




PAYA
LEBAR
GREEN 

CREATING A VIBRANT WORKPLACE

Driven by its five-pillar development strategy, Paya Lebar Green is setting new standards of being a smarter, healthier and more sustainable workplace for the future.

1. HEALTH AND WELLNESS

Enabling healthier and active lifestyles

- One of the first commercial developments in Singapore to receive WELL Core pre-certification
- WELL is a global performance-based rating system of building features that benefit occupants' health and wellbeing
- Close proximity to the Park Connector Network (PCN) links to large residential catchments
- End-of-trip facilities support active commutes between home and work

2. PEOPLE-CENTRIC

Shaping an inclusive and engaging workplace for the community

- Well connected to the wider Paya Lebar Central precinct and the rest of Singapore through key transport networks (MRT, bus, PCN and major expressways)
- Communal spaces enhance the user experience for a more people-centric and inclusive workplace

3. COLLABORATIVE AND CONNECTED

Integrating smart technology for a seamless workplace experience

- Amongst the first commercial buildings in Singapore to obtain WiredScore Platinum (South Building) and Gold (North Building) certifications for digital connectivity
- Future-proofed digital infrastructure with strong mobile and wireless connectivity resiliency
- Smart building automation technology such as biometric and smartphone enabled access

4. GREEN AND SMART

Embedding lush greenery and eco-friendly technologies

- New park over the Geylang River welcomes visitors upon arrival
- Vertical foliage further enhances the sense of greenery and biodiversity
- Smart IoT sensors and solutions help the building stay climate-responsive and energy efficient

5. SUSTAINABLE AND RESILIENT

Maximising energy efficiencies and utilising clean energy

- Green Mark 2021 Platinum Super Low Energy Building certification
- Utilises clean energy and reduces environmental impact through use of solar photovoltaic panels, low embodied carbon materials and by achieving 80% overall recycling rate during construction
- Poised to make a positive social and economic impact to the Paya Lebar precinct by working with various stakeholders to help businesses and communities thrive



THE CENTRE OF CONVENIENCE

Whatever your preferred mode of transport, Paya Lebar Green provides easy access to a plethora of amenities, retail malls and other places of interest such as the Central Business District, Orchard Road, Marina Bay and Changi Airport.



Shopping Malls and Amenities

- 1 SingPost Centre
- 2 Paya Lebar Square
- 3 PLQ Mall
- 4 City Plaza
- 5 KINEX
- 6 Tanjong Katong Complex
- 7 Haig Road Hawker Centre
- 8 i12 Katong
- 9 Parkway Parade
- 10 Bugis Junction
- 11 Bugis+
- 12 Suntec City
- 13 Raffles City

Hotels

- 1 Aqueen Hotel
- 2 Village Hotel
- 3 Hotel Indigo
- 4 Grand Mercure
- 5 PARKROYAL on Beach Road
- 6 Pan Pacific Serviced Apartments
- 7 Andaz
- 8 Hotel Intercontinental
- 9 JW Marriott
- 10 Conrad Centennial
- 11 Fairmont
- 12 Pan Pacific Hotel
- 13 Swissôtel

- 14 The Ritz-Carlton
- 15 Mandarin Oriental
- 16 PARKROYAL COLLECTION Marina Bay
- 17 The Capitol Kempinski
- 18 Raffles Hotel

Greenery and Park Connector Network (PCN)

- Eastern Coastal Loop
- Central Urban Loop
- Greenery
- Expressways
- Roads



A DYNAMIC PRECINCT

Paya Lebar Central has successfully positioned itself to be an attractive and accessible location for businesses that prefer to be located outside the Central Business District.

Over the past few years, the precinct has transformed into a lively, pedestrian-friendly commercial hub with a distinctive cultural identity.

As the latest office development in the precinct, combined with exemplary building specifications and large, efficient floor plates, Paya Lebar Green is set to be the next decentralised office destination of choice.

Key locations by car

Pan Island Expressway	1 min
East Coast Parkway	7 mins
Central Business District	10 mins
Changi Airport	23 mins




Minutes from other major roads like Sims Avenue, Changi Road and Paya Lebar Road

Direct access to 61 MRT stations on both East-West and Circle lines








Source: OneMap SG

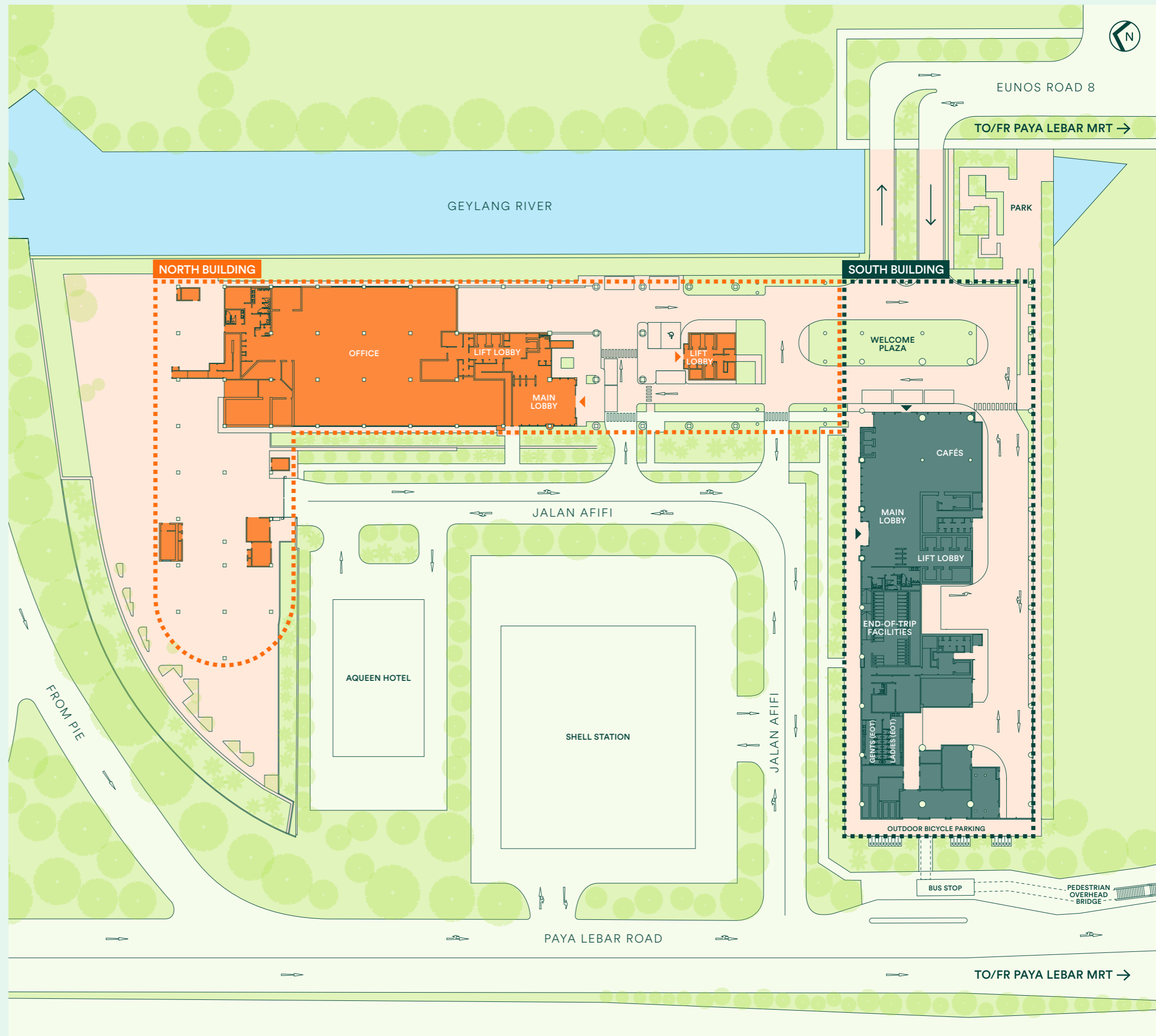
SITE PLAN GROUND LEVEL

Catering to those who enjoy more active commutes, dedicated cycling and pedestrian routes are integrated into the development, along with multiple end-of-trip facilities.

111	92	11
Bicycle parking lots	Private lockers	Shower facilities
		

Legend

-  South Building Footprint
-  North Building Footprint
-  South Building Ground Floor Spaces
-  North Building Ground Floor Spaces
-  Vehicular Roads
-  Green Areas
-  Waterways





Artist's impression

THE GLOBAL STANDARD

Directly connected to the South Building by a two-storey link bridge, the North Building showcases the best of smart, cutting-edge technology, sustainable building features and extensively enhanced infrastructure.

A GRAND RECEPTION

The South Building features an expansive double-height lobby filled with natural light and equipped with state-of-the-art security and entry systems.

The high-speed lifts will promptly take you to your desired floor.

Café areas on the ground level will raise the energy and provide a perfect setting for collaboration and networking.



Artist's impression

SOUTH BUILDING

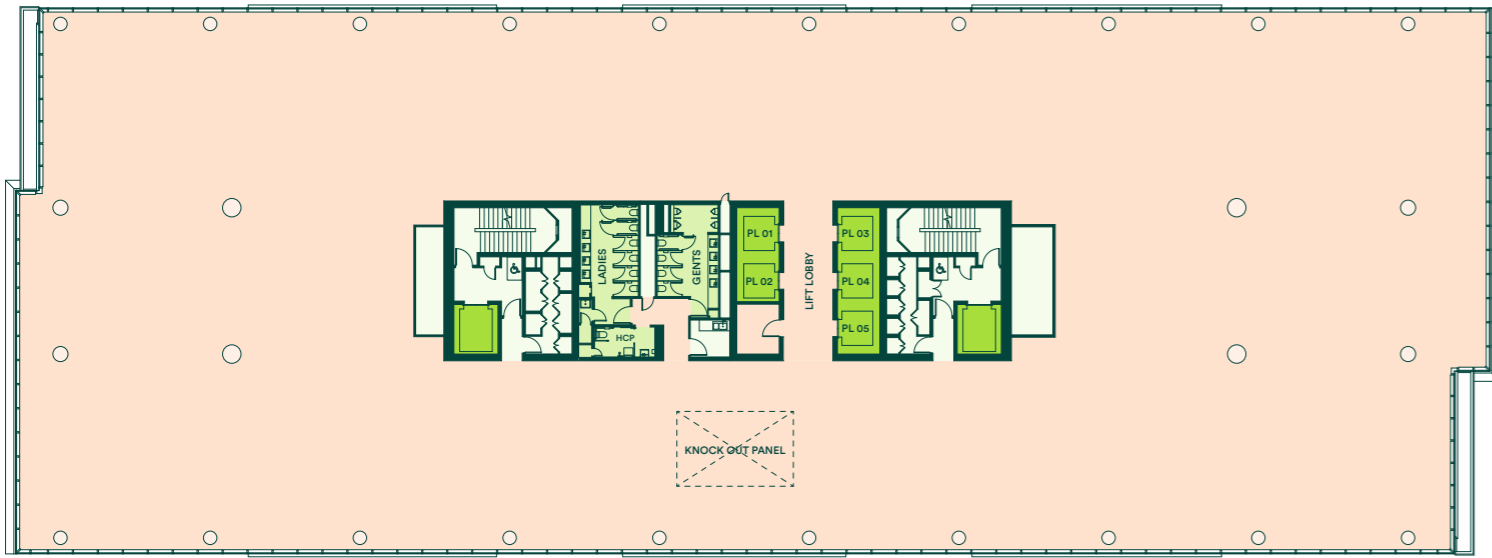
TYPICAL OFFICE FLOOR

The floor plates at Paya Lebar Green development are designed for high efficiency and adaptability. The South Building features high-performance facade glazing, 2.8m floor-to-ceiling heights with 150mm raised floors and knock-out panels to ensure the utmost comfort and ease of inter-floor connectivity.

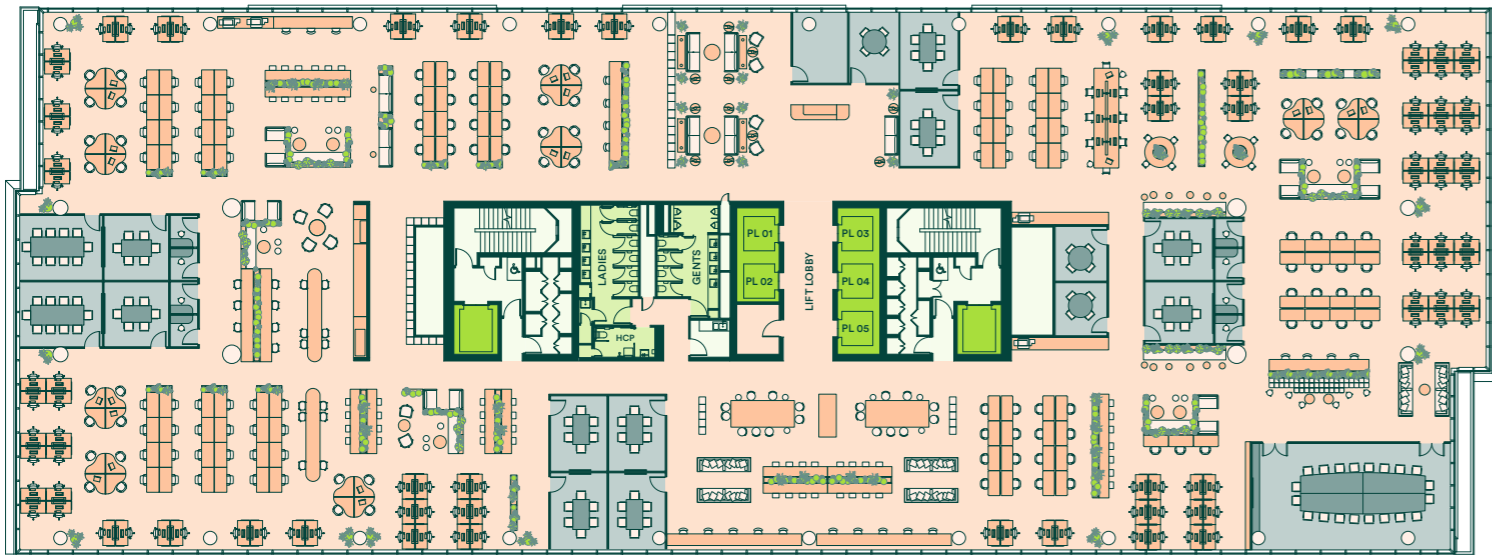
KEY NUMBERS

Net Lettable Area	~27,000 sq ft
Configuration = Centre Core with Knock-out Panels	1 : 8
Occupancy Load	300 pax
Number of Workstations (based on 80% Agile Working)	248 pax
Total Development Carpark Lots	~110

TYPICAL FLOOR PLAN



TEST FIT PLAN

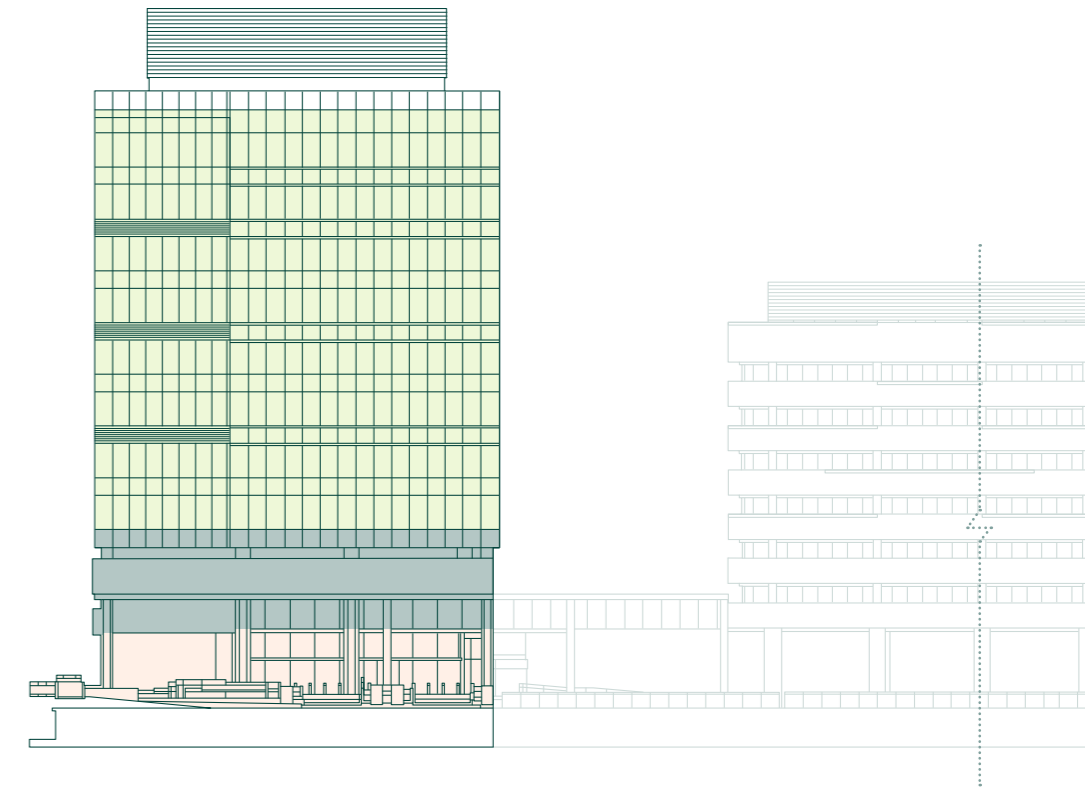


Office Lifts Toilets Circulation and BOH Meeting Rooms



SCHEDULE OF AREAS

Level	Size (sq ft)	Type
12	-	Roof
11	27,530	Office
10	27,550	
9	26,800	Office (Re-Entry)
8	27,550	Office
7	27,730	
6	27,730	
5	27,730	Office (Re-Entry)
4	27,240	
3	-	Carpark
2	-	Carpark, Linkbridge
1	1,670	Lobby, F&B and EOT Facilities



KEY HIGHLIGHTS

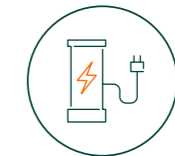
Total Net Lettable Area	221,530 sq ft
Floor Plate Size	26,000 – 27,000 sq ft
Configuration	Centre Core Configuration with knockout panels for easy connectivity
Floor-To-Ceiling Height	2.8m with 150mm raised flooring
Maximum Occupancy Load (pax per floor)	300 pax
Energy Performance	Full-height energy efficient glazing with high-performance acoustic specifications
Sustainability	International WELL Building Institute – WELL Core Precertified™ SILVER; Green Mark 2021 Platinum Super Low Energy Building



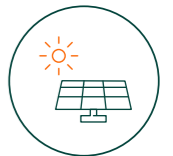
Digital Connectivity



FEATURES



Electric Vehicle Charging Stations



Rooftop Solar Photovoltaic Panels



Integrated Communication Network



Sustainability Awards and Certifications



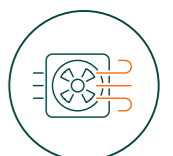
End-of-Trip Facilities including shower facilities, lockers and 111 bicycle parking lots



MERV 14 Filters and Bi-Polar Ionisation for enhanced indoor air quality



High-Speed Lifts



High Efficiency chiller plant and air side system

All Net Lettable Area and floor plate figures above are estimates and subject to change.

NORTH BUILDING

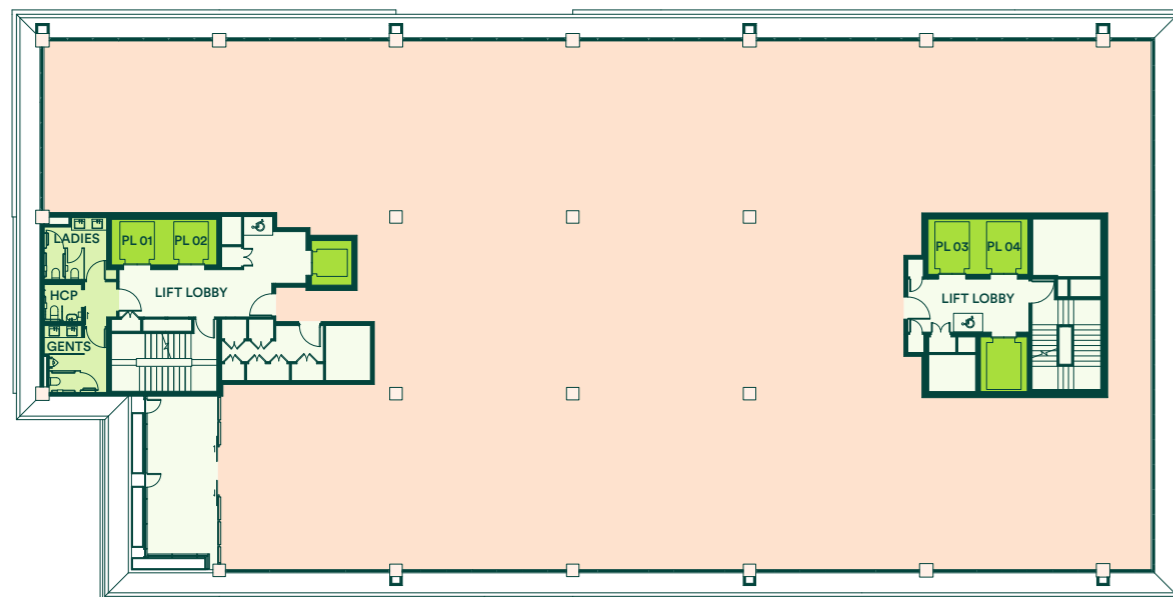
TYPICAL OFFICE FLOOR

The North Building features extensive upgrades, including high-performance energy efficient glazing. This delivers improved indoor environment quality and an enhanced overall experience, while also allowing for highly efficient and adaptable floor plates.

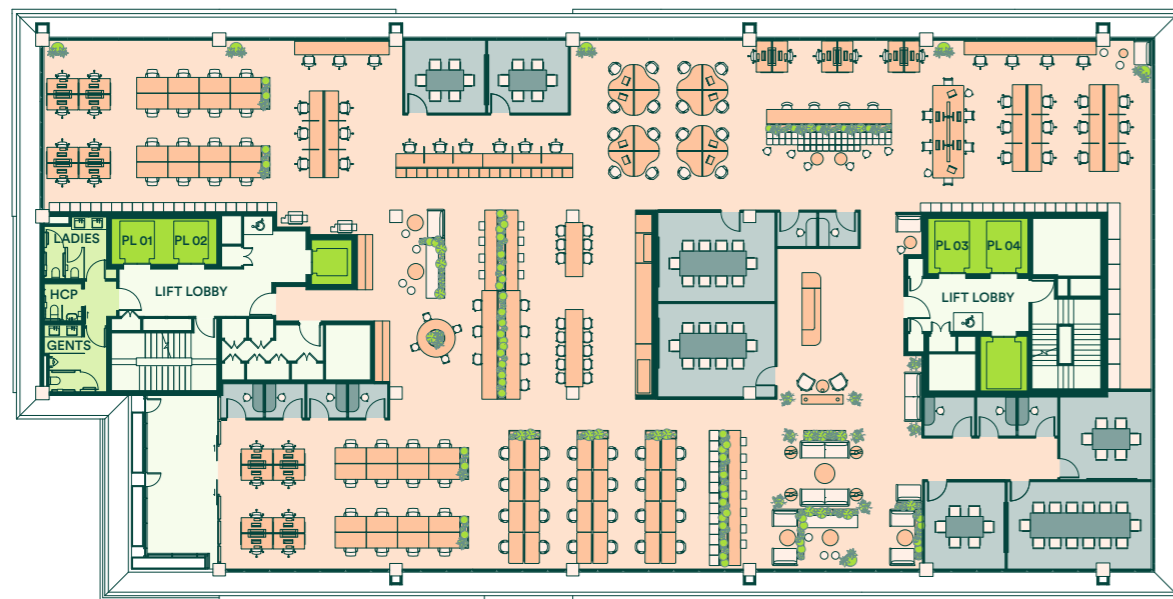
KEY NUMBERS

Net Lettable Area	~12,000 sq ft
Configuration = Side Core	1 : 8
Occupancy Load	240 pax
Number of Workstations (based on 80% Agile Working)	140 pax
Total Development Carpark Lots	~110

TYPICAL FLOOR PLAN



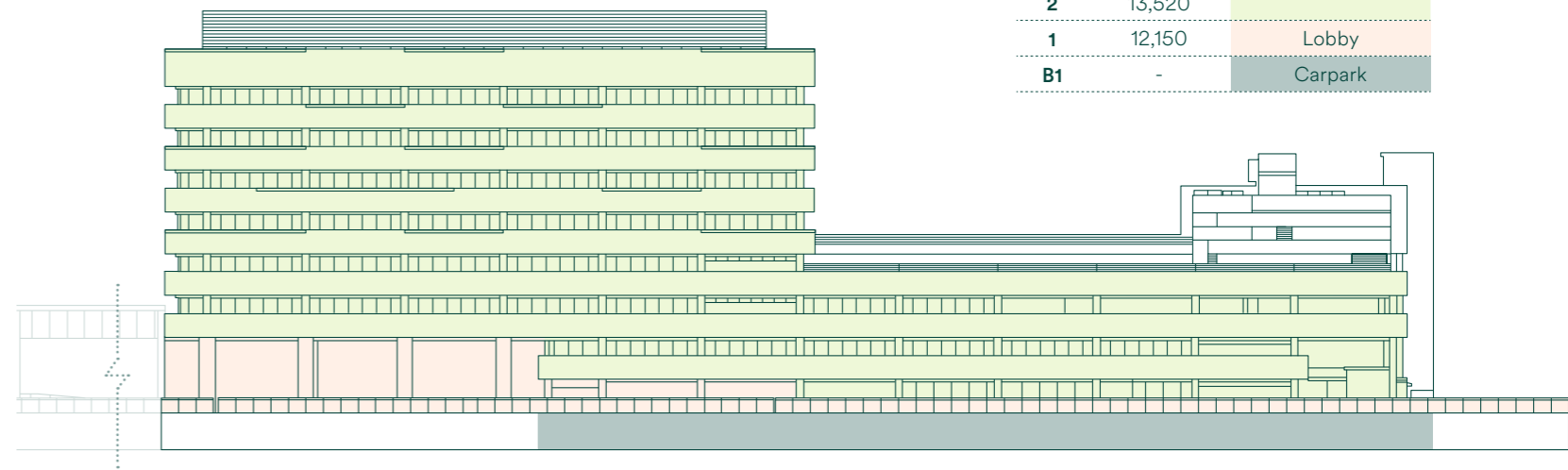
TEST FIT PLAN



Office Lifts Toilets Circulation and BOH Meeting Rooms

SCHEDULE OF AREAS

Level	Size (sq ft)	Type
8	11,340	Office
7	11,740	
6	12,160	
5	11,840	Office (Re-Entry)
4	16,310	Office
3	24,100	
2	13,520	Lobby
1	12,150	
B1	-	Carpark



KEY HIGHLIGHTS

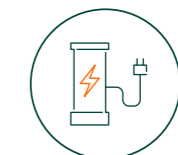
Total Net Lettable Area	113,160 sq ft
Floor Plate Size	11,000 – 12,000 sq ft
Configuration	Side Core Configuration
Floor-To-Ceiling Height	2.6m with no raised flooring
Maximum Occupancy Load (pax per floor)	240 pax
Energy Performance	Energy efficient glazing with high-performance acoustic specifications
Sustainability	Green Mark 2021 Platinum Super Low Energy Building



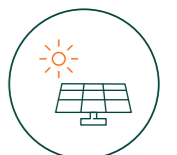
Digital Connectivity



FEATURES



Electric Vehicle Charging Stations



Rooftop Solar Photovoltaic Panels



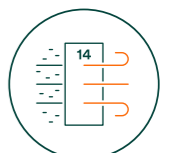
Integrated Communication Network



Sustainability Awards and Certifications



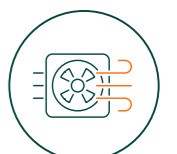
90% New Building Services to enhance performance



MERV 14 Filters and Bi-Polar Ionisation for enhanced indoor air quality



Optimised Vertical Transport System and modernised passenger lifts



High Efficiency chiller plant, air handling units (AHUs) and transformers

A TRUSTED PARTNERSHIP



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Architect

DP Architects

Mechanical and Electrical

Beca

Landscape

DP Green

Civil and Structural

Arup Singapore

Facade and Lighting

Inhabit Singapore

Environmental Sustainability

DP Sustainable Design

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Please note that it is a condition under the Urban Redevelopment Authority's Written Permission granted to the Developer that all office spaces shall be strictly for pure office use only and no change of use, including that for commercial school, will be allowed.

Developer: DBS Trustee Limited (in its capacity as trustee of Certis & Lendlease Property Trust) (Registration No.: 197502043G), Lendlease Vault Holdings Pte. Ltd. (Registration No.: 202037599D), Rich Monde Holdings Pte. Ltd. (Registration No.: 201417256H). • Tenure of Land: Leasehold tenure of 51 years 6 months 16 days commencing from 1 November 2021 • Encumbrances on the Land: Mortgage registered in favour of DBS Bank Ltd. • Location: Lot Nos. 07099M, 06353P PT, 05739N PT, 06354T PT MK 23 at 1 Eunos Road 8 Singapore 408603

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