

THE LAKE PLACE

TIMELINE



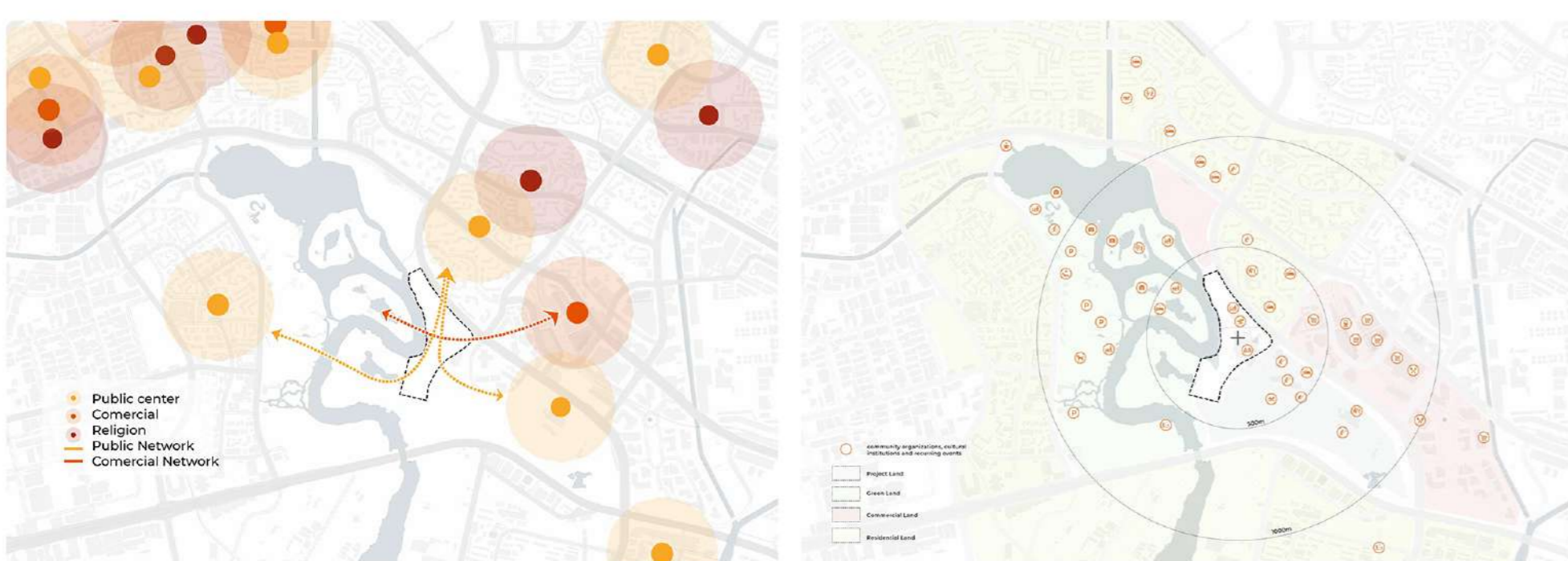
ANALYSIS AND STRATEGIES



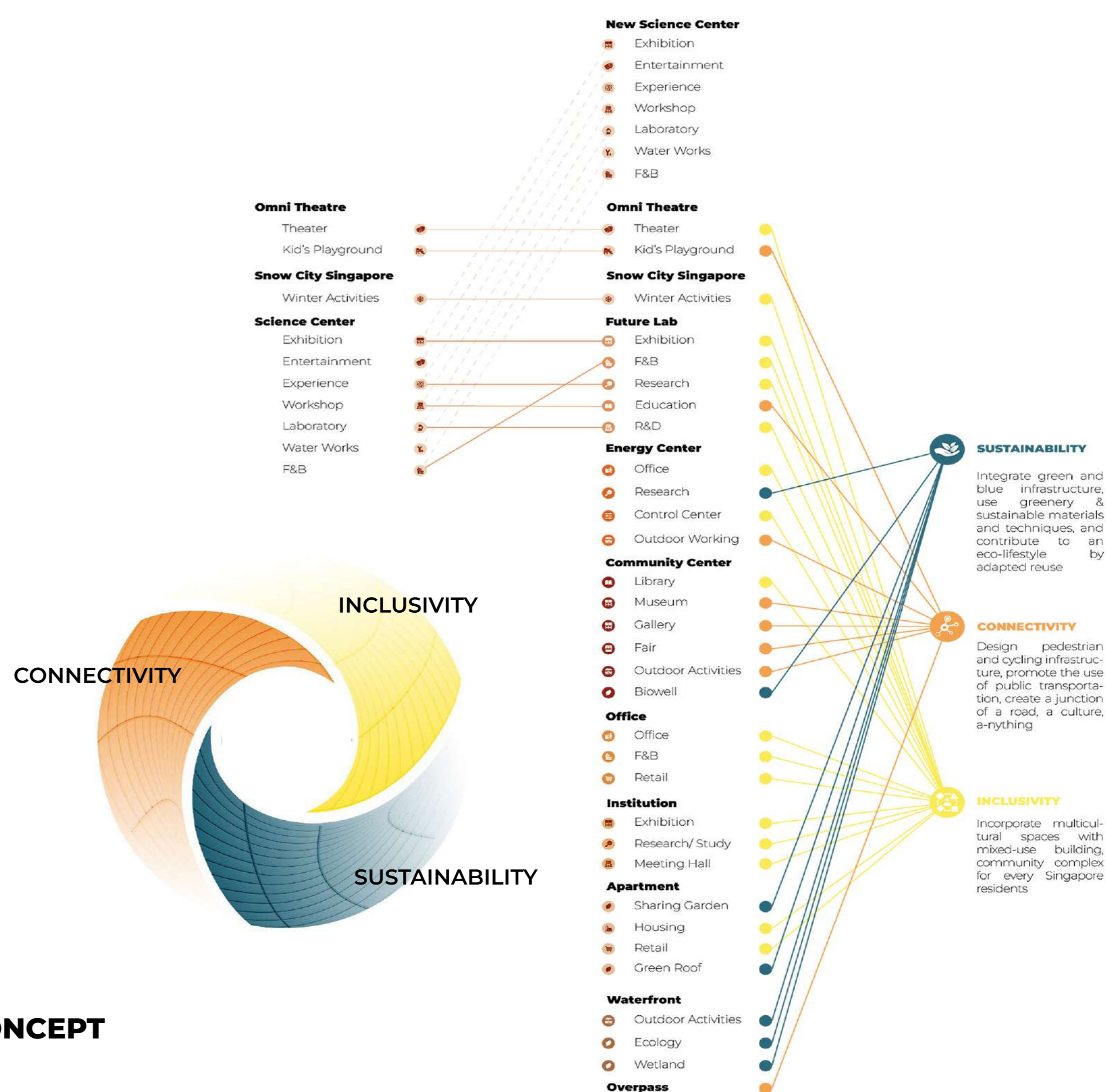
MOBILITY



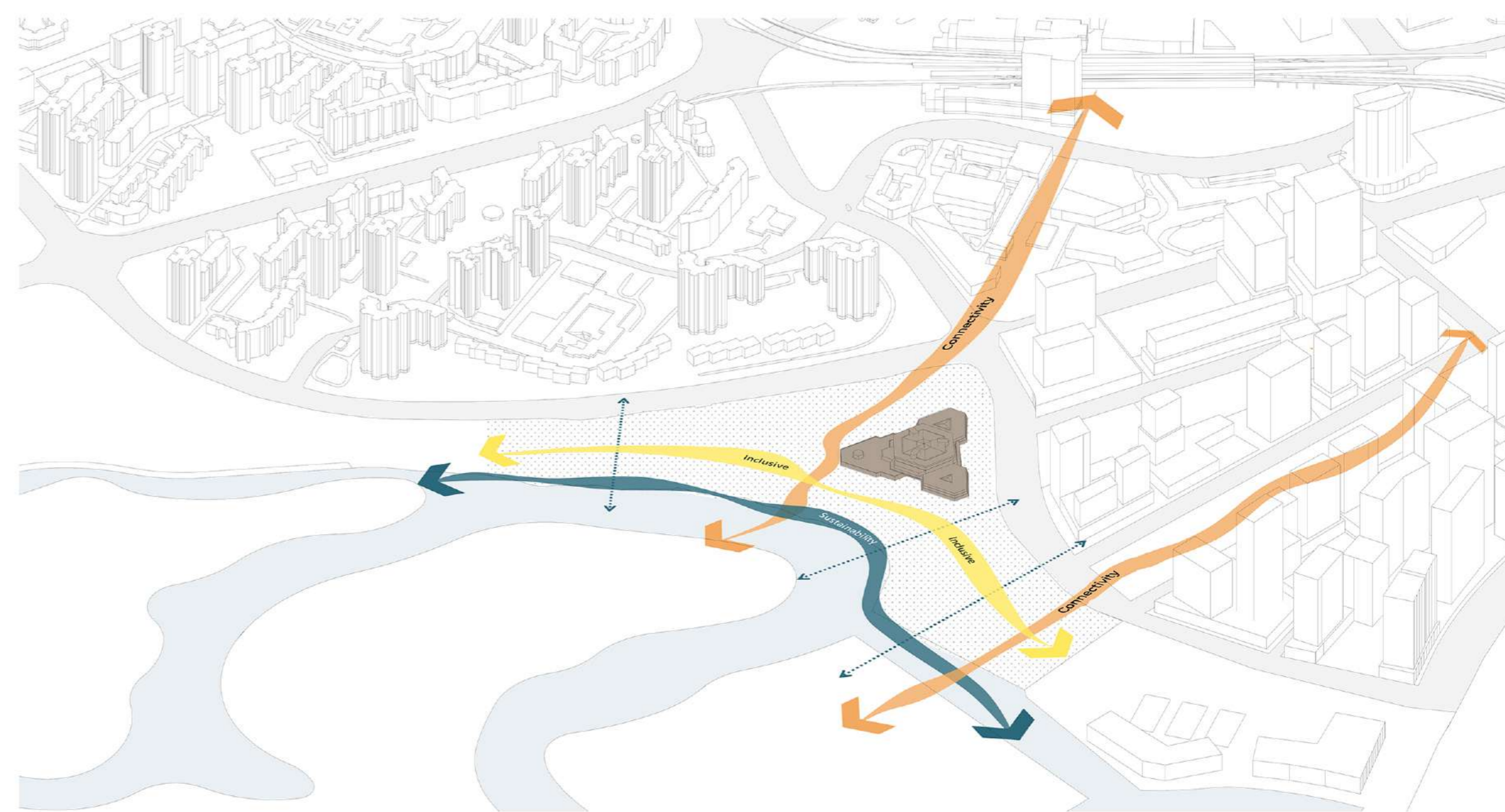
GREEN AND BLUE STRUCTURE



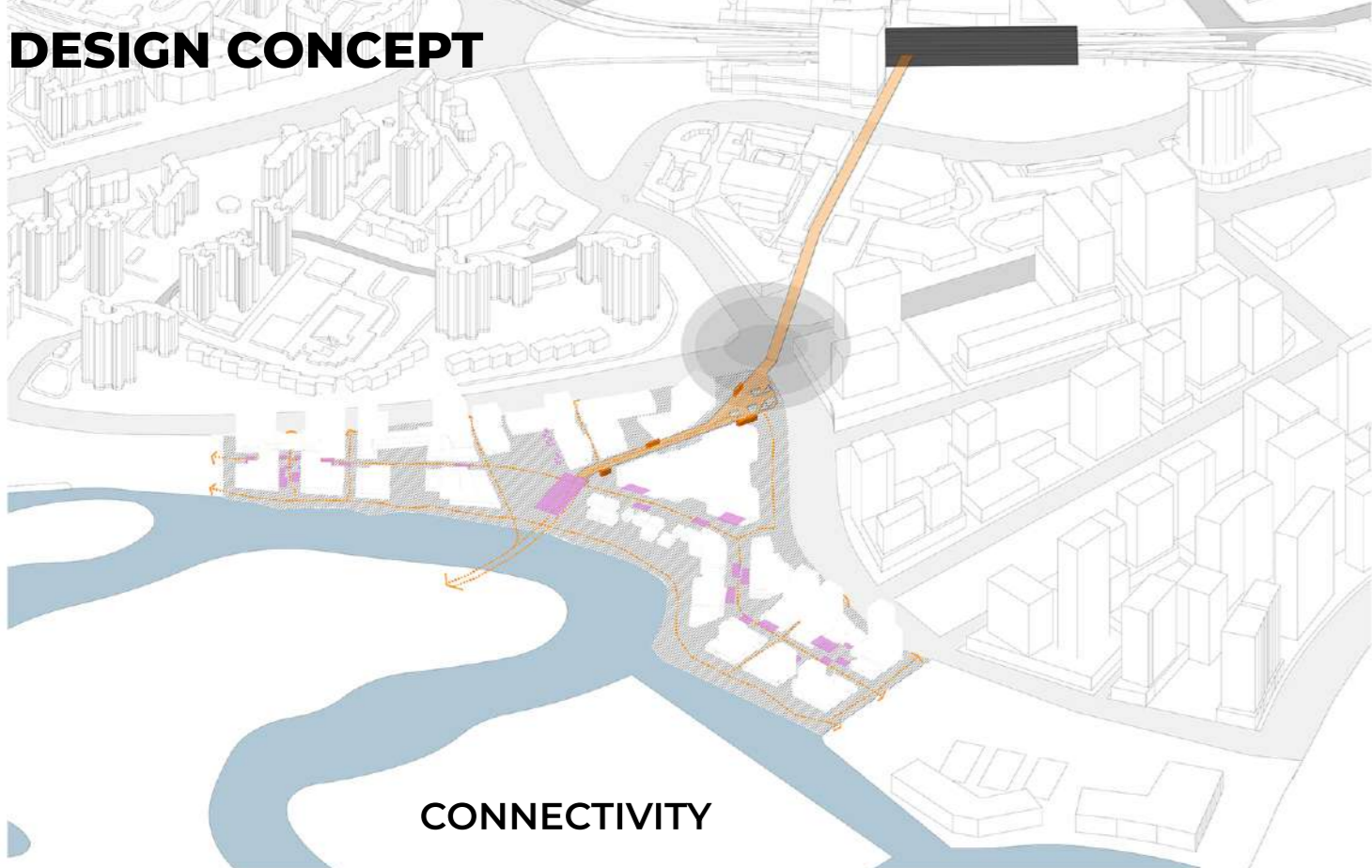
DIVERSITY



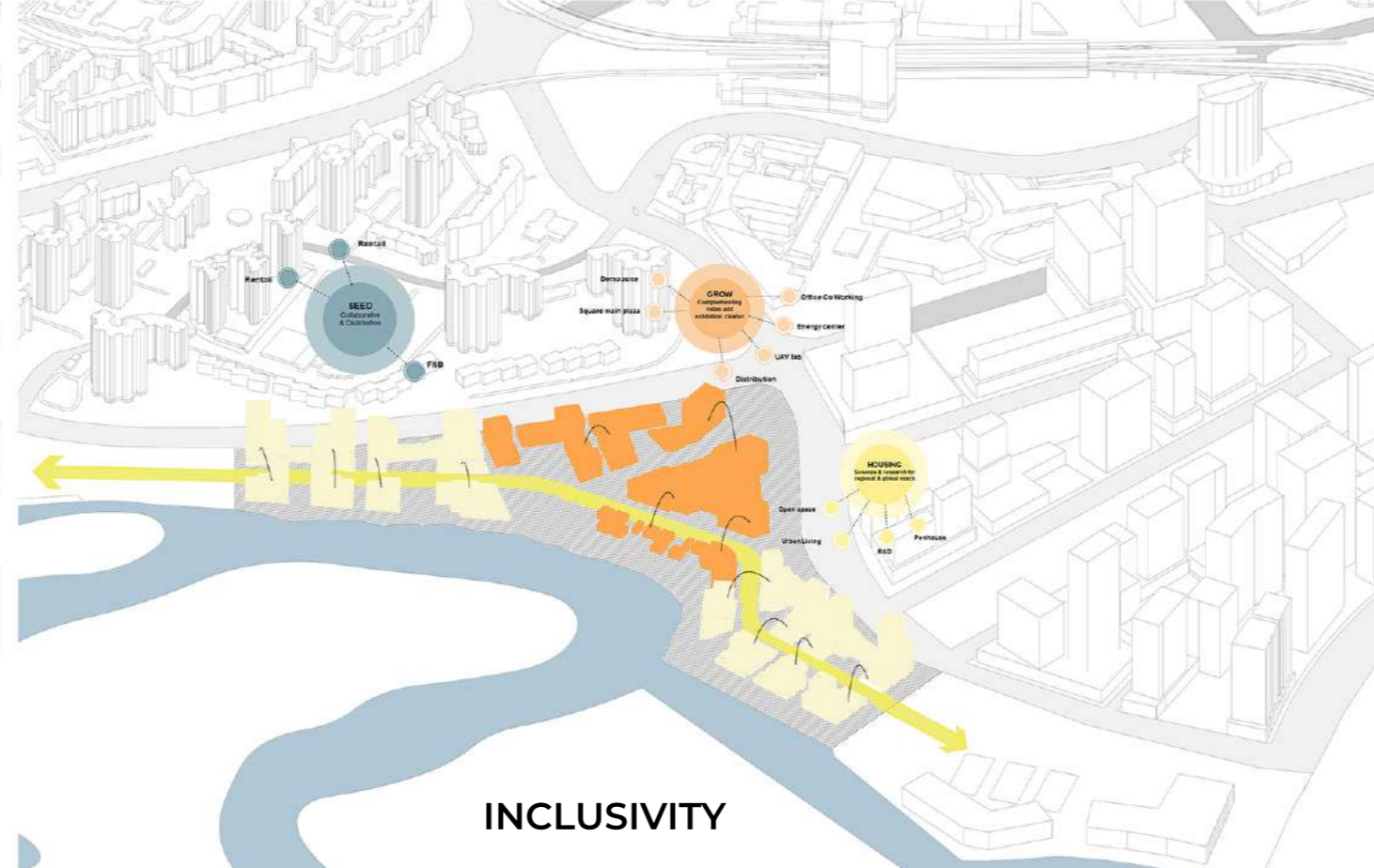
CONCEPT



DESIGN CONCEPT



CONNECTIVITY



INCLUSIVITY

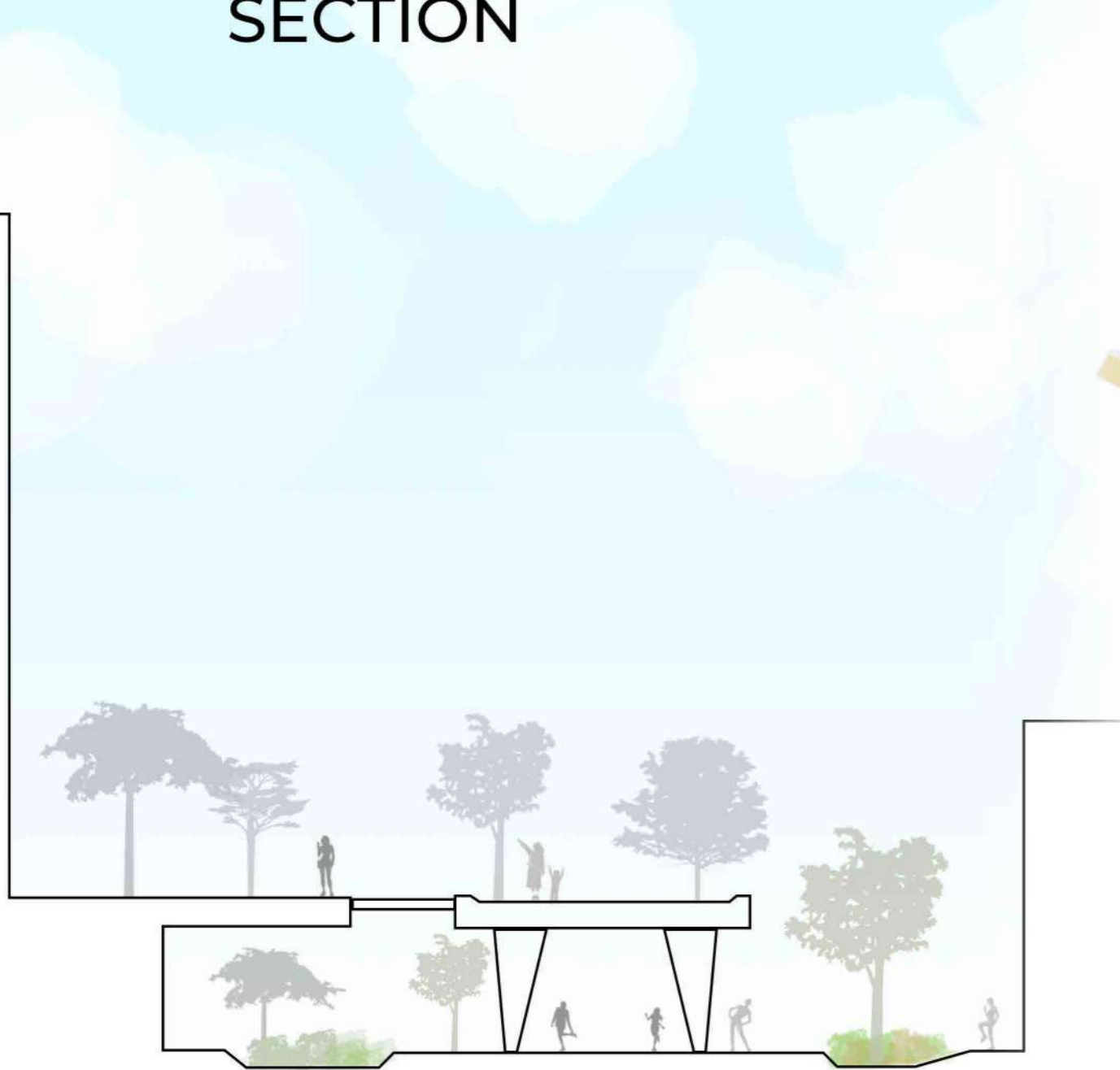


SUSTAINABILITY

MAIN ROAD SECTION



INTERLACE BRIDGE SECTION



INTERLACE BRIDGE Directly access from MRT station



INTERLACE BRIDGE Under-bridge open space



- 01 Future Lab
- 02 Overpass Bridge
- 03 Parking Lot
- 04 Office Tower
- 05 Office + Event Center
- 06 Community Center
- 07 Shared Office Towers
- 08 Interlace Plaza
- 09 Interlace Canopy
- 10 Chinese Garden Bridge
- 11 Public Galleries and Libraries
- 12 Central Hall
- 13 Underground Parking Lot
- 14 Shared Gardens
- 15 Riverside Park & Board Walk

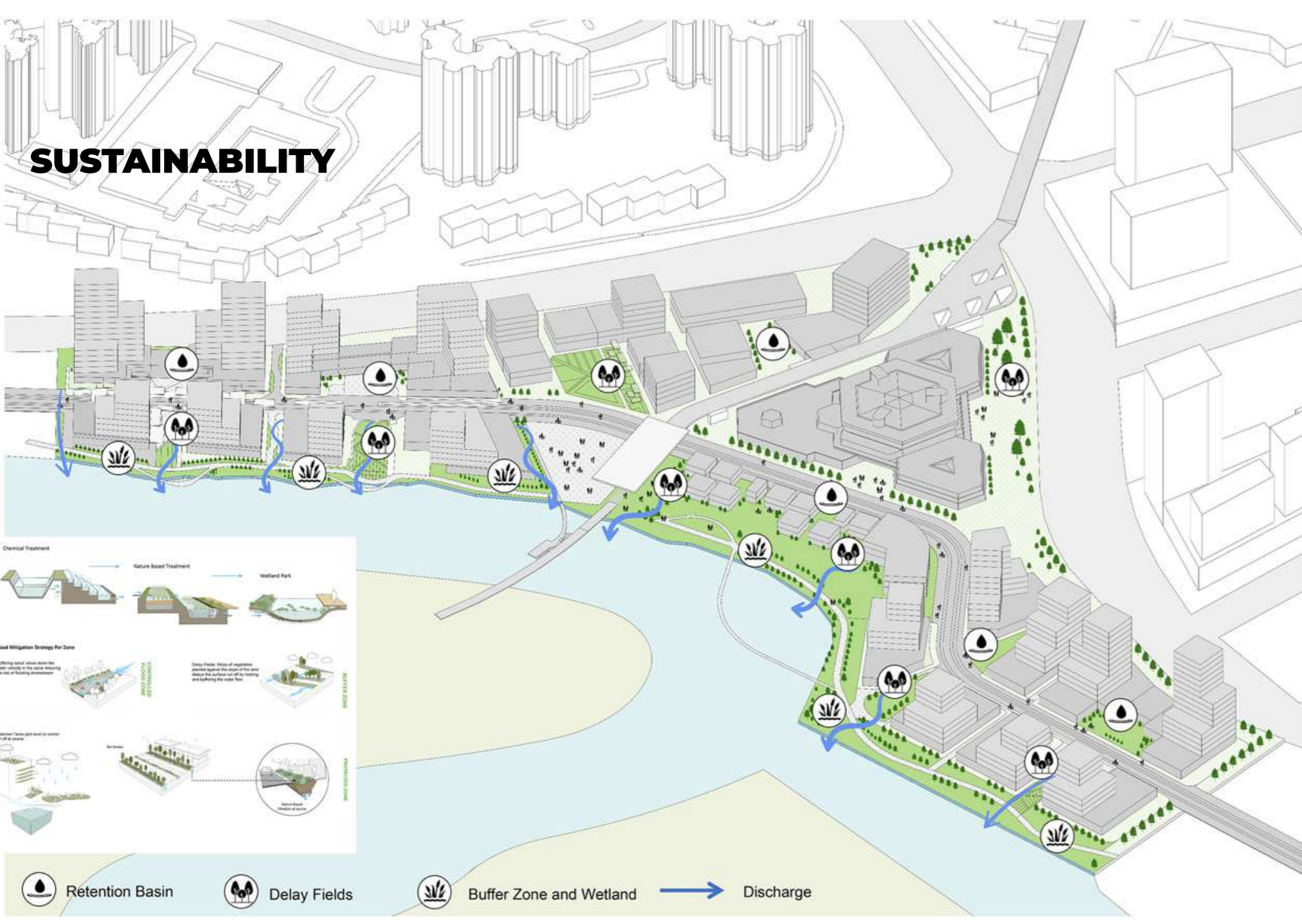


FRAMEWORK PLAN

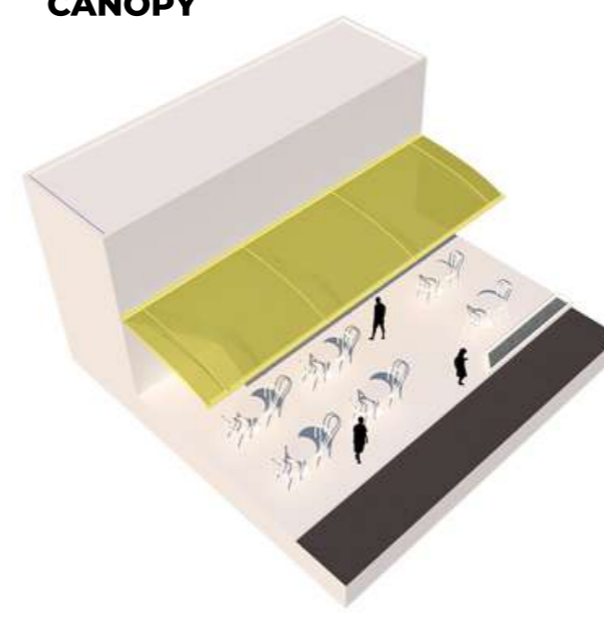
SKYLINE



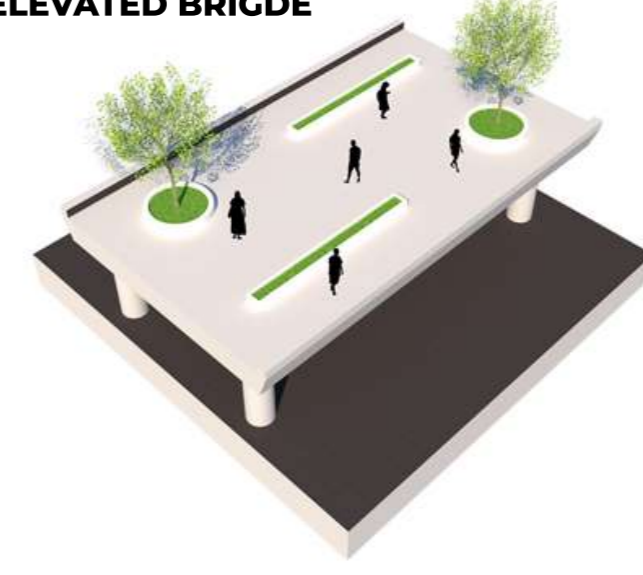
SUSTAINABILITY



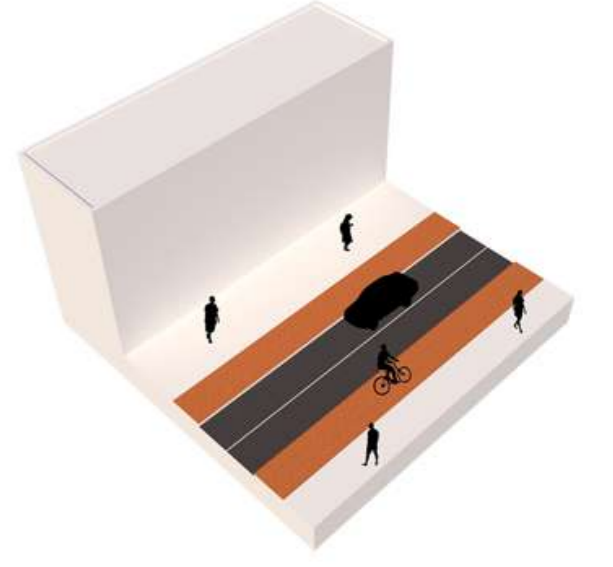
CANOPY



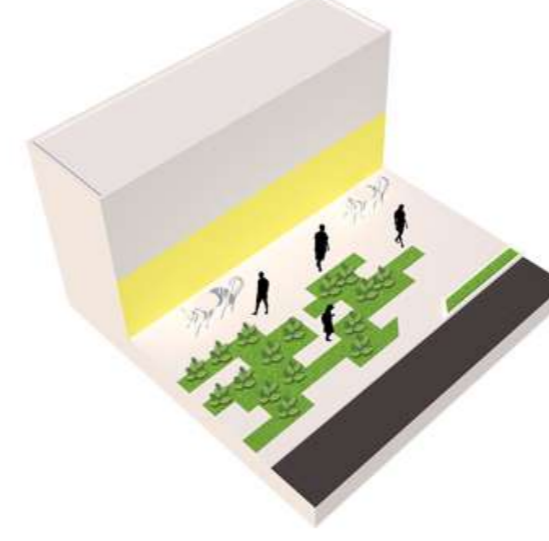
ELEVATED BRIDGE



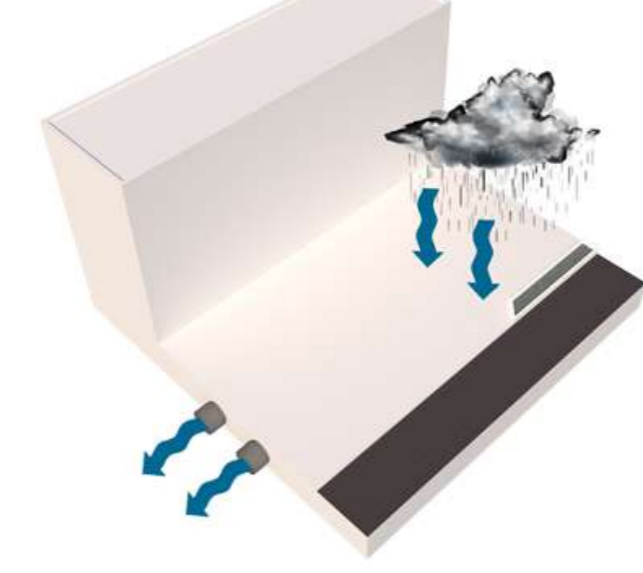
TRAFFIC MIX



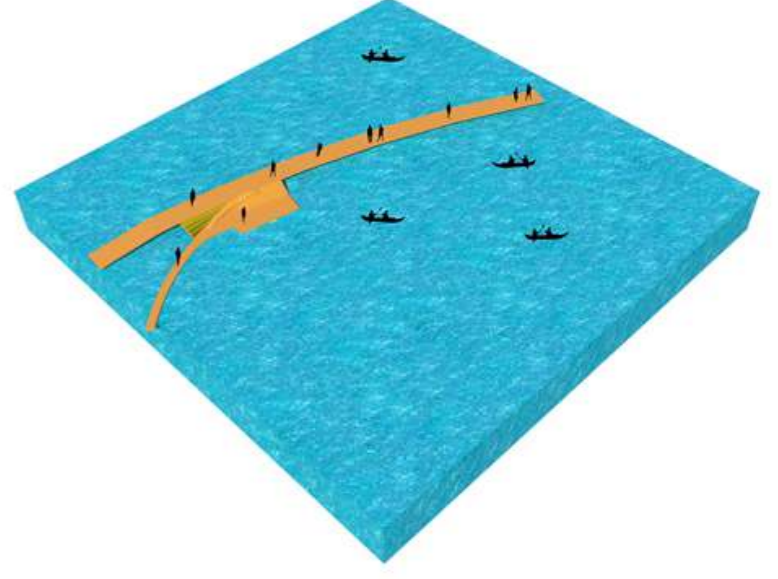
FROM GARDEN TO TABLE



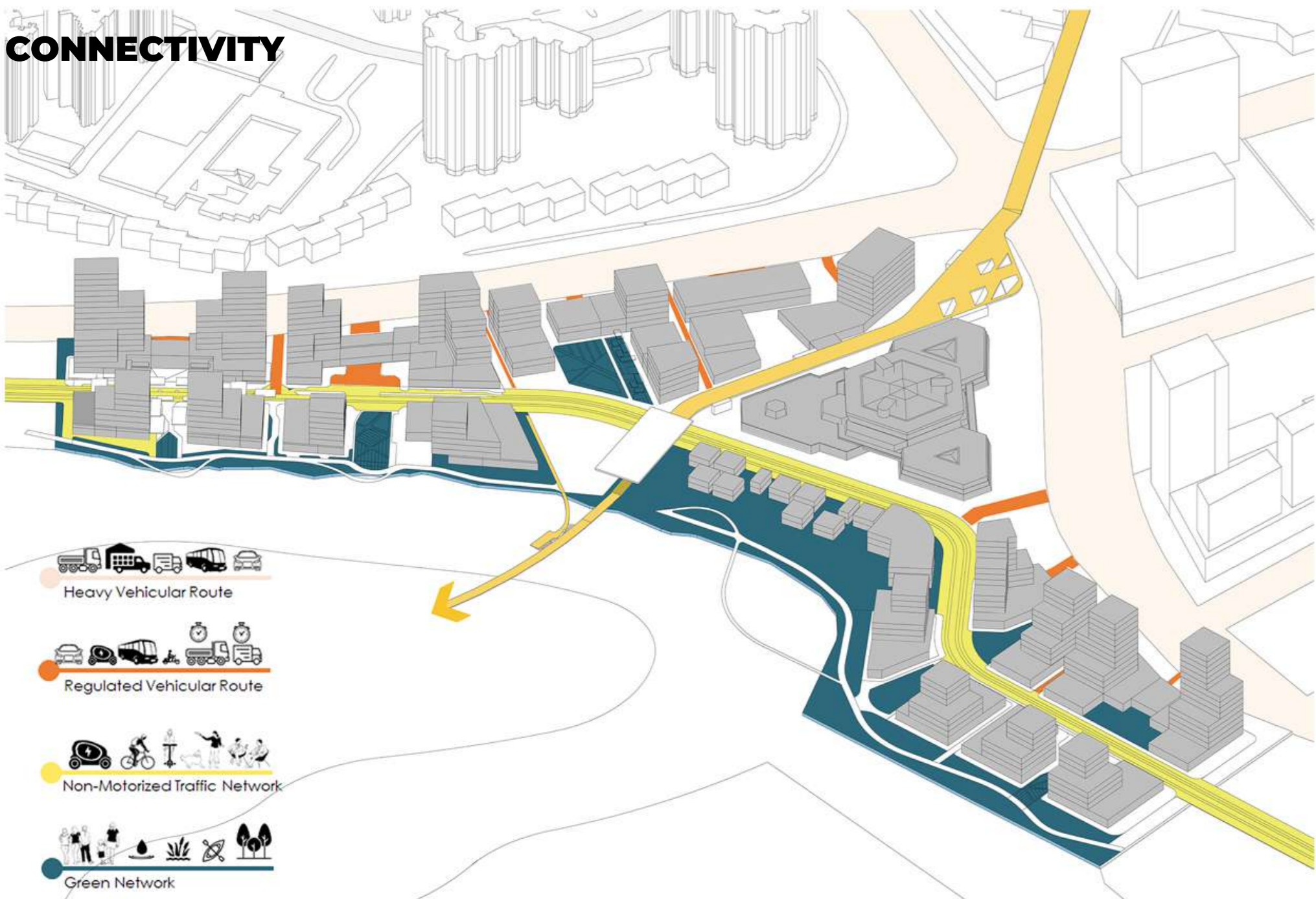
WATER SENSIVITY



WOOD BRIDGE



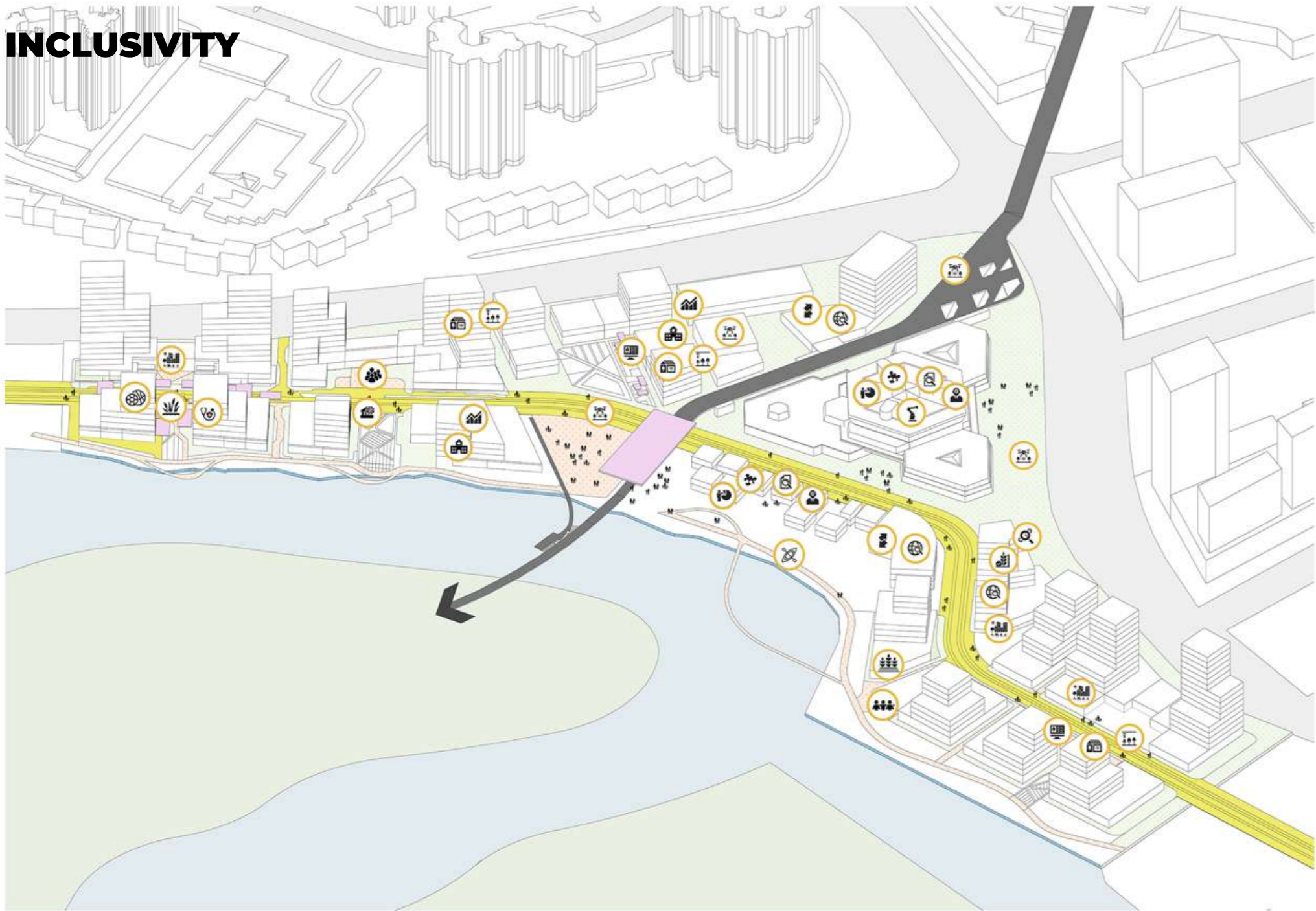
CONNECTIVITY



VIEWING FROM WEST TO EAST



INCLUSIVITY



SECTION A



DAILY LIFE



PROGRAMMING CALENDAR FOR 365 DAY/YEAR

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
OMNI THEATRE	4K 3D Digital Cinema				Kid's Stop School Holiday Programme				Science Play for Preschools				
SNOW CITY SINGAPORE											Winter Activities		
FUTURE LAB	Drone Racing		Technology Exhibition		UAV/EV Experience			Short Course		UAV/EV Experience			
ENERGY CENTER	Green Energy Conference			Clean Air Day									
COMMUNITY CENTER	Art Show		International Reading Day		Youth Summer Art Camp			Mid-Autumn Festival		Sustainable Art Workshop			
SHARING GARDEN	Harvest Festival & Tree Planting												
OVERPASS	Street Light Festival					Street Light Festival		Lantern Procession		Street Light Festival			
APARTMENT	Asean - Singapore Food Festival									Sports Tournament			

PHASING & FINANCIAL SUMMARY



PHASE 1 - Begins 2024

PROGRAM	sqm	units
Residential	19625	220
Class A Office	16700	
Traditional Retail	14102	
Community	8548	

Unlevered IRR: 9.81%
Levered IRR: 16.41%
Equity multiple: 5.3

PHASE 2 - Begins 2025

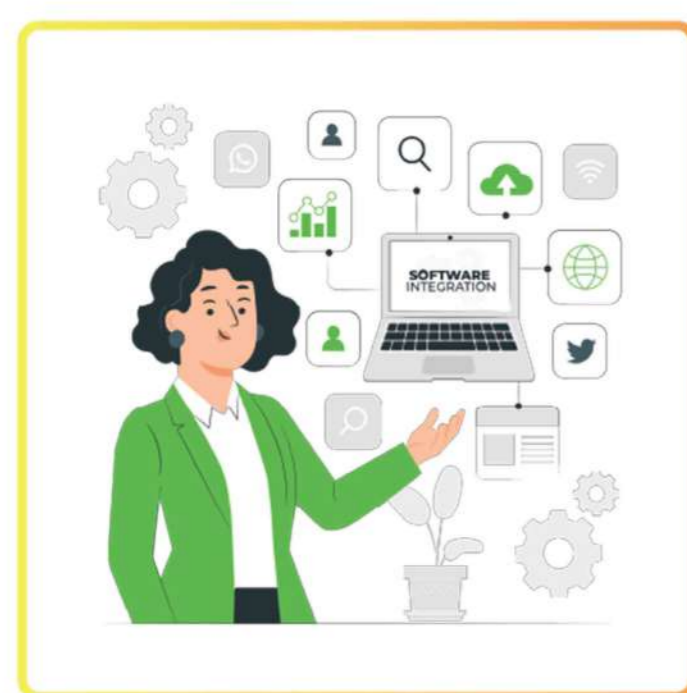
PROGRAM	sqm	units
Residential	19625	220
Class A Office	16700	
Traditional Retail	14102	
Community	8548	

Unlevered IRR: 31.31%
Levered IRR: 16.53%
Equity multiple: 8.5

PHASE 3 - Begins 2026

PROGRAM	sqm	units
Residential	32165	359
Class A Office	0	
Traditional Retail	7268	
Community	12568	

Unlevered IRR: 19.63%
Levered IRR: 20.08%
Equity multiple: 13.4

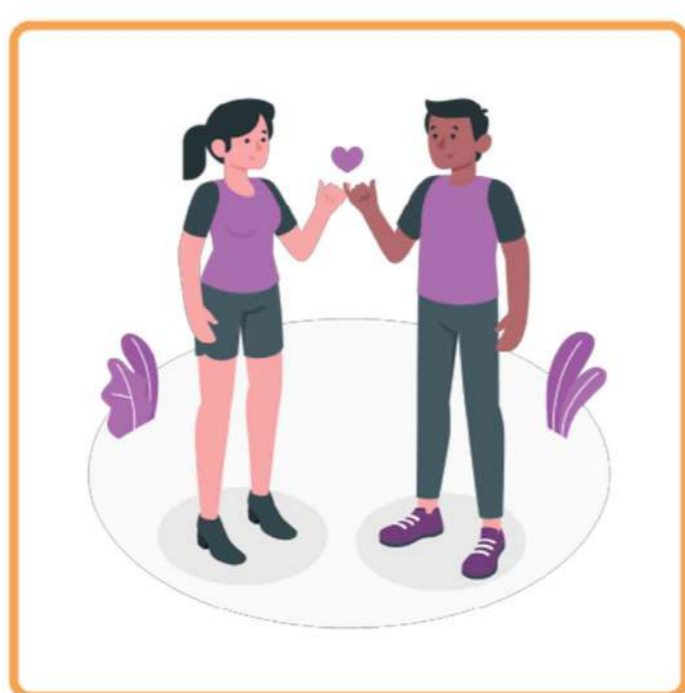


SALAH AGE 27

DESCRIBE
 Single
 Learning enthusiast
 Convivial
 Tech-entrepreneur

- WHY "THE REAL"**
- Casual dining
 - Cultural & social activities and events
 - Co-working space

PROPOSED TYPE OF HOUSE Studio

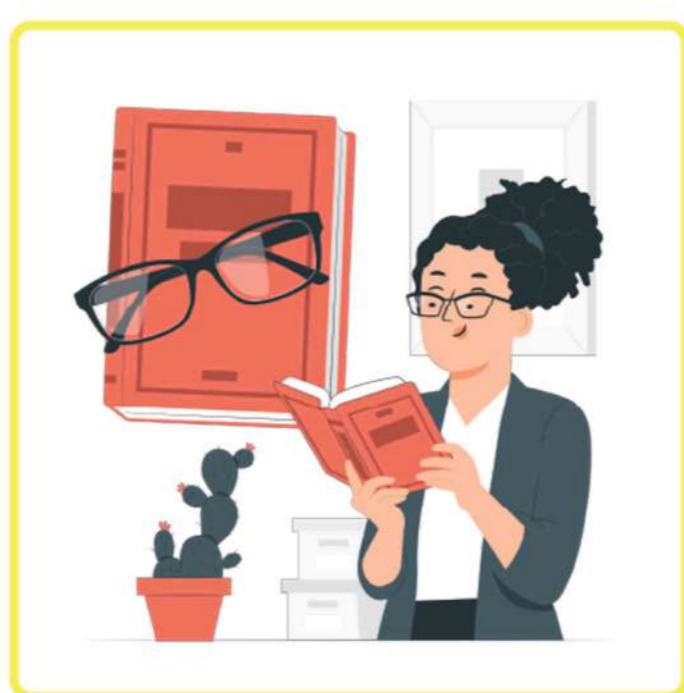


LUCAS & CHLOE AGE 32

DESCRIBE
 Newlywed couple
 Living with or without kids
 Interested in sport activities

- WHY "THE REAL"**
- Open space
 - Convenient MRT access
 - Various dining options

PROPOSED TYPE OF HOUSE 2BR

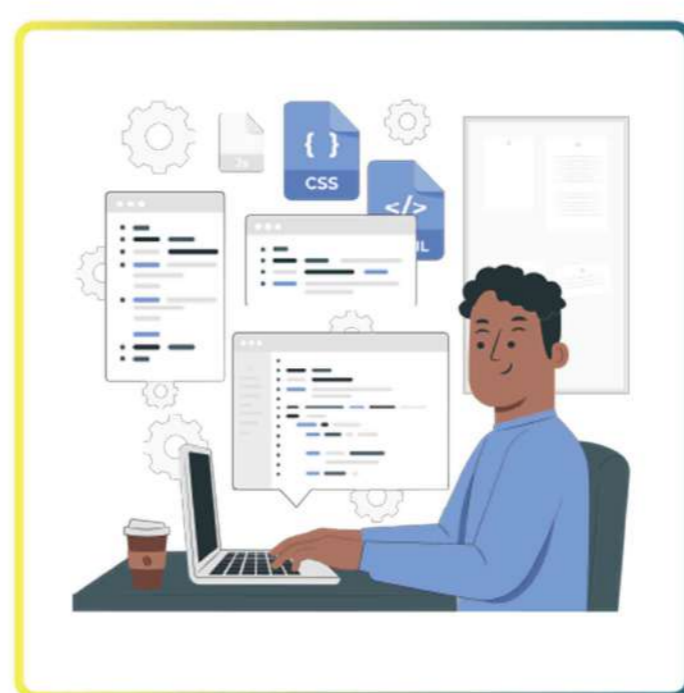


JANET AGE 40

DESCRIBE
 Single or living with spouse and kids
 Research work
 Interested in greentech

- WHY "THE REAL"**
- Interaction with innovative workers
 - High tech environment - living lab

PROPOSED TYPE OF HOUSE 1-2BR

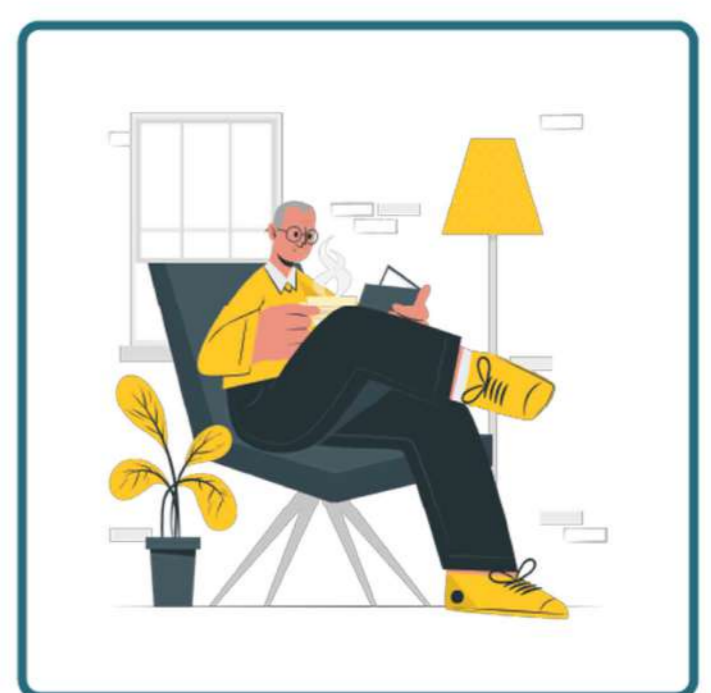


ANDREW AGE 47

DESCRIBE
 Living with spouse and kids, and parents
 Holding middle/senior position in tech
 Investment firm

- WHY "THE REAL"**
- Diverse & rich recreation activities
 - Access to research and innovative workers
 - Mixed-use environment

PROPOSED TYPE OF HOUSE 3-4BR



JASON AGE 55

DESCRIBE
 Living with spouse and kids, and parents
 Holding senior management position
 Nature lover

- WHY "THE REAL"**
- Work-life balance
 - Access to public library and museum
 - Community garden

PROPOSED TYPE OF HOUSE 3-4BR

PARTNERSHIP



Jurong Regional Library



Art House Limited



National Parks, Community in Bloom



BeWELL (Bodycraft Eco-Wellness)



SPREAD.Energy