

**MEDIA RELEASE****GuocoLand to Launch Luxury Residential Project - Martin Modern - the Home within a Botanic Garden in District 9, in the Second Half of 2017**

**Singapore, 24 April 2017** – The GuocoLand Limited Group (“GuocoLand”) today unveiled preliminary details of its latest luxury residential condominium project, Martin Modern in District 9, which is targeted for launch in the second half of 2017. Martin Modern is located at the corner of Martin Place and River Valley Close, within the posh residential neighbourhood of Robertson Quay. (See Annex 1 for location map).

**Over 80% of land area set aside for a beautiful botanic garden**

Martin Modern comes on the back of the successful launch of GuocoLand’s luxury residential projects of Goodwood Residence and Leedon Residence. Goodwood Residence is sold out while Leedon Residence is close to 90% sold.

GuocoLand Singapore’s Group Managing Director Cheng Hsing Yao said, “In land-scarce Singapore, space in a prime location is the ultimate luxury. It is extremely rare to find a large lush site in prime District 9, within the posh Robertson Quay neighbourhood. This place gives us the opportunity to create our luxury resort-home concept, as seen in Goodwood Residence and Leedon Residence.”

At Martin Modern, over 80% of the land area will be turned into a unique botanic garden and an arboretum of native trees and vegetation. The garden will have 15 different spaces with various concepts like a party lawn, a forest trail, rain gardens and a maze among others. This unforgettable gardenscape is spread over three levels because the site has a 10-metre upward slope from one end to the other. In addition, residents will get to enjoy two rooftop gardens.

There will be more than 200 species of plants and more than 50 species of trees and palms, including native ones like the jelutong, meranti and chengal. A rare majestic tree with distinct buttress roots that used to be found on site, the *ficus variegata* that can grow to a height of 30m when matured, will be re-introduced into the condominium project.

Mr Cheng added, “Martin Modern is in the heart of the city but the moment you cross the main gate, past the mystical driveway to the arrival porch, you will be transported into a tranquil and enchanted garden.” (See perspective in Annex 2).

The project will have 450 units, all of which come with a view of the gardens, the city or the Singapore River. Each unit is designed with the occupier in mind, with well-proportioned and functional spaces, and very high quality finishes and fittings.

Besides its expansive garden concept, Martin Modern will also have bespoke recreational facilities and GuocoLand’s concierge services. The overall feel will be that of a plush and relaxed resort within the city centre. (Please refer to Fact Sheet in Annex 3).

### **Unique development crafted by master craftsmen**

GuocoLand has, together with its hand-picked project team, carefully sculpted a development that is designed to wow the market. Yip Yuen Hong from ipli Architects is the appointed master architect for Martin Modern while ADDP Architects will take on the role of the project architect. The landscape work will be undertaken by ICN Design International.

Mr Yip is a four-time President’s Design Award winner. An extremely exclusive architect, he has designed one-of-a-kind, highly-crafted Good Class Bungalows for some of Singapore’s most affluent and sophisticated residents. He has established a signature style that is unique in Singapore.

ADDP Architects is a multi-faceted architectural practice with the expertise to do a wide spectrum of projects. ICN is an award-winning landscape architecture firm.

On GuocoLand’s choice of design consultants, Mr Cheng said: “For our luxury residential projects, buyers can be assured of quality that befits our brand. At the same time, for each new project, we would introduce something new and special. For Martin Modern, we studied the neighbourhood, terrain, views and the spirit of the place. We also looked at the market and knew it is timely to introduce a more progressive form of luxury. ipli’s design fits our vision for “luxury with an edge”. ADDP brings their skillfulness in space planning, and ICN will help us realise the vision for an extraordinary botanic garden.”

## **Prime location**

This quiet and exclusive District 9 neighbourhood is poised for a slew of changes. It is favoured for its central location and proximity to Orchard Road, the Central Business District (“CBD”) and lifestyle amenities. Soon, it will enjoy greater connectivity with the completion of two upcoming MRT stations – the Great World and Fort Canning stations - serving the River Valley precinct for the first time.

Martin Modern is within walking distance to the Great World station along the Thomson-East Coast Line and the Fort Canning station along the Downtown Line, both of which will be up and running by the time the project is completed.

The Robertson Quay neighbourhood has shaped up to be a hip and happening lifestyle destination with the opening of four new hotels, many trendy wine bars, restaurants and cafes.

The CBD and Marina Bay are about five minutes away by car, and less than 10 minutes by train or bicycle ride, respectively. The nearby Singapore River promenade, Fort Canning Park and Alexandra Park Connector provide avenues for cycling and jogging enthusiasts.

Families with children will appreciate the project’s proximity to established schools such as River Valley Primary, the School of the Arts and the Singapore Management University. For arts and cultural treats, the Civic District is nearby with its museums, concert halls and art galleries.

## **Where luxury, exclusivity and convenience meet**

Mr Cheng added, “Leedon Residence has seen a surge in interest among buyers since the beginning of 2017. The average price of the apartments there is around \$6 million. We certainly experienced a growing sentiment that the luxury market seems to be offering great value now, especially since the supply of land in the prime districts is finite and new supply will be increasingly limited.”

With its location and development concept, Martin Modern offers that rare opportunity for home owners who are looking to enjoy both the tranquillity of luxury living, as well as the convenience of a modern lifestyle complete with amenities and concierge services.

GuocoLand acquired the Martin Modern site at \$595.1 million in July 2016 through a government land sales tender. It is expected to announce the project pricing at the official launch of Martin Modern, which is likely to take place in the second half of 2017.

Name of housing project: *Martin Modern* • Name of housing developer: Martin Modern Pte. Ltd. (Reg no. 199603059R) • Licence number of housing project: C1215 • Tenure of land: Leasehold of 99 years commencing on 28 September 2016 • Encumbrances on land: Presently encumbered to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to an Assignment and Mortgage executed-in-escrow in favour of Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) • Location of the housing project: Lot 01590P of TS21 at Martin Place • Expected date of vacant possession: 30 June 2022 • Expected date of legal completion: 30 June 2025

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### **About GuocoLand Limited**

GuocoLand Limited ("GuocoLand") is a public company listed on the Singapore Exchange since 1978. The principal business activities of its subsidiaries are property development, property investment, hotel operations and property management.

GuocoLand and its subsidiaries ("GuocoLand Group") have established property operations in their geographical markets of Singapore, China, Malaysia and Vietnam, comprising residential, hospitality, commercial and retail developments. In 2017, GuocoLand marked its expansion beyond Asia into the new markets of the United Kingdom and Australia through a strategic partnership with Eco World Development Group Berhad in Eco World International Berhad. As a premier regional property company, GuocoLand is focused on achieving scalability, sustainability and growth in its core markets through its property development, investment and management businesses.

The parent company of GuocoLand is Guoco Group Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. Guoco Group Limited is a member of the Hong Leong group of companies.

As at 30 June 2016, the GuocoLand Group had total assets of S\$7.91 billion and total equity attributable to shareholders of S\$3.28 billion.

### **For media enquiries, please contact:**

Ms Jacqueline Lim

Waterbrooks Consultants Pte Ltd

Tel: +65 6100 2228

Mobile: +65 9695 9318

Email: [jacqueline@waterbrooks.com.sg](mailto:jacqueline@waterbrooks.com.sg)

Ms Ang Hwee Suan

GuocoLand Limited

DID: +65 6534 3132

Mobile: +65 9645 4451

Email: [anghweesuan@guocoland.com](mailto:anghweesuan@guocoland.com)

## ANNEX 1 - LOCATION MAP



**ANNEX 2 - PERSPECTIVE OF ARRIVAL PORCH**



**ANNEX 3 - FACT SHEET**

Land Size: 15,936.1 sqm (171,535 sq ft)  
Tenure: 99 years leasehold  
Blocks: 2 high-rise 30-storey towers  
Total units: 450  
Concept: Modern, luxury with lush landscaping  
Architects: Yip Yuen Hong from ipli Architects and ADDP Architects  
Landscape: ICN Design International  
Transport: MRT - Somerset MRT station (15-min walk) and Great World City MRT station (5-min walk)  
River taxis, buses and cycling paths  
Proximity: Within 1 km of River Valley Primary School and close to international schools  
Close to amenities, eateries, hotels and shopping malls