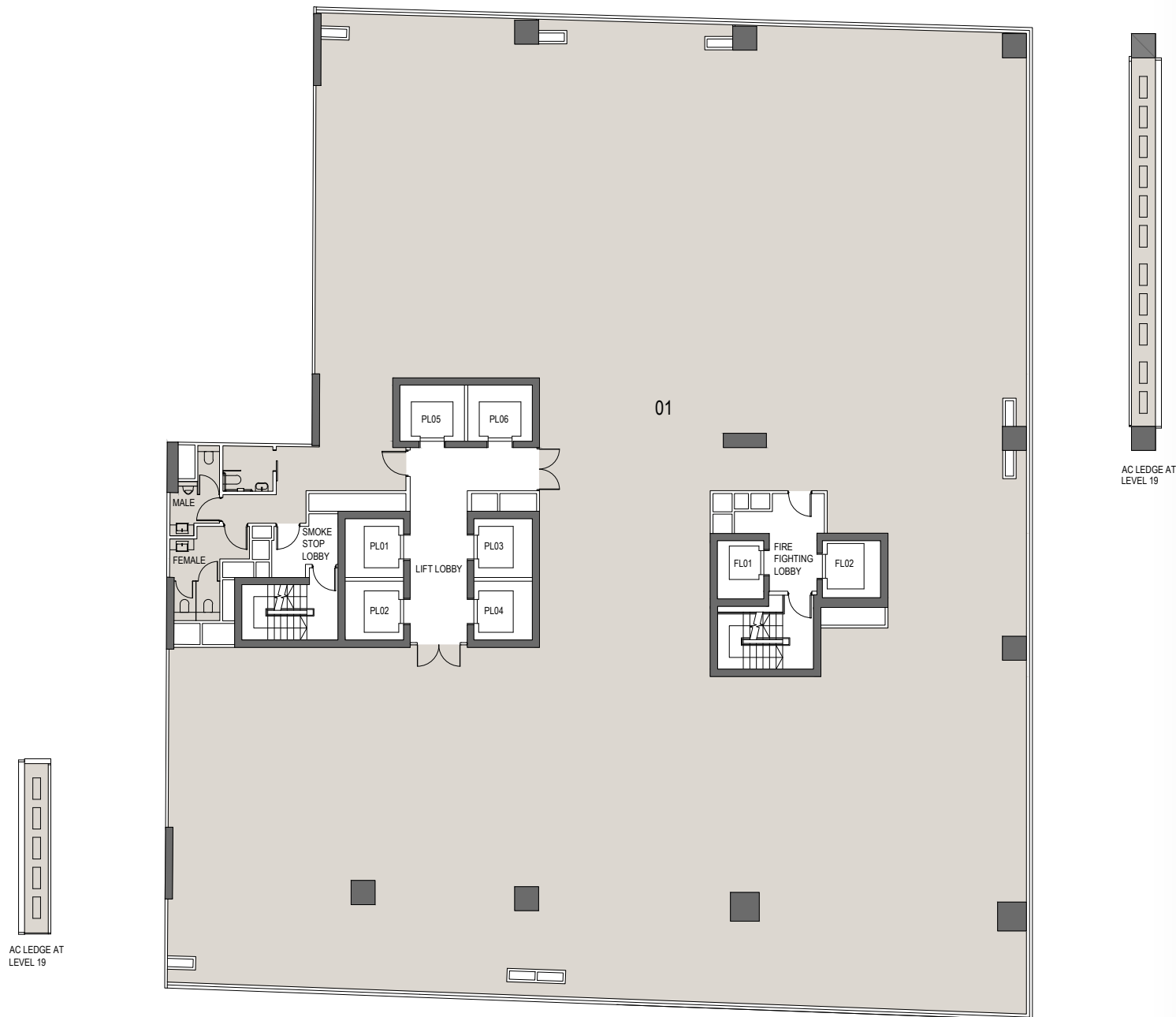
	Unit 01
Unit Size (sqm)	1,220
Unit Size (sqft)	13,132
Total Pax	155
No. of Work Station	148
No. of Manager Room	6
No. of Meeting Room	3
Toilet & Shower	2
Compactus	1
Server Room	1
Pantry /Bar	1
Reception	1



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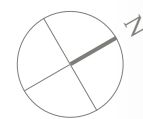
L18 Typical

	Unit 01
Unit Size (sqm)	1,253
Unit Size (sqft)	13,487



AC LEDGE AT LEVEL 19

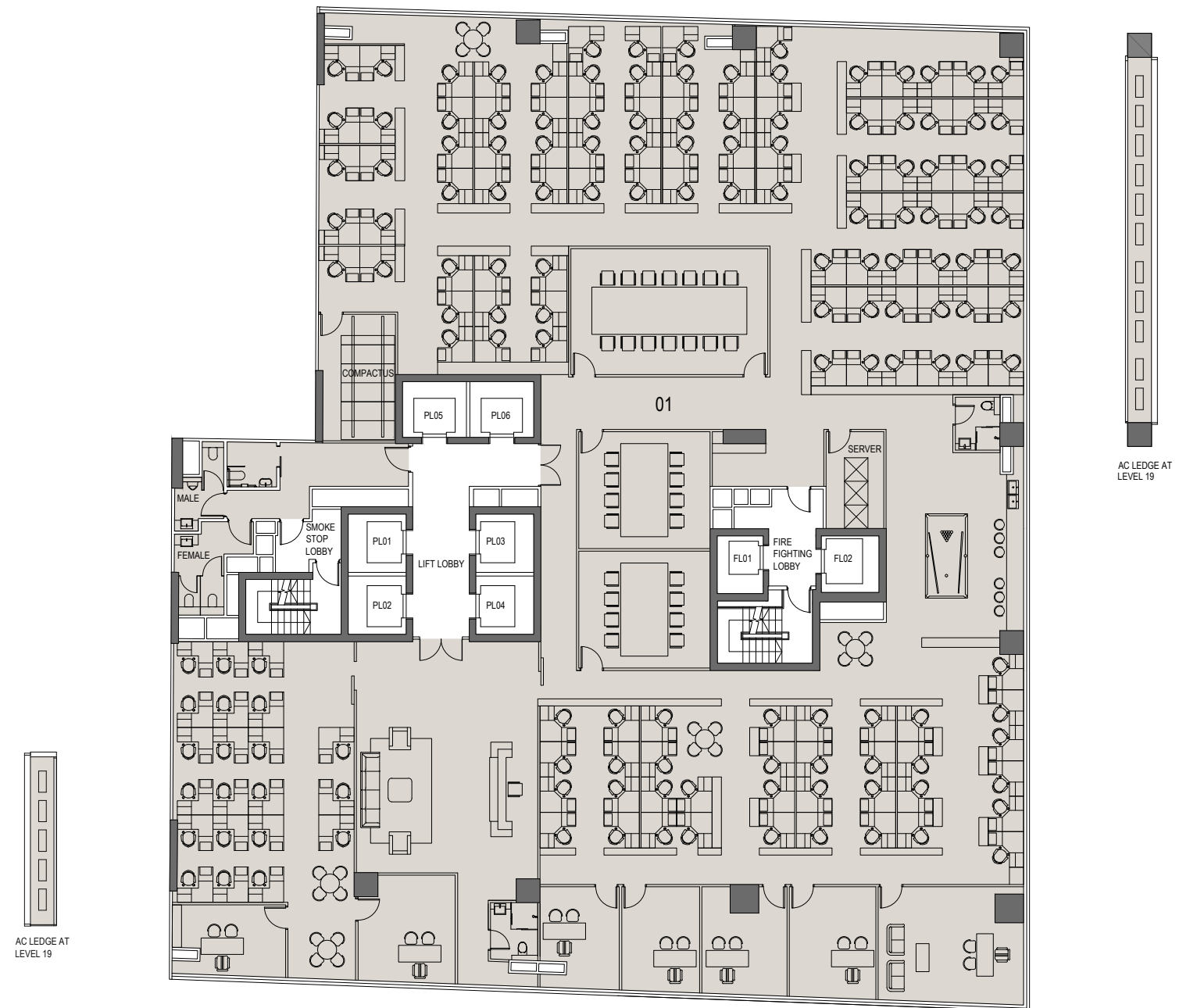
AC LEDGE AT LEVEL 19



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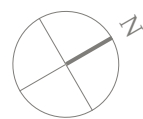
L18 Max Density Test fit

	Unit 01
Unit Size (sqm)	1,253
Unit Size (sqft)	13,487
Total Pax	158
No. of Work Station	150
No. of Manager Room	7
No. of Meeting Room	3
Toilet & Shower	2
Compactus	1
Server Room	1
Pantry /Bar	1
Reception	1



AC LEDGE AT LEVEL 19

AC LEDGE AT LEVEL 19



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L20 Typical

	Unit 01
Unit Size (sqm)	1,044
Unit Size (sqft)	11,238



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L20 Low Density Collaborative Layout

	Unit 01
Unit Size (sqm)	1,044
Unit Size (sqft)	11,238
Total Pax	66
No. of Work Station	58
No. of Manager Room	7
No. of Meeting Room	4
Server Room	1
Pantry / Bar	1
Reception	1



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Development Specifications

Total No. of Floors	20 levels	Restaurant Strata Units (2 units)	1 st level
8 Strata Units per Floor	5 th to 12 th , 14 th level	Curtain Wall	Unitised curtain wall system
Full Floor Strata Unit	13 th , 15 th to 18 th , 20 th level	Floor Loading	Restaurant: live load = 5.0kN/m ² Office: live load = 3.5kN/m ² Compactus: live load = 7.5kN/m ²
Occupant Load per Office Floor	240 pax		
1st Level Common Area Floor to Ceiling Height	Through-block link floor to ceiling height – 9.0m Office lift lobby floor to ceiling height – 9.0m		
1st Level Restaurant Floor to Ceiling Height	5m	4th Level Sky Terrace Floor to Ceiling Height	10.6m
Office Floor Height	Floor-to-floor height – 4.9m 5 th to 17 th level finished floor to soffit of slab height – 4.35m 18 th and 20 th level finished floor to soffit of slab height – 4.65m Localised bulkhead and beam where applicable		
Raised Access Floor Provision	5 th to 18 th , 20 th level	Raised access floor void	150mm including raised floor system
No. of Lifts & Capacity	6 high-speed passenger lifts (20 pax) 2 fire lifts (20 pax and 17 pax) 1 bicycle lift (26 pax)		
Air Conditioning Systems	Central chilled water air conditioning system with FCU provision in each office unit Typical office environment 24 ± 1°C @ 65% relative humidity Condensing units provided at aircon ledge for each office unit		
Electrical Loading & Supply	Typical office floor – 120W/m ² Consumer unit/distribution board provided for each office unit Purchaser to apply for electrical meter to be installed at own cost		
Car Parking System	Automated car parking system		
Car Parking Lots	24 carpark lots and 1 accessible lot, 2 nos electric vehicle provision		
Bicycle Lots	1 st level – 20 bicycle lots (public) 3 rd storey – 78 bicycle lots with end-of-trip and shower facilities (purchaser)		
Toilets per Office Floor	Common male & female toilet, 1 common accessible toilet Provision of water & drainage points for executive toilet with shower within each office unit (installation at own cost)		
Pantry	Provision of water and drainage connection points for kitchenette for each office unit (installation at own cost)		
Security	Turnstiles will be installed at office lift lobby CCTV, guard tour and card access system will be provided to all common areas Destination control passenger lift system		
Telecommunication Network	Telecommunication distribution tap-off box provided in common corridor riser duct at every floor Cable tray distribution system/GI conduit with air-blown fibre microduct provided to facilitate fibre cable connection to each office unit		
Sound/Paging System	Public address system to code requirements		
Fire Protection System	Automatic sprinkler system, wet riser system, hoses and portable fire extinguishers where applicable		
Building Management System (BMS)	Integrated BMS to monitor all major mechanical and electrical equipment		
Others	Touchless sensor buttons for lift cars and lift landings (except fire lifts) Live monitoring and green reporting of indoor air quality for every unit/tenant Live monitoring and green reporting of energy consumption, water consumption, and public area air quality for whole building via sustainability dashboard Card access control and app venue booking systems for common facilities Charging port provisions at 4 th storey sky terrace Automated cleaning robots for common areas		

Developer Background

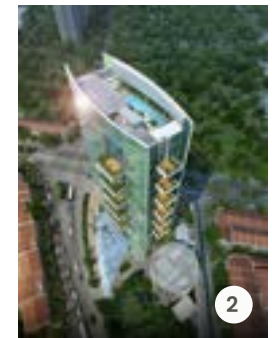
TE CAPITAL

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 June 2022, TE Capital Partners and its subsidiaries, has an AUM of c.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. Some commercial projects under management include 350 Queen Street 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 more than 200 acres of land, comprising mixed use, office, retail, strata landed community and apartments. It has established itself as a leading property developer with a proven track record in delivering high-quality projects in Singapore, including commercial developments such as Tong Eng Building on Cecil Street, Centrium Square and ARC 380 and residential developments such as Goodwood Grand and the Belgravia Landed Series – Belgravia Ace, Belgravia Green, Belgravia Villas.

1. Centrium Square, Singapore
2. ARC 380, Singapore
3. 350 Queen Street, Melbourne

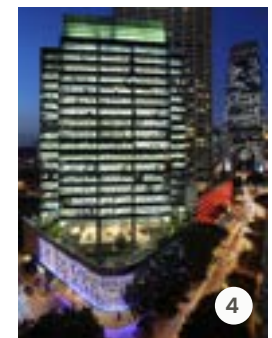


LaSalle

LaSalle Investment Management is one of the world's leading real estate investment managers, with a rich history of over 40 years. An independent subsidiary of Jones Lang LaSalle, it operates in 23 offices across 15 countries worldwide. Globally, LaSalle manages approximately US\$82 billion of assets in private equity, debt and public real estate investments and sponsors a complete range of investment vehicles including open- and closed-end funds, separate accounts and indirect investments. It also serves a diverse client base comprising public and private pension funds, insurance companies, governments, corporations, endowments and private high net worth individuals from across the globe.

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).

4. 20 Anson Road, Singapore
5. Development of One Exchange Square, London
6. Development of the world's first Hybrid Timber Office Building, Munich



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Developer | Solitaire Cecil Pte Ltd (ROC No. 202125209W)

Location | Lots 00066M, 99846C & 99848W TS02 at 148 Cecil Street

Tenure of Land | Freehold

Expected Date of Vacant Possession | 30 April 2028

Expected Date of Legal Completion | 30 April 2031

Building Plan Approval No. | A0909-00004-2021-BP01 dated 01 Aug 2022

Encumbrances | Mortgage in favour of United Overseas Bank Limited



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