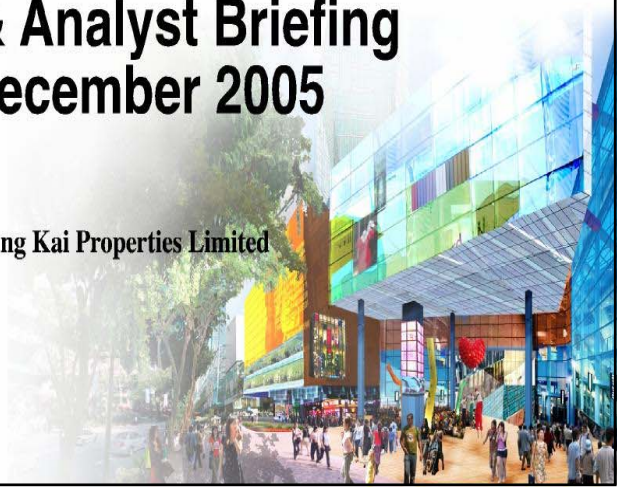
Orchard Turn Site

Media & Analyst Briefing
16 December 2005

CapitaLand

Sun Hung Kai Properties Limited



Tremendous Growth for Singapore's Tourism Industry

- **In January 2005, Minister Lim Hng Kiang outlined the Tourism Blueprint 2015, setting ambitious targets for the tourism industry.**

Tourism Blueprint 2015

Triple tourism receipts to **S$30 billion**

Double visitor arrivals to **17 million**

Singapore Government is committed to TRANSFORM SINGAPORE into a MUST-SEE DESTINATION

Introduce "WOW" & BOLD PROJECTS / CONCEPTS

Integrated Resorts at **Marina Bay and Sentosa**

RE-MAKE ORCHARD ROAD to become one of the **WORLD'S GREATEST SHOPPING STREET**

Source : Speech by Mr Lim Neo Chian, Deputy Chairman & Chief Executive, STB, at Global Hospitality Forum, 7 December 2005

Orchard Turn – Centre of Gravity (CG) in Orchard Road

Landmark development located at gateway to Orchard Road

Direct connectivity to Orchard MRT station with 80,000 pass through per day

Prime Frontage with high visibility along Singapore's premium shopping street





Atrium space for staging high profile events & celebrations

Iconic architecture design

Showcase of choice for international brand names & retailers

Viewing deck offering spectacular panoramic view

Picture Source : URA Sale of Sites document for Orchard Turn and Somerset

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Core Orchard Road Lacks Retail & Residential Supply

- **There has been no residential and retail developments along core Orchard Road for the past 20 and 10 years respectively. The last significant retail development was in 1993.**
- **Orchard Turn project marks the development of a signature retail cum residential project on the last prime plot along core Orchard Road**
- **Presents the ONLY opportunity to jointly DEVELOP a prestigious Orchard Road project by one of the largest listed property developer in Hong Kong and the largest listed property companies in South East Asia.**



International Finance Centre, Hong Kong



The Leighton Hill, Hong Kong

Developments by Sun Hung Kai Properties Limited



Tanglin Residences,Singapore



Vivo City, Singapore

Developments by CapitaLand Limited

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Development Details

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Key Features of Development

Features	Description
Public Event Space	32,000sf at 1st storey fronting Orchard Road
Orchard MRT	The development integrated with existing Orchard MRT
Observation Deck	Publicly accessible, provided at any of the top 3 floors, at a minimum height of 164m
Public Concourse	Contiguous with the MRT concourse at basement 2 level
Underground Pedestrian Network	Underground walkway connected to Wheelock Place
Linkage to Wisma Atria	Development would be linked to level 4 of Wisma Atria
Art Exhibition Space	5,380sf dedicated for art exhibition within the building

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Development Details

	Retail	Residential
Permissible Gross Floor Area, sf	1,353,315	
Gross Floor Area, sf	947,000 – 1,015,000	338,000 – 406,000
% of Permissible GFA	70 - 75%	25 - 30%
Net Lettable Area	644,000 – 690,000 (6 -8 levels)	n.a
Construction Start	3Q 2006	
TOP	4Q 2008	4Q 2010
Commencement of Sales	n.a	2Q 2007

Development Cost

	Retail	Residential
Permissible Gross Floor Area, sf	1,353,315	
Gross Floor Area, sf	947,000 – 1,015,000	338,000 – 406,000
% of Permissible GFA	70 - 75%	25 - 30%
Net Lettable Area/ Saleable Area (sf)	644,000 – 690,000 (6 -8 levels)	n.a
Yield on Costs	7.0% – 7.5%	n.a
Average Rent, psf pmth	$18-$19	n.a
Land Cost, ppr	$1,130	$700
Breakeven Costs	$2,500-$2,550 (NLA)	$1,400-$1,450
Capital Value	$2,950-$3,500 (at exit cap 6% - 5.5%)	n.a

- **If economic growth continues to grow at 4% p.a., rent can be expected to increase by 10% ($1.80 psf pmth)**
- **Land would be worth $200M more**