



CAPITASPRING

WHERE THE CITY RISES

FACT SHEET | ARCHITECTURE & DESIGN

A. FAÇADE & OVERVIEW

CapitaSpring's façade features a lively interplay of orthogonal pin-striped fins in its sleek aluminium façade, both unifying and revealing pockets of green terraces and communal spaces at multiple elevations. At 280 metres, CapitaSpring is one of the tallest buildings in Singapore. It is designed by Bjarke Ingels Group in collaboration with Carlo Ratti Associati.

Fronting CapitaSpring's main entrance is the City Room, a sheltered 18-metre-tall public alcove that connects to the new public park, which has been pedestrianised from the former Market Street.

In the evening, CapitaSpring continues to breathe life into its surroundings. Trees in the Green Oasis are lit up in green, activating usable social spaces for the community while presenting vibrant green hues as part of the building's façade design. At the ground floor, the City Room is illuminated for the community to enjoy and explore with its play of light and shadows.

B. BIOPHILIC HIGHLIGHTS

1. GREEN OASIS (LEVELS 17 - 20)

The spiralling botanical promenade Green Oasis, made up of four contiguous and connected levels, is an iconic architectural centrepiece by itself interspersed with open-air, landscaped and technology-enabled shared amenities. It is the central social space of CapitaSpring that goes beyond serving the needs of building occupants to allow the community to connect with nature in the heart of the Central Business District.

The spiral walkways in the Green Oasis, spanning 312 metres long, create voids to allow copious amount of sunlight and fresh air necessary for the lush tropical plants that fill the walkways. For people looking out of Green Oasis, they enjoy dual views of the tropical garden within and aerial views of the city. Compared to most sky terraces which tend to be empty landscape spaces, the Green Oasis has been thoughtfully planned for both tenants and the public to use a variety of work-live-play amenities at the naturally ventilated green atrium.

The Green Oasis in numbers:

- 42,900 sq ft of landscaped area that is home to over 38,000 plants
- More than 70 plant species, of which about 37% are foreign species from China, Malaysia, and Thailand
- Over 160 trees that can grow to a height of 4 to 10 metres



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Curated planting palette

Drawing inspiration from the diversity found in tropical rainforests, the Green Oasis represents a wealth of flora adapted to life in different parts of the forest. Plants in the upper levels that receive higher amount of natural lighting have smaller leaf structures and open branches to allow wind passage through trees without disintegration. The lower storeys with lesser amount of direct light house shade-tolerant plants with larger and denser leaves.

More than 63% of the plant species in Green Oasis are native plants, which usually use less pesticides and water as they are acclimatised to local conditions. The soft landscaping is characterised by a companion planting scheme with complementary trees and shrub species to create visual interest through the multiplicity of layers.

Tech-enabled meeting rooms and leisure spaces

Executives can work-from-anywhere within CapitaSpring, including the Green Oasis, City Room (level 1), Green Oasis (levels 17 to 20) and Sky Garden (level 51), simply by tapping on the latest WiFi 6 technology and ample power points.

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|----------|---|
| Level 20 | <ul style="list-style-type: none">• Foyer with show kitchen for host events• 2 meeting rooms (for up to 20 pax)• Multi-function hall (for up to 50 pax)• 2 nursing rooms |
| Level 19 | <ul style="list-style-type: none">• Forest Walk, a stairway with light installations and offers a vantage view of the Green Oasis• Ideation Nests, customised seats conducive for work, discussions or relaxing• Jungle Gym, an exercise station• Reverie Lounge, an area for quiet contemplation• Work pods, seats equipped with powerpoint plugs and tables to facilitate plug-and-work |
| Level 18 | <ul style="list-style-type: none">• Amphitheatre, a multi-purpose open space that can seat 30 pax and hold a variety of community events and performances• Jungle Gym• Reverie Lounge• Yoga Alcove, a space for yoga or pilates sessions |
| Level 17 | <ul style="list-style-type: none">• Sol & Luna, a garden café serving Latin-European cuisine• Garden Deck• Nature Courtyard• Work pods |



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2. SKY GARDEN (LEVEL 51)

Singapore's tallest sky observatory deck and urban farm

The Sky Garden is the highest point of CapitaSpring, and Singapore's tallest publicly accessible observatory deck. There is also an amphitheatre, the Sky Cube, which can be used for community activities, lifestyle events and live band performances. Plans are afoot to open the Sky Garden to the public in 2Q 2022.

Singapore's tallest urban farm, set within the Sky Garden, spans almost 5,000 sq ft and supplies fresh produce to two F&B concepts in CapitaSpring by F&B and lifestyle group 1-Group. The farm has five different themed gardens named Singapore Food Heritage Garden, The Wellness Garden, The Mediterranean Potager Garden, The Australian Native Garden and The Japanese Potager Garden.

C. PEOPLE-CENTRIC WORKPLACE DESIGN

MODERN GRADE A OFFICES (LEVELS 21 - 49)

CapitaSpring has expansive column-free floor plates of about 22,000 sq ft with a floor efficiency of up to 90%. The ceiling height of 3.2 metres, together with full height glass windows, provide offices with ample natural light. Tenants can enjoy greater flexibility in space planning because of the generous core-to-façade span of 10 to 18 metres as well as the option for inter-floor connectivity.

Integrated core-flex solutions for business agility

The flexible workspaces located on levels 21, 39 and 40, managed in partnership with The Work Project, are within the low-rise, mid-rise and high-rise lift zones, so tenants can also conveniently access these flexible amenities within their lift zones. Of these, levels 39 and 40 are operated as an integrated amenity of CapitaSpring, where tenants can shift between core and flexible spaces within the building based on their operational requirements.

Building features and technologies to enhance workplace wellness

CapitaSpring deploys various building features to safeguard the health and safety of its occupants and the community. Facial recognition access, contactless destination control system and pre-registration for guests via CapitaStar@Work all serve to provide convenience, minimise contact and safeguard business for pandemic readiness. An ultraviolet germicidal irradiation system and high-efficiency filters equivalent to a Minimum Efficiency Reporting Value of 14, have been fitted on air handling units to improve indoor air quality.



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D. SUSTAINABILITY IN DESIGN

CapitaSpring has been designed with ample naturally ventilated open spaces and extensive greenery with a Green Plot Ratio of more than 14. The integrated development has a total landscaped area of more than 90,000 sq ft, equivalent to 140% of its site area. It also has amenities in support of the sustainable transport vision in the Singapore Green Plan 2030:

- A 600-metre cycling path around the building's perimeter along Malacca Street and along Phillip Street, which forms part of the Central Area cycling network connecting Raffles Place to the Singapore's larger cycling network;
- 165 bicycle parking lots, of which 77 lots are located in the basement bike park beside the end-of-trip facilities which are accessible only to tenants while the remaining 88 lots are located in the bike park on level 1;
- Comprehensive end-of-trip facilities including 7 shower cabins, 66 lockers, and 2 bicycle repair and pump stations; and
- 4 electric vehicle (EV) parking lots, 2 of which are equipped with direct 50kW current fast chargers.

E. LIST OF AWARDS

- Green Mark Platinum Award 2018
Building and Construction Authority, Singapore
- Universal Design Mark Gold^{PLUS} Award 2018
Building and Construction Authority, Singapore



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PROJECT FACT SHEET

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|-------------------|--|
| Description | An integrated development comprising: <ul style="list-style-type: none"> - 29 levels of premium Grade A offices (L21 to L49) - a 4-storey botanical promenade Green Oasis (L17 to L20) - an 8-storey 299-unit serviced residence, Citadines Raffles Place Singapore (L9 to L16) - 5 levels of car park (L4 to L8) - 2 levels of hawker centre (L2 to L3) - 6 retail units and 2 retail kiosks (L1) |
| Site area | 65,700 square feet (sq ft) |
| Developer / owner | CapitaLand Development (45%) CapitaLand Integrated Commercial Trust (45%) Mitsubishi Estate Co., Ltd. (10%) |
| Project manager | CapitaLand Development |
| Completion date | November 2021 |

Core consultants

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|----------------------------------|---|
| Concept architect | Bjarke Ingels Group in collaboration with Carlo Ratti Associati |
| Project architect | RSP Architects Planners & Engineers (Pte) Ltd |
| Main contractor | Dragages Singapore Pte Ltd |
| Quantity surveyor | Arcadis Singapore Pte Ltd |
| Mechanical & electrical Engineer | Squire Mech Pte Ltd |
| Civil & structural engineer | Meinhardt Singapore Pte Ltd |
| Landscape designer | COEN Design International Pte Ltd |
| Lighting designer | Nipek Pte Ltd |

Key features

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|--------------------|--------------------|---------------------------|
| Gross floor area | Office | 804,000 sq ft |
| | Retail | 15,000 sq ft |
| | Serviced residence | 143,000 sq ft |
| | <u>Food centre</u> | <u>43,000 sq ft</u> |
| | Total | 1,005,000 sq ft |
| Net lettable area | Office | 661,000 sq ft |
| | Retail | 12,000 sq ft |
| | Serviced residence | 299 units |
| | Food centre | 56 stalls and 1,066 seats |
| Parking provisions | Car | 350 lots |
| | Bicycle | 165 lots |
| | Motorbike | 17 lots |