

## MEDIA RELEASE

### **Lendlease Global Commercial REIT deploys additional gross floor area from the URA Master Plan 2019's increased plot ratio to prime units at 313@somerset and refreshes its tenant mix for an invigorated shopping experience**

- The remaining untapped gross floor area (GFA) of approximately 10,200 square feet will maximise the full potential of 313@somerset and bring value to its Unitholders
- 313@somerset welcomes Southeast Asia's first-ever PUMA flagship store, boosting the range of flagship sports and athleisure offerings on Orchard Road

**Singapore, 14 February 2022** – Lendlease Global Commercial REIT (LREIT) is pleased to announce that bonus GFA from the URA Master Plan 2019<sup>1</sup> will be deployed to two prime units at the ground floor of 313@somerset to expand leasable unit space and unlock value for Unitholders.

The Manager's strategy to deploy the additional GFA is a thought-through process since the onset of the pandemic. The tenant refresh underscores LREIT's strategy in optimising the additional leasable space from the URA scheme since the onset of the COVID-19 pandemic. The deployment will be carried out during the fit-out periods to avoid unnecessary hoarding and disruption to other tenants in the mall.

The Somerset Belt is earmarked to be a vibrant youth precinct as part of the Singapore Tourism Board's wider plan to rejuvenate Orchard Road into a must-visit lifestyle and leisure destination. Alongside this rejuvenation effort, LREIT is going to develop the Grange Road carpark into a multi-functional event space. The event space will introduce a first-of-its-kind lifestyle experience with a calendar of concerts, film and events, as well as an experiential food culture and history attraction so that the site is active all year round. These developments are part of LREIT's commitment to bring greater attractions and diversity to transform Somerset into a dynamic shopping and lifestyle destination.

**Kelvin Chow, Chief Executive Officer of the Manager**, commented, "The additional gross floor area allows us to create a mall that connects with the surrounding environment, communities and our partners to deliver exceptional experiences for all our stakeholders. The extra space has also enabled us to bring to the market novel concepts through collaborations with more retail partners. More importantly, this will help revitalise Singapore's main shopping belt and enhances the asset's value."

In the coming months, 313@somerset will welcome PUMA's first-ever Southeast Asia flagship store as part of the mall's refreshed tenant mix. The bolstered portfolio of local and international

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<sup>1</sup> This URA scheme recognises developments that have achieved enhanced standards in productivity, digitalisation, sustainability and quality.

F&B, fashion and lifestyle brands will also offer shoppers novel shopping options, enhancing the mall's asset value and lending support to the Singapore Government's efforts to enhance Orchard Road as a must-visit lifestyle and leisure destination.

The PUMA flagship store will boost the range of flagship sports and athleisure stores along Orchard Road, making the area the one-stop shopping destination for active wear lovers. The 7,100 square feet store, which includes 480 square feet of additional GFA, will carry the full range of PUMA offerings including PUMA Select. It will open its doors in June 2022.

**Sanjay Roy, General Manager Southeast Asia, PUMA**, commented, "The opening of our first flagship store in Southeast Asia is a key milestone in our expansion plans for the region. 313@somerset is the ideal destination for PUMA's Southeast Asia flagship store, given its well-curated mix of novel lifestyle and fashion offerings and prime location in the heart of Singapore's premier shopping district. We look forward to bringing fans of the brand a fuller PUMA experience with exclusive product lines at the new store."

Other than PUMA, the curated mix of new brands at 313@somerset includes Ohayo Mama San, a sushi and Japanese fusion restaurant where additional GFA has been deployed to this first-level unit, and Super Coconut, which is setting up its first flagship store in the mall.

Other F&B offerings include Wokker by A-Roy Thai Restaurant, Francesca's, Playmade, Chimi's, Bober Tea, Pepper Lunch Go!, Ice Cream Bar, Super Coconut and Ramburger, while lifestyle brands consist of Eclair Atelier, Yield, Pearly Lustre, Kskin, La Carriere, Oakley and Yan's.

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### **About Lendlease Global Commercial REIT**

Listed on 2 October 2019, LREIT is established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of stabilised income-producing real estate assets located globally, which are used primarily for retail and/or office purposes.

Its portfolio comprises a leasehold interest in, 313@somerset, a prime retail property located in Singapore and a freehold interest in Sky Complex, which comprises three grade-A office buildings located in Milan. These two assets have a total NLA of approximately 1.3 million square feet, with an appraised value of S\$1.4 billion. Other investments include a 31.8% indirect interest in Jem, an integrated office and retail asset in Singapore, as well as a tender project to develop a multifunctional event space on a site adjacent to 313@somerset.

LREIT is managed by Lendlease Global Commercial Trust Management Pte. Ltd., an indirect wholly-owned subsidiary of Lendlease. Its key objectives are to provide Unitholders with regular

and stable distributions, achieve long-term growth in distribution per unit and net asset value per unit, and maintain an appropriate capital structure.

## About PUMA

PUMA is one of the world's leading Sports Brands, designing, developing, selling and marketing footwear, apparel and accessories. For more than 70 years, PUMA has relentlessly pushed sport and culture forward by creating fast products for the world's fastest athletes. PUMA offers performance and sport-inspired lifestyle products in categories such as Football, Running and Training, Basketball, Golf, and Motorsports. It collaborates with renowned designers and brands to bring sport influences into street culture and fashion. The PUMA Group owns the brands PUMA, Cobra Golf and stichd. The company distributes its products in more than 120 countries, employs more than 14,000 people worldwide, and is headquartered in Herzogenaurach/Germany. [www.about.puma.com](http://www.about.puma.com)

## APPENDIX

### New concept brands at 313@somerset

#### Food and beverage (F&B)

From food kiosks for a quick bite on the go to restaurants serving up authentic Mexican cuisine, the refreshed F&B offerings at 313@somerset guarantee a delightful dining experience for all shoppers.

**Ohayo Mama San** (#01-29) is a brunch, sushi and sake restaurant serving creative sushi and Japanese fusion Canapes and Tapas. Look out for their *Riceless Sushi Rolls*, a wide selection of creative Japanese tapas like *Fish Kebab* and interesting canapes to pair with cocktails and sake.

**Super Coconut** (#B3-41) has opened their first flagship store in 313@somerset. This new coconut concept store will bring the taste of summer to shoppers with countless nutritious options ranging from Fruity Favourites such as *Avocado Coco* and *Cempedak Coco Shake* to Local Favourites such as *Milo Coco Shake*.

Fans of bubble tea will be glad to know that more options are opening up in 313@somerset. They are: **Bober Tea** (#B3-55), a brand of artisan tea focused on providing affordable, high-quality and tasty blends of tea with a hint of local flavour, and Taiwanese bubble tea brand **Playmade** (#B3-08), which offers handmade boba and boba tea using the freshest ingredients and its highly addictive *Egglet*.

Other food kiosks include **Francesca's** (#B3-47), that serves Italian pastas and snacks at modest prices, invoking both the spirit of fine dining and street food, and **Ice Cream Bar** (#01-32/33/34), the first and only ice creamery in Singapore that specialises in alcoholic flavours such as *Smoked Cognac* and *Guinness Pistachio*. Shoppers can also look forward to their favourite Pepper Rice with a twist in the form of *Pepper Rice Bowls and Burgers* from **Pepper Lunch Go!** (#B3-46) and *Mentaiko Ebi Burger*, *Wagyu Beef Ramburger* and *Cheesy Bergedil* from Halal-certified burger stand, **Ramburger** (#B3-48A). The burgers inspired by local flavours are grilled in front of customers to perfection with no added preservatives. **Wokker by A-Roy Thai Restaurant** (#B3-43) is an affordable Thai fast-food kiosk by A-Roy Thai Restaurant for authentic Thai dishes including *Papaya Salad*, *Drunken Noodle* and *Basil Fried Rice*. Wokker focuses on serving consumers with delectable Thai favourites that leave them feeling energised and fulfilled.

Those looking to dine-in and indulge in Mexican fare such as *Chimichangas*, *Tacos*, and *Quesadillas*, will have to look no further than **Chimi's** (#01-25B). The Mexican-inspired casual restaurant and bar offers SG-Mex dishes which is their version of Mexican food that suits the Singaporean palate.

### Fashion and lifestyle

313@somerset will welcome a range of new fashion and lifestyle tenants, in addition to the new Puma flagship store, to meet the evolving tastes of its shoppers.

**Eclair Atelier** (#03-26) is a luxury consignment store that focuses on carrying sought-after items from French luxury house, Hermès. The store taps on its list of clientele who are privileged customers of the brand to source some of their most prized handbags. Shoppers can look forward to discovering the best in eyewear from **Oakley** (#01-21), the leading Californian sport performance brand known for its innovative lens technologies. It carries men's, women's as well as youth product lines that appeal to shoppers that lead active lifestyles. Local pearl specialist, **Pearly Lustre** (#01-22) is also set to take up shop and bring its fashion and luxury to jewellery lovers.

Fashion brand **Yield** (#04-12), previously known as Union Studios, has opened their doors in the mall. The store offers a curation of multiple underground labels that offer the best in trendy apparel and accessories. **Yan's** (#03-15) is a new-to-market women's clothing brand that offers workwear and casual apparel with uncompromised quality. It hopes to inspire women to explore creative expression and discover their charms through fashion.

**Kskin** (#B3-12), is a pay-per-visit Korean express facial salon that offers results in 15 minutes while being affordably priced at only \$28. Its treatments utilise quality Korean skincare solutions to ensure skin is refreshed, prepped and glowing, helping customers efficiently achieve their skincare goals. **La Carriere** (#B2-12/13) is a retailer of lifestyle products and astrology service provider, with the largest collection of tarot art cards in Asia. It also sells limited-edition tarot cards painted by worldwide artists, and provides tarot reading services.