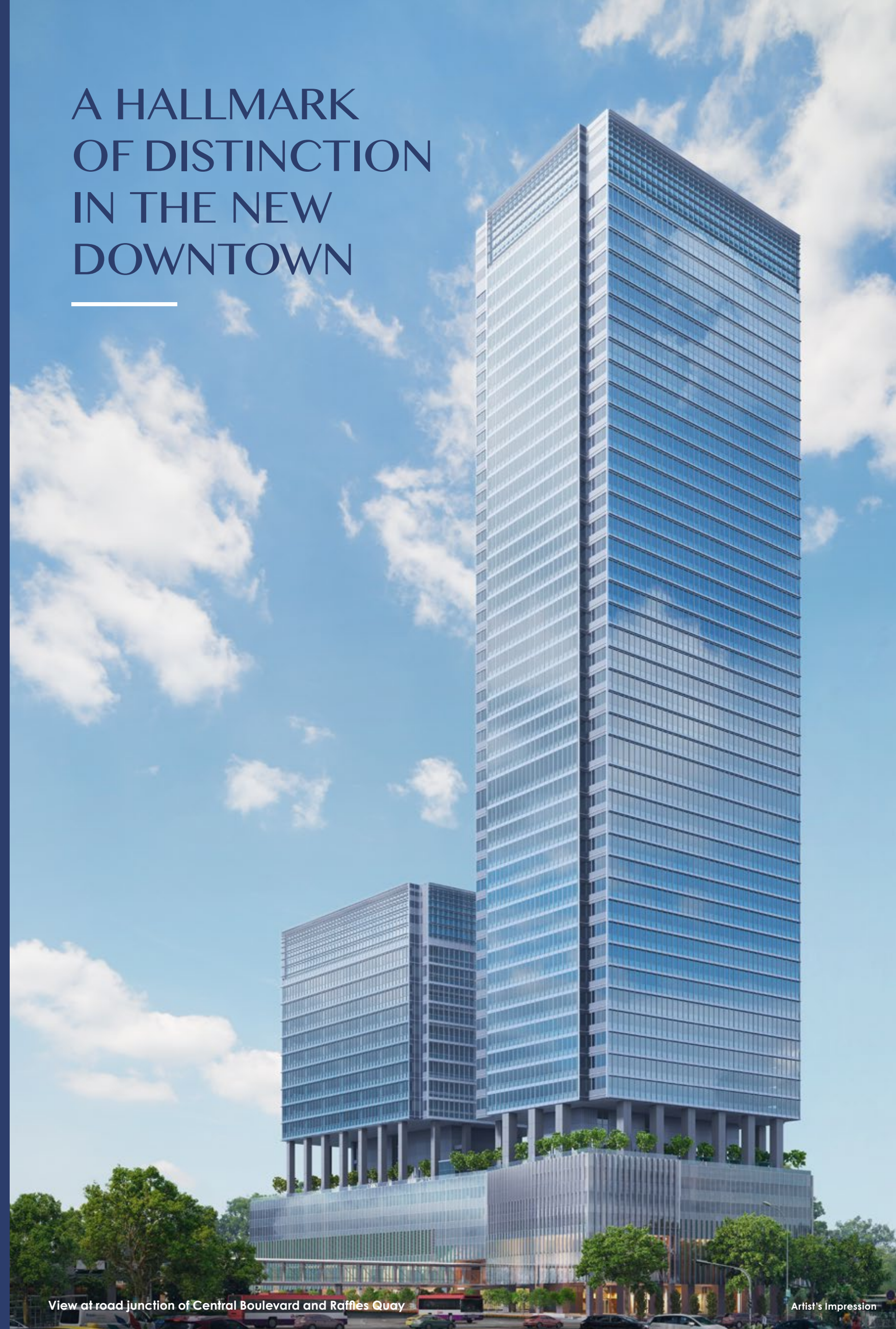




A HALLMARK
OF DISTINCTION
IN THE NEW
DOWNTOWN



View at road junction of Central Boulevard and Raffles Quay

Artist's Impression

SINGAPORE, THE GLOBAL CITY



Renowned for its political stability and thriving economy, Singapore is a dynamic city where culture and history are integrated with innovation and progress.

As one of the world's best cities with international market reach, Singapore is a global hub for business with a world-class financial, healthcare, transportation and logistics infrastructure.

Marina Bay, the new downtown of Singapore's Central Business District (CBD), is poised to power the continued growth and development of the nation's global business and financial hub – herein lies the strategic springboard for your business to grow and connect to Asia and the rest of the world.



TWO TOWERS

16-storey East Tower
48-storey West Tower
7-storey Podium



WORK

1.26 million sq ft of
Grade A office space



LIFESTYLE

30,000 sq ft of
F&B establishments, retail space,
a signature restaurant and
childcare facilities



GREENERY

120,000 sq ft of
green landscaping,
urban sky park and rooftop planting



MRT CONNECTIVITY

Connected to 4 MRT stations:
Downtown, Marina Bay, Raffles Place
and Shenton Way

A TIMELESS VISION

IOI Central Boulevard Towers, the gleaming
new office landmark in Marina Bay, is the
perfect address for ambition.

Offering more than a total of 1.29 million sq ft
of premium Grade A office space, dining and
lifestyle amenities and the city's first urban sky park
with a dedicated jogging track, it all adds up to an
exemplary workplace environment that is efficient
and functional, yet enlivening and inspiring.



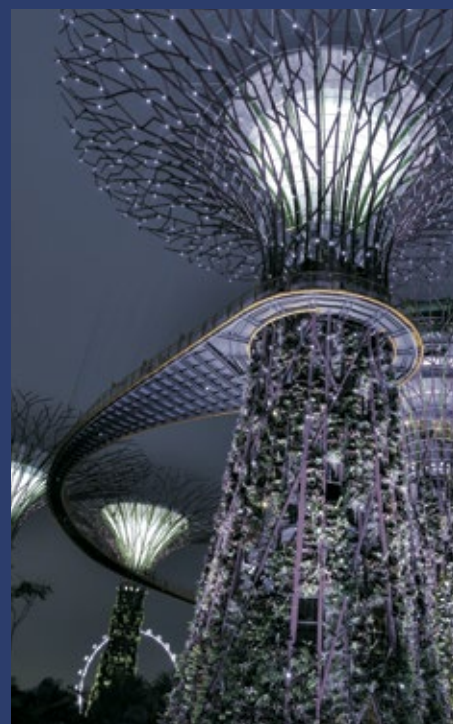


PRIME LOCATION

THE EPICENTRE OF GOOD COMPANY

This prestigious address places you right amongst distinguished business and commercial centres. Along with a great mix of iconic neighbours – Marina Bay Sands, Gardens by the Bay, and Esplanade - Theatres on the Bay, plus a plethora of the city's best dining and entertainment offerings.

You will enjoy unmatched connectivity from this strategic location. Take the underground walkways or the covered link bridges to other business hubs in the vicinity. Walk in sheltered comfort to any of the 4 Mass Rapid Transit (MRT) stations nearby. Drive onto the Marina Coastal Expressway (MCE) and the Ayer Rajah Expressway (AYE) for easy accessibility to all of Singapore.



TRANSPORT

1	Downtown MRT	1 min	🚶
2	Marina Bay MRT	5 mins	🚶
3	Raffles Place MRT	6 mins	🚶
4	Shenton Way MRT	6 mins	🚶
	Changi Airport	16 mins	✈️

BUSINESS

5	One Raffles Quay	1 min	🚶
6	Asia Square Towers	1 min	🚶
7	Marina Bay Financial Centre	5 mins	🚶
8	Raffles Place	6 mins	🚶
9	South Beach	4 mins	🚗
10	Suntec City	5 mins	🚗

HOTELS

11	The Westin Singapore	1 min	🚶
12	Sofitel So Singapore	2 mins	🚶
13	The Fullerton Hotel Singapore	3 mins	🚗
14	PARKROYAL on Pickering	4 mins	🚗
15	JW Marriott Hotel	4 mins	🚗

LEISURE

16	Lau Pa Sat	1 min	🚶
17	Marina Bay Sands	4 mins	🚗
18	Gardens by the Bay	5 mins	🚗
19	Esplanade - Theatres on the Bay	6 mins	🚗



All travel times are approximates

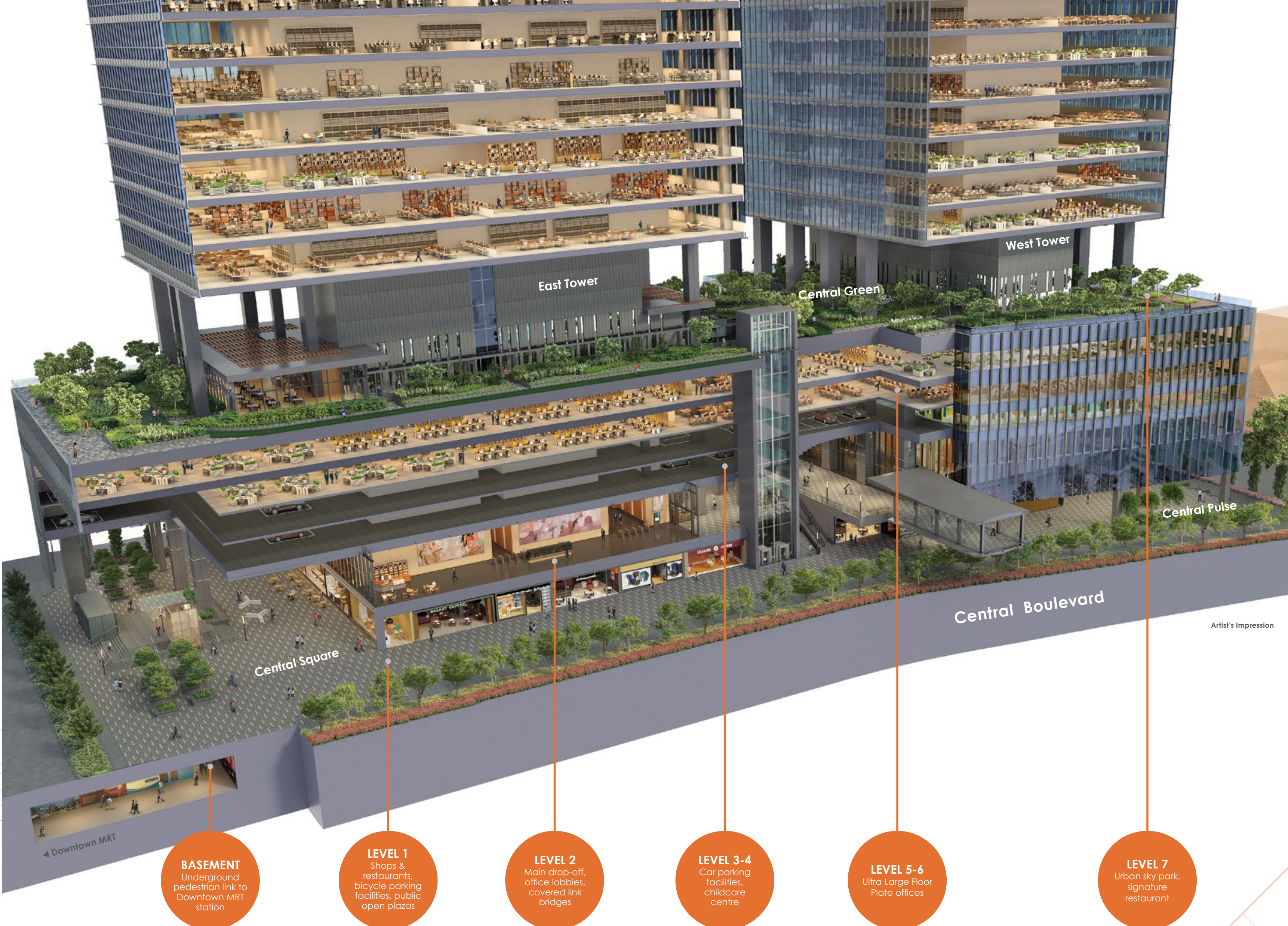
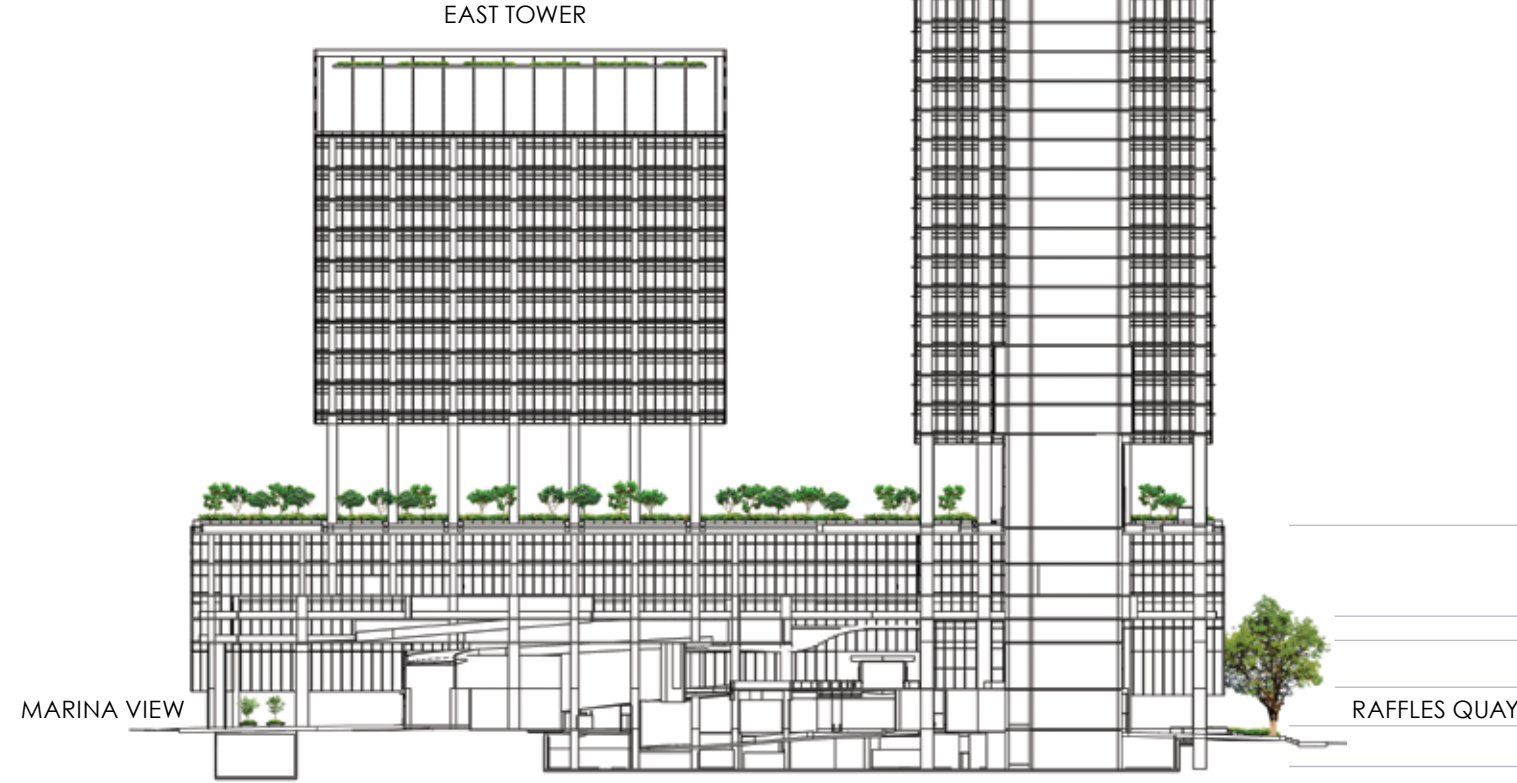
Map not drawn to scale

WELL-INTEGRATED WITH AMENITIES

Step out of the Downtown MRT station into the covered public plaza that beckons with restaurants, cafés, bistros, and retail shops.

Embrace active commuting with the convenience of secured bicycle parking lots and end-of-trip facilities for office tenants.

Visit the extensive urban sky park on Level 7 to dine amidst the landscaped green garden, or run a few laps on the dedicated jogging track, elevated above the street level.



BASEMENT
Underground pedestrian link to Downtown MRT station

LEVEL 1
Shops & restaurants, bicycle parking facilities, public open plazas

LEVEL 2
Main drop-off, office lobbies, covered link bridges

LEVEL 3-4
Car parking facilities, childcare centre

LEVEL 5-6
Ultra Large Floor Plate offices

LEVEL 7
Urban sky park, signature restaurant



LEVEL 7

- Central Green
- Meeting pods and jogging track
- Signature restaurant



LEVEL 4

- Childcare centre
- Carpark



LEVEL 3

- Carpark



LEVEL 2

- Main drop-off
- Office lobbies
- Covered link bridges to One Raffles Quay and Asia Square Towers



LEVEL 1

- Central Square and Central Pulse
- Retail and lifestyle
- Restaurants and cafés
- Bicycle parking and end-of-trip facilities



BASEMENT

- Underground link to Downtown MRT station and Marina Bay Link Mall



Artist's Impression

A GRAND WELCOME FIRST IMPRESSIONS THAT LAST

Make every arrival a statement. Begin your day with optimism and confidence as you reach the fully sheltered vehicular drop-off on Level 2. Be greeted with dedicated concierge services as you step inside the office tower lobbies and find peace of mind with the vigilant security protocols.

Welcome to a workplace that will impress clients, partners and employees alike.



Artist's Impression

A DISTINCTIVE MEETING PLACE

CONNECTING PURSUITS
AND PASSIONS



Artist's Impression

As an extension of the existing network of public open spaces in the CBD, Level 1 of IOI Central Boulevard Towers is designed to be a welcoming pedestrian-oriented destination.

At the entrance of the underground pedestrian link to Downtown MRT station, Central Square welcomes you with a 9m high public plaza flanked by dining and retail choices. Meet for a meal together or attend the special events, exhibitions and community activities held here.

The myriad of lifestyle experiences is extended to Central Pulse, which faces the ever popular festival market Lau Pa Sat. Perk up with a coffee at the cafés or pick out memorabilia from any of the eclectic stores.



Artist's Impression

CENTRAL GREEN

A LUSH OASIS

Echoing its proximity to the Central Linear Park of Marina Bay, IOI Central Boulevard Towers extends the greenery right into the building with a 60,000 sq ft landscaped sky park on Level 7. A tropical respite, Central Green is abundant with verdant landscapes that offers a retreat to rejuvenate body and mind.

Welcome to the only building in Marina Bay that offers a dedicated jogging track in the sky. Start off your day with a brisk run or team up with colleagues and friends for some after-hours adrenalin pumping.

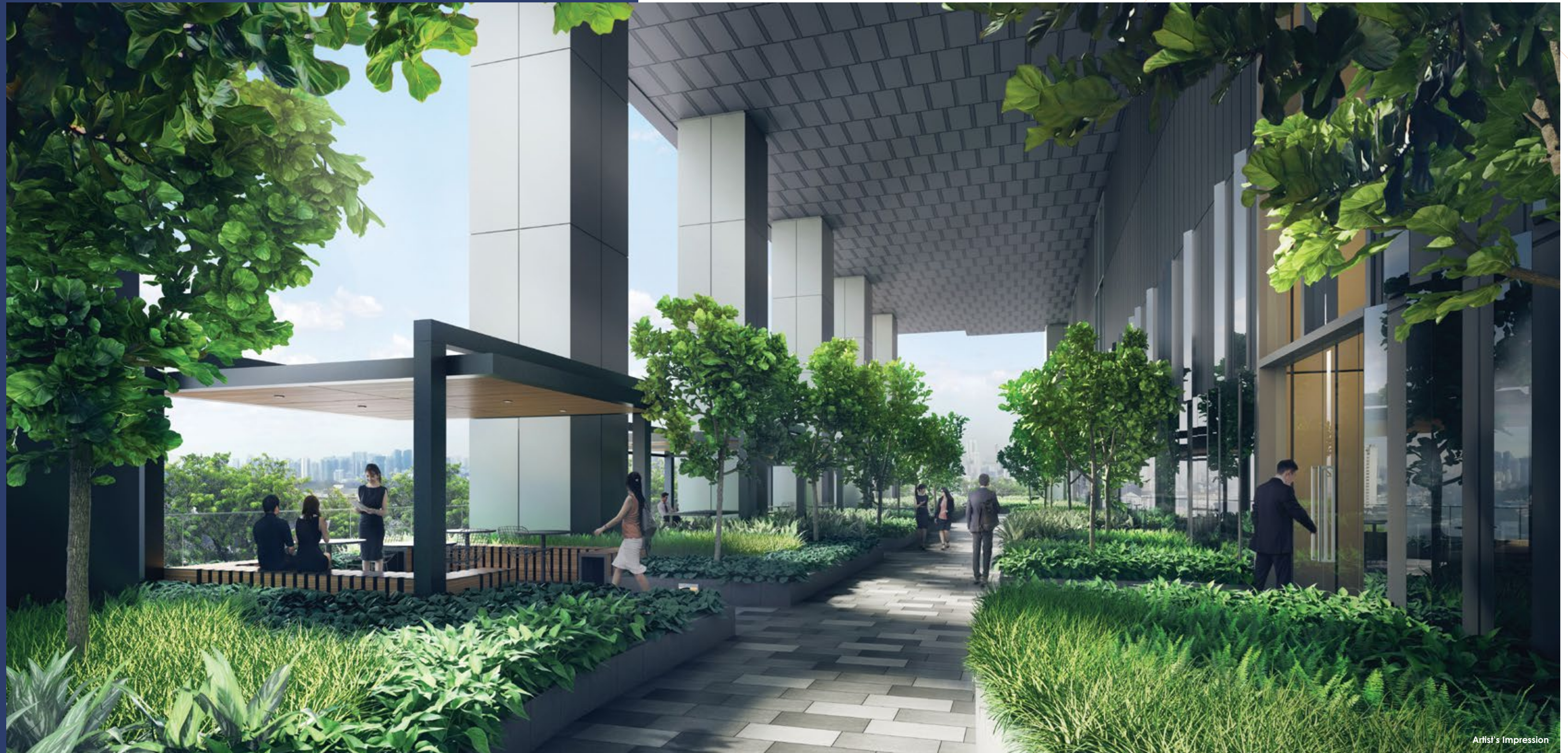


LEGENDS

- | | |
|------------------------|-----------------|
| A Viewing Deck | B Jogging Track |
| C Signature Restaurant | D Meeting Pods |

All figures are approximates

ABOVE IT ALL,
A RECREATIONAL
ENCLAVE WHERE
ALL CHOOSE
TO GATHER



Artist's Impression

Nestled amongst the greenery is a signature restaurant where diners gather to partake in culinary treats while soaking in the panoramic views across Marina Bay.

Amidst the lush landscaping, conducive nooks of cosy meeting pods and spacious viewing decks are perfect for holding informal discussions or just quiet contemplation.

EAST TOWER

(25,400 sq ft per floor)

DESIGNED FOR FLEXIBILITY



Designed for flexibility and efficiency, the East Tower features a column-free and regular central-core layout. Providing generous core-to-window depths and knock-out panels that allow floors to be connected via internal staircases, the floor plate lets you plan an optimal and efficient workplace for your business, today and tomorrow.



Large contiguous floor plate with central-core

Generous core-to-window depths

2.8m floor-to-ceiling double-glazed windows

Artist's Impression

All figures are approximates

WEST TOWER

(21,700 sq ft – 23,500 sq ft per floor)

DESIGNED FOR
EXCLUSIVITY



Offering the same generous column-free and regular central-core layouts as the East Tower, the West Tower presents smaller floor plates for businesses seeking exclusive single tenancy on their floor. Let your staff and your clients step out of the lifts, right into your office.

Standing at 245m, the West Tower is one of the tallest office buildings in the CBD. Command the inspiring views all around.



Artist's Impression

All figures are approximates

ULTRA LARGE FLOOR PLATES

(70,000 sq ft per floor)

ULTRA-MODERN WORKSPACES



Bring all your businesses together with the flexibility to customise and adapt the workspace for innovative workflows and team collaborations. The Ultra Large Floor Plate (ULFP) offices let you achieve business efficiency and better team dynamics, to grow your people and your business.



Artist's Impression

All figures are approximates

UNDERSTANDING YOUR BUSINESS NEEDS



Sustainable and Energy Efficient

- Green Mark Platinum Certification for green sustainable building design
- Environmentally friendly and sustainable construction materials
- High-performance double-glazed heat and UV reducing façade
- Energy efficient central air-conditioning system and LED lighting provisions
- Water efficient fittings and appliances
- Energy efficient re-generative lifts & escalators
- Integrated Building Management System



Quality Tenant Space

- Optimal indoor environment – ample natural lighting and thermal comfort
- Good indoor air quality – enhanced air filtration via MERV-14 filters & UVC filters, monitoring of carbon dioxide concentration, and periodic air purging
- Optimum tenant comfort – well-designed acoustics, lighting and air-conditioning systems
- Extensive green spaces and lush landscaping areas filled with plant and tree species with air-filtering capabilities



Built for Business Continuity

- Dual power supply from two different PowerGrid substations
- Dual telecommunications intakes from two different exchanges
- Independent Mechanical & Electrical systems dedicated for each tower
- 24/7 supply of chilled water via government district cooling plant, backed up by building's standby air-cooled chillers for Tenants' critical air-conditioning load
- Special building design features for security and safety, with 24/7 integrated Security Management System

SPECIFICATIONS

OVERALL SIZE (APPROX.)	Net Leaseable Floor Area		1,286,670 sq ft		
	Office		1,256,670 sq ft		
	Retail		30,000 sq ft		
TYPICAL FLOOR AREA (APPROX.)	Podium		70,000 sq ft		
	East Tower		25,400 sq ft		
	West Tower		21,700 sq ft - 23,500 sq ft		
TOTAL NO. OF OFFICE FLOORS	Podium		2 floors (L5 & L6)		
	East Tower		9 floors (L8 to L16)		
	West Tower		40 floors (L8 to L22 and L24 to L48)		
CORE LOCATION	Central Core				
CORE-TO-WINDOW DEPTH (APPROX.)	North	South	East	West	
	Podium (ULFP* Office / L5 & L6)	9m – 14m	8m – 15m	26m	15m – 20m
	East Tower (L8 to L16)	15m	15m	13m	9m
	West Tower (Low & Mid Zone, L8 to L22)	7m	9m	14m	14m
	West Tower (High Zone, L24 to L36)	13m	9m	14m	14m
	West Tower (Ultra High Zone, L37 to L48)	14m	9m – 15m	14m	14m
*ULFP - Ultra Large Floor Plate					
CLEAR FLOOR-TO-CEILING HEIGHT (APPROX.)	Podium L1 Retail		3.5m		
	Podium ULFP Office		2.9m		
	East Tower Office		2.9m		
	West Tower Office		2.8m		
OFFICE FLOOR LOADING	Live Load		3.5 kN/m ²		
	Superimposed Dead Load (including finishes, ceiling and M&E services)		2.7 kN/m ²		
	Compactus Zone		7.5 kN/m ² loading (3.5m around the central-core)		
KNOCK-OUT PANEL	Available for tenants' inter-floor connectivity				
RAISED FLOOR	Approximately 150mm from top of floor slab to top of raised floor				
FAÇADE SYSTEM	Fully unitised curtain wall system with floor-to-ceiling double glazed unit vision panels				
PARKING FACILITIES	Electronic car parking system 266 carpark lots (including 3 handicapped lots) for tenants and public 344 bicycle lots for tenants and public				
LIFTS	Zone	No. of Passenger / Service / Fire Lifts	Loading Capacity	Remarks	
	Podium	L1 to L4 and L7	2 passenger lifts	21 pax	
	Podium (ULFP Office at L5 & L6)	L2, L5 to L7	3 passenger lifts	21 pax 1 lift serves L7	
	East Tower (Office)	L2, L7, L8 to L16	8 passenger lifts	27 pax 2 lifts serve L7	
	All floors	2 service / fire lifts	35 pax		

West Tower (Office)	Low & Mid zone: L2, L7, L8 to L22	8 passenger lifts	27 pax	2 lifts from each zone serves L7
	High zone: L2, L7, L24 to L36	8 passenger lifts	27 pax	
	Ultra High zone: L2, L7, L37 to L48	9 passenger lifts	27 pax	
	All floors	2 service / fire lifts	35 pax	
ELECTRICAL SYSTEM	Incoming electrical supply and loads		Dual feed for 22kV incoming power supply	
	Power		55 W/m ² (Typical office floors) 193 W/m ² (Selected office floors)	
	Lighting		7 W/m ² (Greenmark requirement)	
	Lighting Illumination Density		Average illumination level of 500 lux for office areas	
	Landlord emergency generator		Provision for building essential load and 20% of tenants' normal electrical & aircon load (subject to availability)	
	Space reserved for tenants' own genset / transformers		Generator spare plinths reserved for tenants' use (subject to availability)	
	Spare riser		For tenants' inter-floor cabling and specialised services (subject to availability)	
	Computer earthing		Provision of clean earth connection for tenants at every floor	
TELECOMMUNICATIONS	2 telecommunication risers with tap-off units on every floor (for typical office) Fibre air-blown tubes and cable containment for future fibre optic cabling 4 mainframe distribution rooms with dual intakes			
AIR-CONDITIONING SYSTEM	24-hour chilled water supply from District Cooling System			
	Pre-cooled fresh air supply to the offices			
	2 AHU per floor (East Tower and West Tower); 5 AHU per floor (Podium L5 & L6)			
	Provision of space for tenants' own air-conditioning equipment (subject to availability)			
	Auxiliary chilled water tap off provided for future connection (subject to availability)			
Typical office / retail indoor environment: 24°C +/- 1, relative humidity 60% +/- 5%				
SECURITY SYSTEM	Integrated Security Management System (including smart card access via turnstiles interfacing with lift destination control in the main office lobbies). Card reader access control for ULFP non DCS office lifts.			
	Integrated 24-hour CCTV surveillance and guard tour control to monitor common areas			
SOUND / PAGING SYSTEM	Emergency voice communication and public address system			
FIRE PROTECTION SYSTEM	Automatic fire detection and alarm system, fire sprinkler system, wet risers, hosereels and portable fire extinguishers			
TOILETS	Male and Female toilets and 2 Handicapped toilets on every office floor			
	End-of-trip facilities at L1 and changing rooms at L7 (for tenants' use only)			
PANTRY	Provision of water and discharge points for connection by tenants (subject to availability)			
BUILDING MANAGEMENT SYSTEM (BMS)	Integrated BMS to monitor all major Mechanical & Electrical equipment			

Important Note: All figures are approximates. Specifications are subject to further changes without prior notice.

Corporate Profile:

IOI Properties Group is a leading public-listed property developer with property developments and assets in Malaysia as well as in Singapore and Xiamen (China). With experience spanning more than three decades in the property industry, its core business includes property development, property investment, and hospitality and leisure. To date, the Group has a total development landbank of approximately 10,000 acres.

Apart from being an established township developer, the Group is renowned as an integrated property developer that builds and manages its investment properties. Under its property investment portfolio, it manages a total of 6.7 million sq ft of lettable area, comprising shopping malls, retail spaces and purpose-built offices and others. The Group also owns world-class hotels and premier golf courses.

For more information, visit
www.ioiproperties.com.my
www.ioiproperties.com.sg



IOI City Mall (Putrajaya, Malaysia)



IOI Resort City (Putrajaya, Malaysia)



South Beach (Singapore)



IOI Palm City (Xiamen, PRC)



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