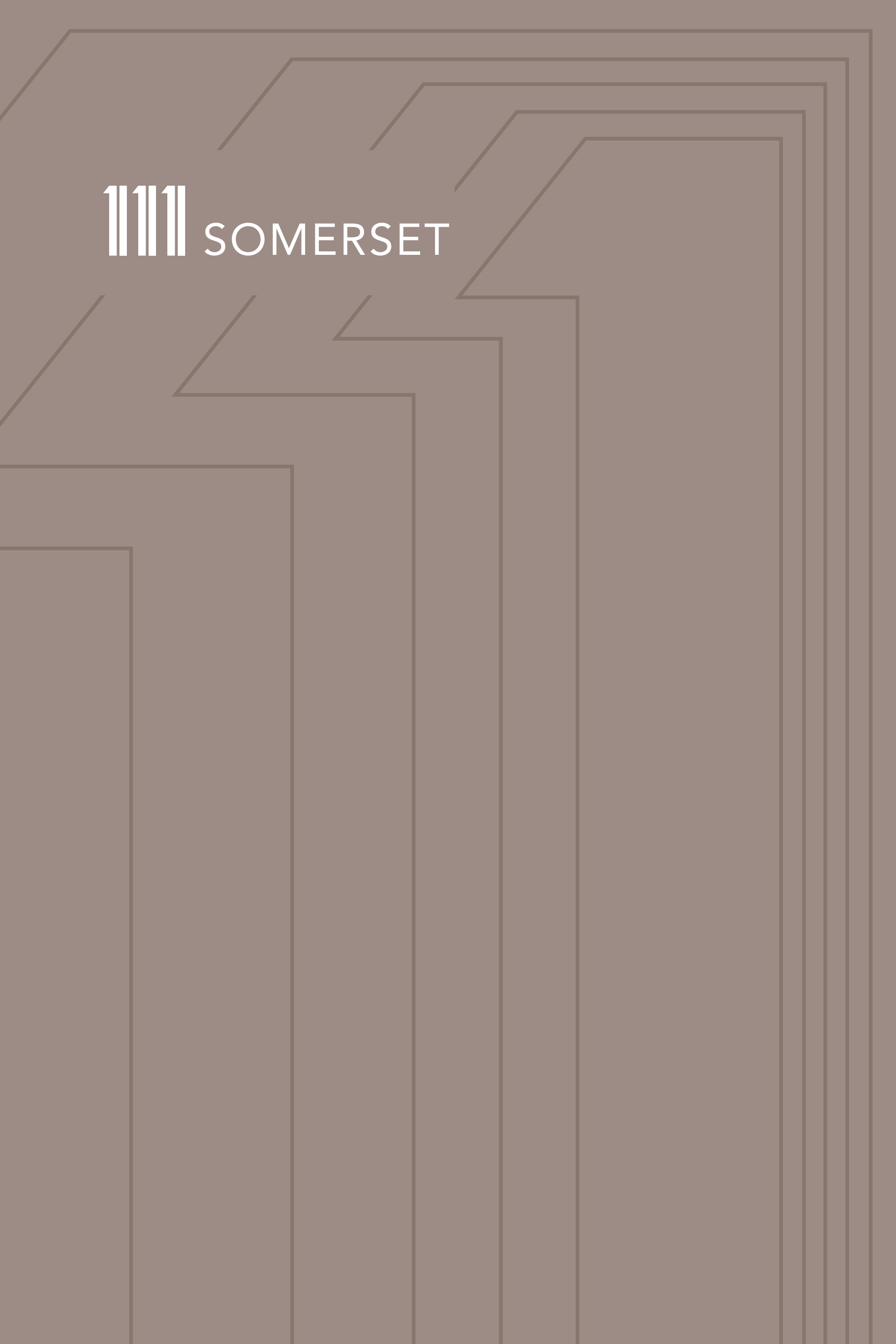




1111 SOMERSET

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# THE MOST DESIRED BUSINESS ADDRESS OF ORCHARD / SOMERSET

乌节 / 索美塞首选商务地段

Orchard / Somerset is the world-renowned shopping, entertainment, business and residential precinct in Singapore, comparable to Champs-Élysées in Paris or Oxford Street in London. Now TripleOne Somerset, located at Somerset Road, is poised to reshape the terrain by being the single most desirable strata commercial development in this prestigious location.

新加坡的乌节 / 索美塞位于新加坡中心地段，可比巴黎香榭丽舍大街及伦敦牛津街齐名的世界知名购物，休闲、商业、及居住黄金地段。而今，位于索美塞路的TripleOne Somerset蓄势成为此地最令人向往的唯一最大分层地契商业项目，为这久负盛名的商业地点增添崭新光彩。

1111 SOMERSET



## A RARE OPPORTUNITY FOR A STRATA DEVELOPMENT

### 分层地契 弥足珍贵

The 17 storey development comprises 15 storeys of premium strata office units, and 2 storeys of premium strata medical suites and office units, complemented by 2 storeys of retail providing a wide variety of food & beverage choices and other offerings relating to health, lifestyle, beauty and wellness. It is not just an impressive business address, but also a gateway, a meeting point and a destination unto itself.

With an increase in demand for strata office and medical spaces in Singapore, combined with an extremely limited supply in the Orchard/Somerset precinct, astute investors will recognise this as a golden opportunity with an immense potential for capital appreciation.

这栋高17层的发展项目包括15层高档办公单元(分层地契)，2层优质医疗单元及办公单元(分层地契)，并设有2层零售，提供丰富多彩的餐饮选择，以及与健康生活，美容和保健养生的业态。它不仅是一座引人注目的办公楼，更是一处通道、交汇点和独具特色的商业目的地。

对于分层地契办公和医疗的需求日益增长，尤其是在乌节／索美塞一带楼面供应极度短缺的现状下，独具慧眼的投资者必定意识到这将是一个具有极大增值潜力的投资良机。

# PERFECTLY LOCATED WITH SOMERSET MRT STATION AT YOUR DOORSTEP

索美塞地铁站 近在咫尺

TripleOne Somerset is strategically located within the prestigious and bustling Orchard/ Somerset precinct. Surrounded by renowned shopping centres, international flagship stores, hotels, dining and entertainment choices and even luxury residences, its highly desirable location is further enhanced by the direct access to Somerset MRT station, via sheltered walkway links.

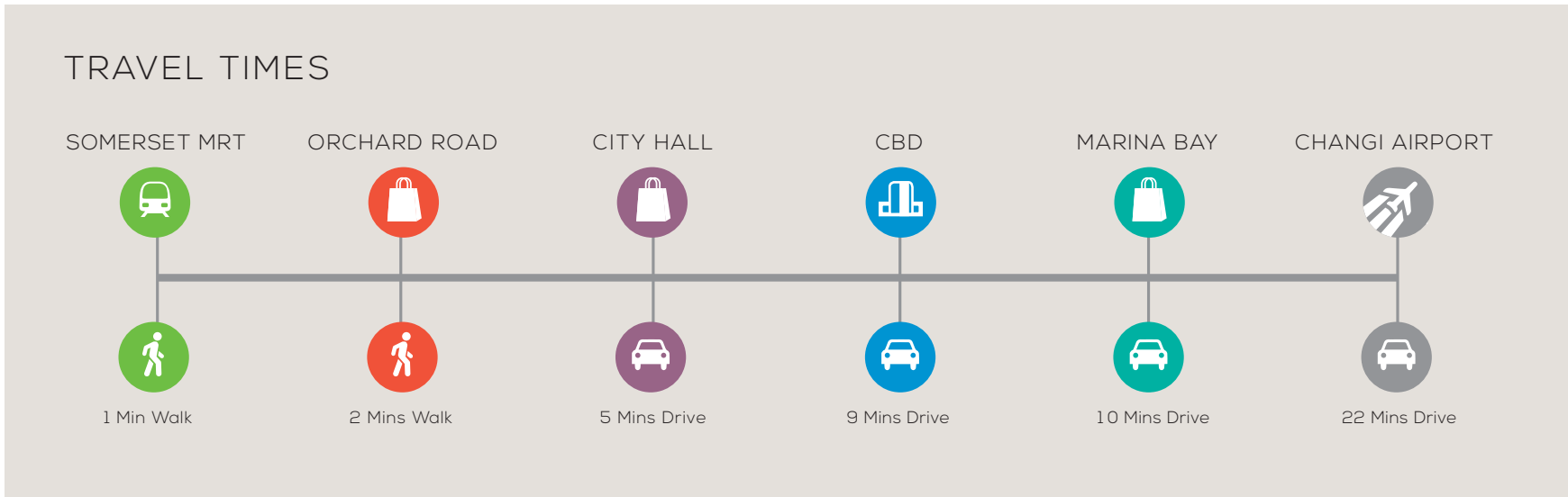
TripleOne Somerset 位于声名遐迩且繁华美丽的乌节路／索美塞一带，地理位置优越。四周环绕多个购物商场、国际旗舰品牌专卖店、酒店、餐馆、消闲场所及高档豪宅。这里是新加坡最热闹的地区，吸引着络绎不绝的本地人和世界各地游客前来观光消费。TripleOne Somerset通过有盖走廊直接连索美塞地铁站，更彰显这段交通四通八达的优越。



A MINUTE'S STROLL FROM  
ORCHARD ROAD  
乌节路 一箭之地

Orchard Road is a popular shopping and entertainment hotspot that draws high-end tourists and business travellers from all over the world, with annual tourist arrival of about 16 million. From TripleOne Somerset, you will enjoy vibrant and colorful views of Orchard Road with its great shopping scenes and myriad of festive celebrations and activities, surrounded by exclusive residences amid lush greenery.

乌节路，最具魅力的零售及休闲胜地，吸引着来自世界各地的高端游客和商务旅客，每年到访游客高达一千六百万。在 TripleOne Somerset，您可欣赏到乌节路的购物活力与多姿多彩的活动和节日欢庆的景象，也可饱览附近一带绿荫环绕的高档住宅区美景。



AN ENTRY WITH  
A GRAND FINESSE  
门面宽宏 装潢考究

TripleOne Somerset also enjoys great visibility and prominence, with dual frontages facing Somerset and Devonshire Roads. Upon the completion of its asset enhancement programme, TripleOne Somerset will be transformed into a new landmark with a brand new facelift. The contemporary design, soaring ceiling heights together with its impressive marble-clad entrances and revamped lift lobbies will further enhance one's experience and leave a positive and lasting impression.

TripleOne Somerset 建筑位于两条主干路, Somerset 和 Devonshire 路, 不但享有可视性而且也引人注目。随着提升计划的完成, TripleOne Somerset 崭新外立面将成为新地标, 内装修会拥有现代感十足的设计, 高挑的空间和豪华壮观的以大理石铺饰的入口和电梯厅, 令人眼前一新, 也强调宾至如归的体验。



# A PREMIUM SPACE WITH PROMISING RETURNS

优质商业空间 回报丰厚



Here is a rare chance to own a strata office unit or medical suite in a prime location, whether for investment or owner occupier use. An opportunity not to be missed!

## 7 KEY INVESTMENT HIGHLIGHTS

### 1. Prestigious location

Coveted address located within the heart of Orchard Road, Singapore's prime retail, business and medical hub with ease of convenience and accessibility to other parts of Singapore via direct access to MRT and highway connections.

### 2. New retail & medical podium

TripleOne Somerset will be repositioned as a healthy lifestyle and wellness destination, offering a wide selection of food choices, beauty, wellness and health related trades.

### 3. New landmark

TripleOne Somerset will become a new landmark featuring an attractive new façade, marble clad entrances and lift lobbies at all levels.

For added convenience, there will be a sheltered car drop-off point each on Somerset Road and Devonshire Road and direct escalator/lift access from Basement 2 carpark through to Level 4.

### 4. Seamless connectivity to public transportation

Sheltered access to Somerset MRT Station and nearest bus stop from TripleOne Somerset.

### 5. Flexible layout choices

Efficient and regular unit layout in a selection of sizes, ranging from 371 sq ft to 2,045 sq ft, with easy flexibility in configuring to larger spaces.

### 6. Limited supply of strata office units and medical suites in Orchard Road

With no competing similar units or supply in the pipeline, TripleOne Somerset's new strata office and medical suite units present a rare investment opportunity for investors.

### 7. Excellent car parking facilities

Spacious and ample car parking are available with a total of 401 lots.

对于自用型买家或投资者，TripleOne Somerset 是一个顶级的发展项目，不容错过这绝佳的机会，拥有您自己的产业。

## 7个关键投资亮点

### 1. 绝佳的地理位置

TripleOne Somerset的位置在新加坡中心地区，座落在主要零售，商业和医疗中心之内，是个令人垂涎的地址。交通便利，直通地铁和高速公路连接到新加坡的其他部位。

### 2. 新零售和医疗区域

TripleOne Somerset 的零售及医疗区域经过装潢后也将重新定位为提升“健康生活，美容保养”意识，同时引进不同医疗服务和广泛，多样化的美食概念来满足消费者的需求。

### 3. 新地标

升级后项目将会成为新地标，外墙将以崭新的面貌和奢华之感给您留下最佳的第一印象。大厅入口和每层楼的电梯厅也会令人眼前一新，以强调宾至如归的感觉。

在Somerset路和Devonshire路也增添了遮蔽式车辆下客区，以便方便客户直通大厅。垂直运输从停车场的地下二层至4级也会被增强。

### 4. 与公共交通无缝连接

TripleOne Somerset与索美塞地铁站和附近的公交车站之间是由一条加顶棚的步行街连通。

### 5. 可变化的户型选择

所有的单位形状规范，能达到高效的空间规划和使用率。多种面积可选，从371平方英尺到2,045平方英尺，也可以合并满足更大空间的需求。

### 6. 乌节路地区办公与医疗单元的稀缺供应

在这一黄金地段，分层办公与医疗单元供应是少之又少。这使得TripleOne Somerset的“新型”分层办公和医疗单元成为千载难逢的投资良机。

### 7. 停车设施优越

该项目提供充足，宽敞的停车设施，总计车位多达401个。



## HIGHLY-DESIRED SPACES FOR MEDICAL SUITES 医疗单元空间 供不应求

Orchard Road is an extremely popular destination for medical tourists from the region and beyond. However, supply is very limited in this prestigious location and this fact alone will enhance the value of the medical suites at TripleOne Somerset. Only 31 of such suites are available, and they come in flexible layout spaces ranging from 635 sq ft to approximately 18,000 sq ft (an entire floor). A stretcher lift from Basement 1 to Level 4 is an added convenient feature for medical tenants.

乌节路作为医疗旅游目的地，深受区域内外游客欢迎。然而，在这一黄金地段，医疗单元供应非常有限。这使得TripleOne Somerset 的医疗单元成为不可多得的稀缺投资良机。这里仅有31套医疗单元待售，空间布局灵活多变，从635平方英尺到约18,000平方英尺（整层）。为了完善医疗设备，项目也新增担架电梯从地下1层到医疗楼层。



## AN EXCITING RETAIL EXPERIENCE TO ENHANCE VALUE

繁荣商业 锦上添花

To add to footfall in the development as well as boost per-square-foot values, offices in TripleOne Somerset will benefit from an attractive and vibrant retail podium comprising a wide diversity of established and popular shops and restaurants. Office workers in the building will also find it convenient to enjoy lunch or unwind here.

To satisfy the needs of the discerning shoppers with a taste for gourmet fare, the 'marketplace' will comprise an impressive array of specialty shops ranging from beverages, wines and confectionery to spices, 'special cut' meats and organically grown fruit and vegetables.

TripleOne Somerset 设有热闹繁荣的零售商场，能帮助和提升可售办公单位的价值。这里零售种类丰富，拥有多个深受欢迎的餐厅和商店，为 TripleOne Somerset 增加了客流量，也使其成为午餐或下班后休闲放松的绝佳去处。

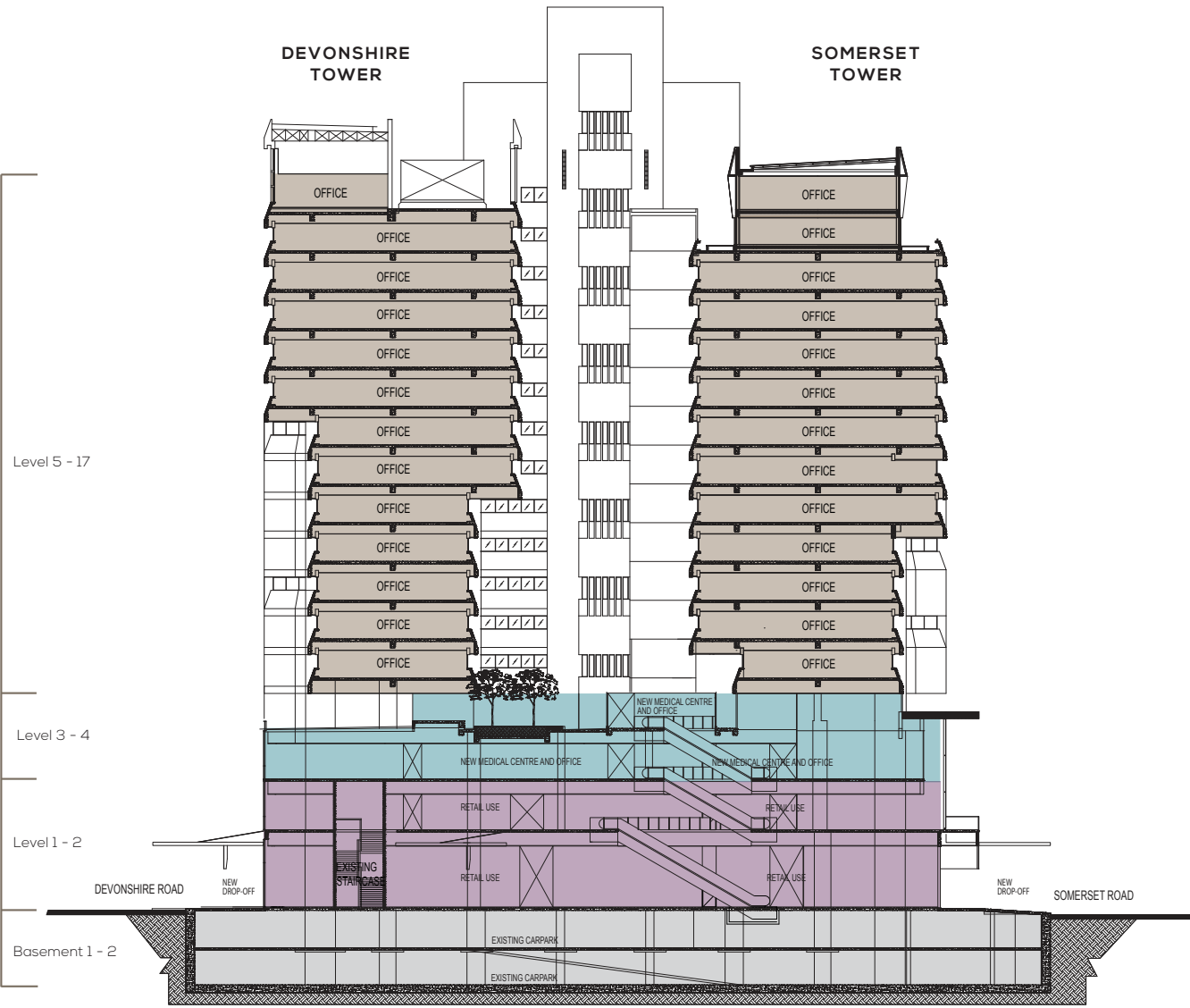
从日常需品必备到美食盛宴所需的特色食料，TripleOne Somerset 楼内附设的美食市场和多样化食品商店能令顾客享受到无以伦比的生活便利。

# WORK, DINE AND RELAX ALL AT ONE PLACE

## 工作、餐饮与消闲 一站式目的地

Enjoy excellent parking facilities offering 401 lots, an array of dining, beauty, wellness and health-related options, as well as the convenience of a gourmet market. Work, shop, dine and discover wellness, all in one place. At TripleOne Somerset, everything adds up to the perfect investment opportunity.

TripleOne Somerset 停车设施良好, 拥有401个车位, 加上一系列提供餐饮、美容、保健和健康相关服务的商店, 以及美食市场带来的无限便利, 日常生活中的工作、购物、餐饮、保健需求都能在此获得满足。这一切的一切, 组合成 TripleOne Somerset 的完美投资机会。



| B1 & B2                            | LEVEL 1                      | LEVEL 2                                                                   | LEVEL 3-4              |
|------------------------------------|------------------------------|---------------------------------------------------------------------------|------------------------|
| Carparks – 401 lots<br>停车位 – 401 个 | Retail Podium:<br>零售商场       | Retail Podium:<br>零售商场                                                    | Medical Centre<br>医疗中心 |
|                                    | - Market Street<br>食品市场      | - Natural & Healthy Living<br>自然疗养与保健                                     | Office<br>办公室          |
|                                    | - Deli Street<br>休闲轻食街       | - Lifestyle & Services<br>精致生活与服务                                         |                        |
|                                    | - Dining Street<br>美味佳肴街     | - Asian F&B<br>亚洲餐饮                                                       |                        |
|                                    | - Indulgence Street<br>小吃甜品街 | - Healthy Alley<br>(Gourmet Restaurant / Takeaway)<br>养生小巷<br>(美食餐馆/外带小食) |                        |
|                                    |                              |                                                                           | LEVEL 5-17             |
|                                    |                              |                                                                           | Office<br>办公室          |

## SPECIFICATIONS 规范

- 1. Structure 结构**

Piling - bored piles  
Concrete grade - all Grade 20 except some columns in lower floors in Grade 25/30  
Typical Floor Beam - haunched beam, 711mm deep around columns
- 2. Lifts 电梯**

2.1) Passenger Lifts

| Level/ Type              | Level 1 & 2       | Level 3 & 4        | Level 5 to Level 17 |
|--------------------------|-------------------|--------------------|---------------------|
| Retail Podium            | 6 passenger lifts |                    |                     |
| Medical Suites & Offices |                   | 12 passenger lifts |                     |
| Somerset Tower           |                   |                    | 6 passenger lifts   |
| Devonshire Tower         |                   |                    | 6 passenger lifts   |

2.2) Service Lifts  
1 service lift serving retail podium  
1 service lift serving office towers

2.3) Stretcher Lift  
1 stretcher lift serving medical floors, from basement 1 to level 4
- 3. Escalators 电动扶手梯**

Escalators serving Basement 2 to Level 4
- 4. Security System 保安系统**

24 hour monitored Closed circuit television (CCTVs) are installed in all public areas and access areas
- 5. Fire Protection System 防火系统**

Automatic Fire Sprinkler System, wet riser, hosereel & portable fire extinguishers
- 6. Building Management System (BMS) 楼宇管理系统**

Computerised BMS monitoring major M&E equipment
- 7. Handover Conditions 交房条件**

7.1) Ceiling: Mineral fibre board grid ceiling  
7.2) Door: Double swing frameless glass door with handle and lock  
7.3) Flooring: Bare finish  
7.4) Others (please refer to table below)

| Type/ Item                | Medical                                                                                                                                                                               | Office (Level 3 & 4)  | Office (Level 5 to 17)                                               |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------|
| Floor Loading             | 5 kn/ sq m                                                                                                                                                                            | 2.5 kn/ sq m          | 2.5 Kn/sq m                                                          |
| Electricity Installation  | T5 florescent tubes light fitting<br>63Amp or 80Amp or 100Amp or 160Amp with distribution board (DB) depending on size of units<br>Emergency lighting provided<br>PA Speaker provided |                       |                                                                      |
| Telecommunications        | 10 pairs SCV point provided                                                                                                                                                           | 20 pairs SCV provided |                                                                      |
| Floor Trap & Water Supply | 1 no of floor trap and water point with 32 mm dia                                                                                                                                     |                       | 1 no of floor trap and water point with 22 mm dia for selected units |
| Air Conditioning System   | Central chilled water air-conditioning with dedicated fan-coil units and ducting with supply diffusers and return crate grilles                                                       |                       |                                                                      |
| Sprinkler                 | First and second layer sprinklers as per relevant authority's approval                                                                                                                |                       |                                                                      |

## BUILDING INFORMATION 项目信息

|                                            |                                                                                                                                                                                |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b><br>地契                        | 99 years (wef 19th February 1975)<br>99年 (自1975年2月19日起)                                                                                                                        |
| <b>Site Area</b><br>占地面积                   | 10,165.50 m2 (109,420 sq ft)<br>10,165.50 平方米 (109,420 平方英尺)                                                                                                                   |
| <b>No. Of Storeys</b><br>总楼层               | 17<br>17                                                                                                                                                                       |
| <b>Composition</b><br>楼层组合                 | Office 办公室 (Levels 3 - 17 楼)<br>Medical 医疗中心 (Levels 3 - 4 楼)<br>Retail 商业铺面 (Levels 1 - 2 楼)                                                                                  |
| <b>Car Parking</b><br>停车位                  | 401 lots on levels B1-B2<br>地下 1-2 层 401 个车位                                                                                                                                   |
| <b>Strata Area For Sale</b><br>可售的分层单位面积   | Units from 371 sq ft onwards<br>单位从 371 平方英尺起                                                                                                                                  |
| <b>Floor Loading</b><br>楼层承重量              | Office-2.5 KN/m2<br>Medical-5 KN/m2<br>办公室- 2500 牛顿/平方米<br>医疗- 5000 牛顿/平方米                                                                                                     |
| <b>Floor To Ceiling Height</b><br>地板到天花板高度 | Approximately 2.4m to 2.7m<br>从 2.4 米到 2.7 米                                                                                                                                   |
| <b>Air-Conditioning</b><br>空调系统            | Central chilled water air-conditioning system with dedicated fan coil units serving each office space<br>中央冷冻水空调系统, 办公室单位设有各自的出风口                                              |
| <b>Lifts</b><br>电梯                         | 6 lifts serving even floors<br>6 lifts serving odd floors<br>Stretcher lifts serving the medical units from Basement 1 onwards<br>偶数楼层6架电梯<br>奇数楼层6架电梯<br>供地下一层以上医疗单元使用的医疗担架电梯 |

TYPICAL FLOOR PLANS  
LEVEL 3

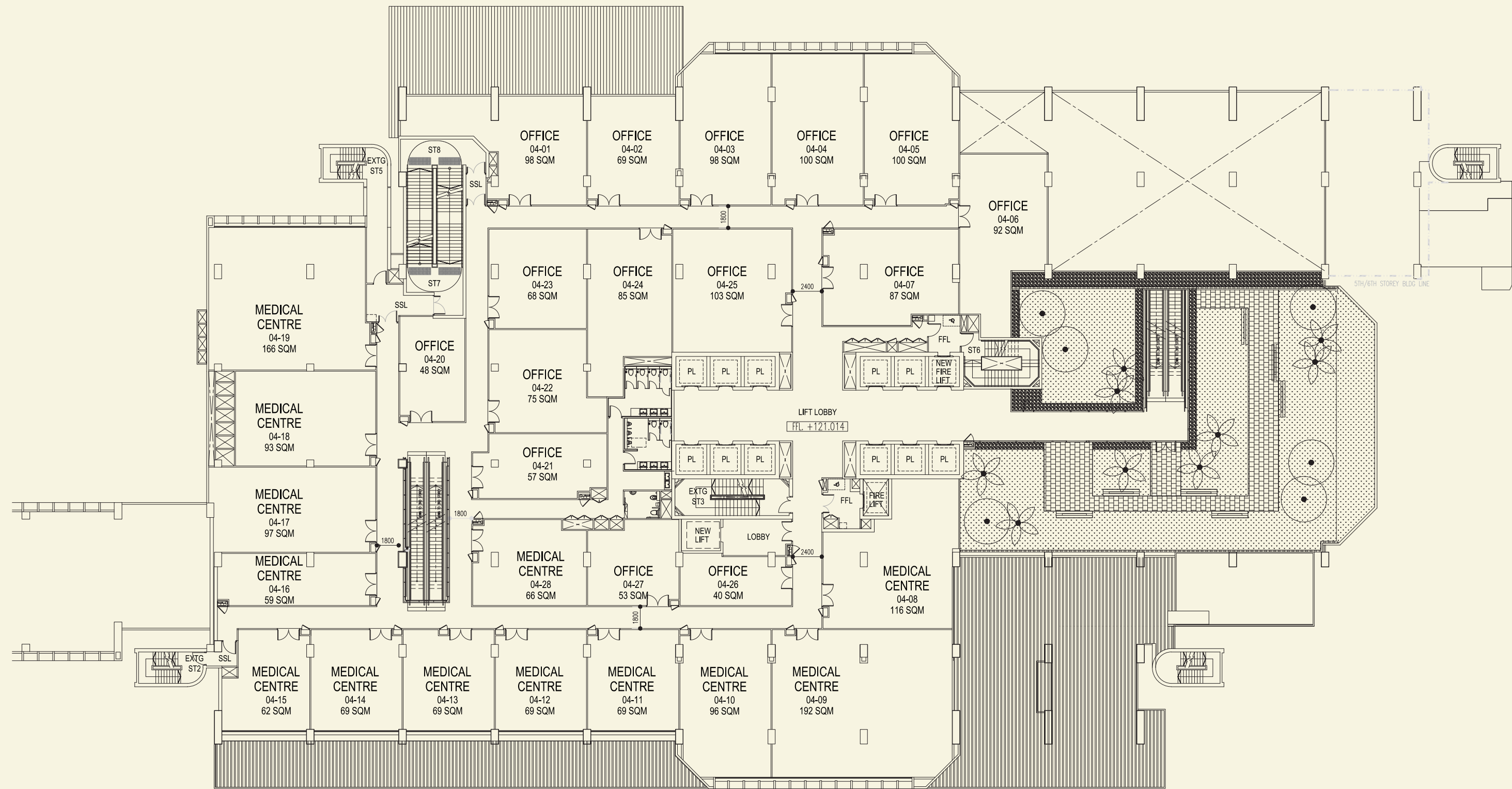
户型平面图  
楼层 3



NOTE:  
1. THE AREA QUOTED IS AN APPROXIMATE MEASUREMENT & SUBJECT TO FINAL SURVEY BY REGISTERED SURVEYOR.  
2. LAYOUT OF SKY GARDEN/SKYWALK/OPEN ROOF TERRACE IS INDICATIVE AND SUBJECT TO ADJUSTMENT.

TYPICAL FLOOR PLANS  
LEVEL 4

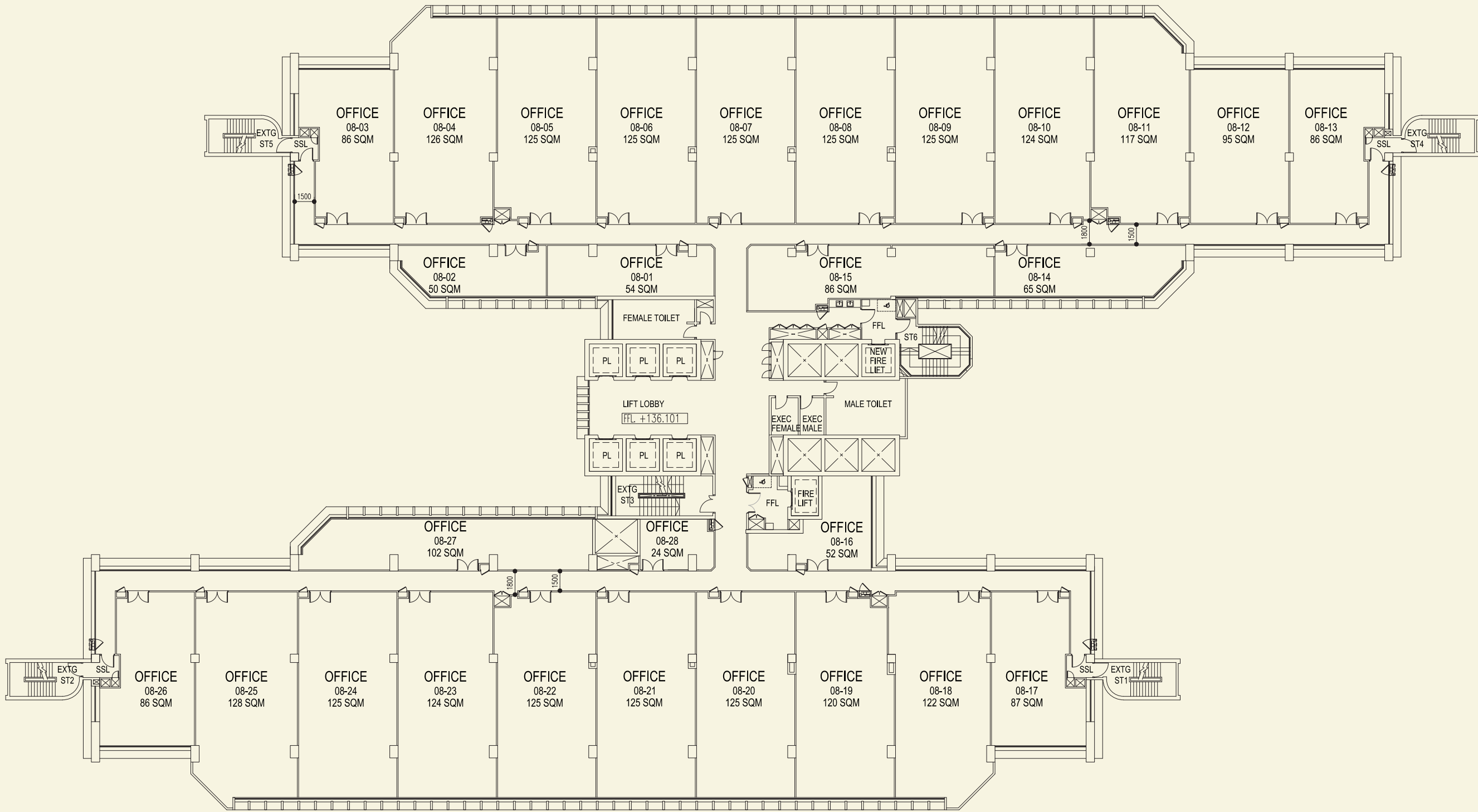
户型平面图  
楼层 4



NOTE:  
1. THE AREA QUOTED IS AN APPROXIMATE MEASUREMENT & SUBJECT TO FINAL SURVEY BY REGISTERED SURVEYOR.  
2. LAYOUT OF SKY GARDEN/SKYWALK/OPEN ROOF TERRACE IS INDICATIVE AND SUBJECT TO ADJUSTMENT.

TYPICAL FLOOR PLANS  
LEVEL 6 to 8

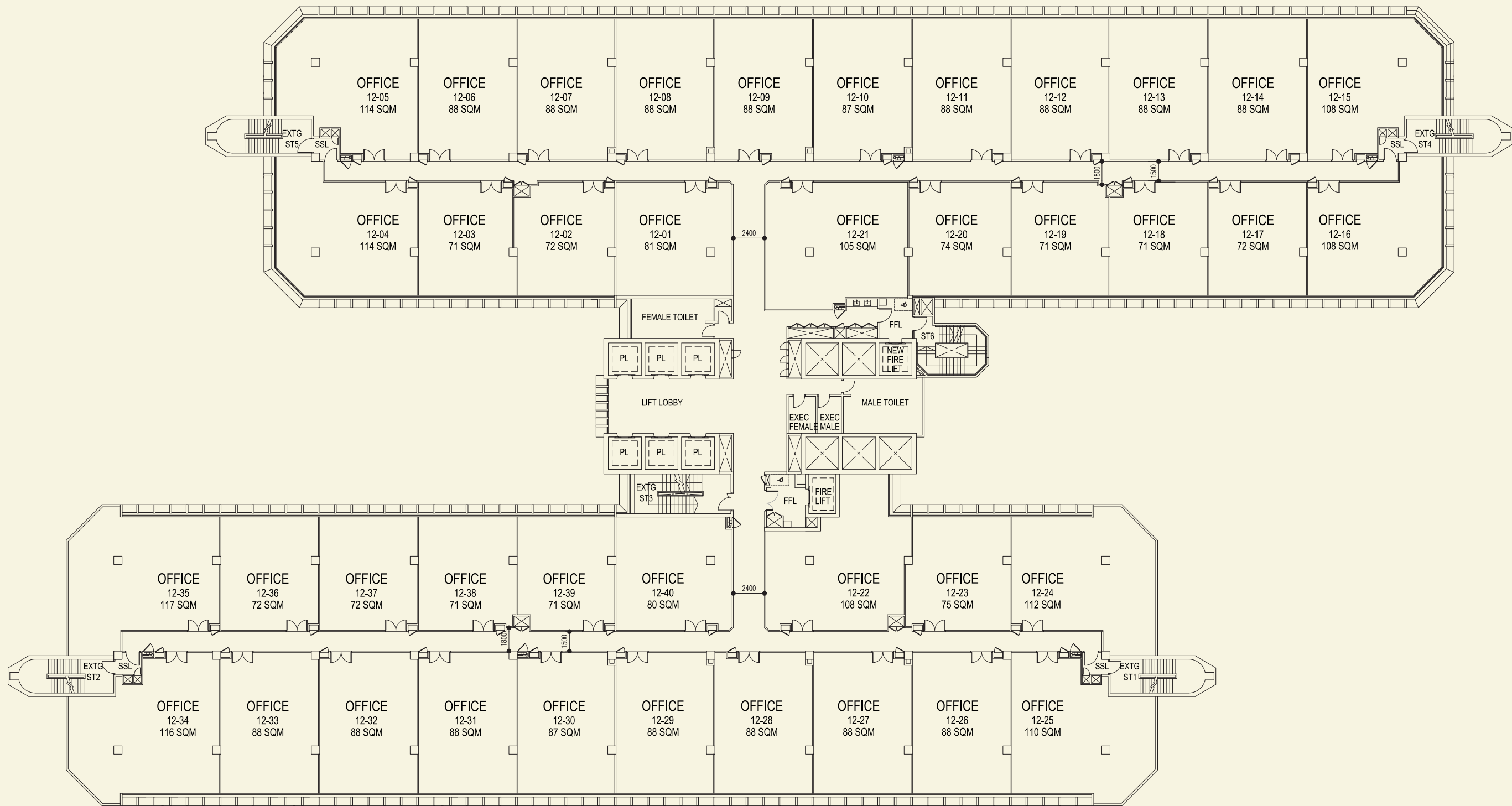
户型平面图  
楼层 6-8



NOTE:  
1. THE AREA QUOTED IS AN APPROXIMATE MEASUREMENT & SUBJECT TO FINAL SURVEY BY REGISTERED SURVEYOR.  
2. LAYOUT OF SKY GARDEN/SKYWALK/OPEN ROOF TERRACE IS INDICATIVE AND SUBJECT TO ADJUSTMENT.

TYPICAL FLOOR PLANS  
LEVEL 9 to 15

户型平面图  
楼层 9-15



NOTE:  
1. THE AREA QUOTED IS AN APPROXIMATE MEASUREMENT & SUBJECT TO FINAL SURVEY BY REGISTERED SURVEYOR.  
2. LAYOUT OF SKY GARDEN/SKYWALK/OPEN ROOF TERRACE IS INDICATIVE AND SUBJECT TO ADJUSTMENT.



## CORPORATE PROFILE 公司简介

Perennial Real Estate Holdings Limited ("**Perennial**") is an integrated real estate and healthcare company headquartered and listed in Singapore. As a real estate owner, developer and manager, Perennial focuses strategically on large-scale mixed-use developments and has a presence in China, Singapore, Malaysia and Ghana with a combined portfolio spanning over 45 million square feet in gross floor area. Perennial is also a healthcare services owner and operator focused predominantly on China and its healthcare business services include medical, hospital, eldercare and senior housing, and maternal and child health management.

Perennial is a dominant commercial developer with sizeable integrated developments in China, of which two are regional commercial hubs adjacent to the two largest high speed railway stations in the country, being Chengdu East High Speed Railway Integrated Development and Xi'an North High Speed Railway Integrated Development. Other landmark projects in Perennial's portfolio include Beijing Tongzhou Integrated Development, Shenyang Longemont Integrated Development and Zhuhai Hengqin Integrated Development.

In Singapore, Perennial has invested in and manages prime iconic properties located in the Civic District, Central Business District and Orchard Road precinct, such as CHIJMES, Capitol Singapore, AXA Tower, TripleOne Somerset, House of Tan Yeok Nee and Chinatown Point mall.

鹏瑞利置地集团有限公司(“**鹏瑞利置地集团**”)是一家总部位于新加坡，并在新加坡证券交易所主板上市的综合性房地产和医疗保健公司。作为集持有、开发和管理于一体的房地产公司，鹏瑞利置地集团主要投资于大规模的综合性房地产开发项目。投资组合主要散布于中国、新加坡、马来西亚和加纳的物业建筑总面积超过4500万平方尺。此外，鹏瑞利置地集团的业务也延伸至中国的医疗领域，通过收购、开发和管理在中国的医疗保健业务、养老服务业务和母婴产后保健管理业务。

鹏瑞利置地集团是一家业界领先的商业地产开发商，在中国持有规模可观的综合开发项目，其中两项更是毗邻中国两个最大高铁站的区域商业枢纽：成都东站综合项目和西安北站综合项目。鹏瑞利置地集团的其它标志性项目包括北京通州综合项目、沈阳龙之梦综合项目和珠海横琴综合项目。

在新加坡，鹏瑞利置地集团投资并管理位于市中心行政区、中央商业区和乌节路核心地段的标志性优质物业，包括赞美广场、首都综合项目、安盛保险大厦、111 索美塞、陈旭年宅第和唐城坊商场。

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