

GENERAL ANNOUNCEMENT::SINGTEL SIGNS FRAMEWORK AGREEMENT WITH LENDLEASE FOR PROPOSED REDEVELOPMENT OF COMCENTRE

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Singtel signs framework agreement with Lendlease for proposed redevelopment of Comcentre

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Please see attachments

Attachments

[ANN-20220601-SingtelwithLendleaseagt.pdf](#)[NR-20220601-SingtelpartnersLendleasetoredevelopComcentre.pdf](#)

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SINGAPORE TELECOMMUNICATIONS LIMITED
(Incorporated in the Republic of Singapore)
Company Registration Number: 199201624D

**SINGTEL SIGNS FRAMEWORK AGREEMENT WITH LENDLEASE FOR PROPOSED
REDEVELOPMENT OF COMCENTRE**

Singapore Telecommunications Limited (“**Singtel**”) refers to its news release dated 23 February 2022 in relation to its plans to appoint a developer to jointly redevelop Singtel’s landmark Comcentre headquarters in the Orchard Road belt into a commercial precinct situated in the heart of Orchard Road.

Following a tender process, Singtel is pleased to announce that it has, today, entered into a framework agreement with Lendlease (the “**Partner**”), who has been selected as the appointed developer who will jointly redevelop Comcentre with Singtel.

Under the terms of the framework agreement, Singtel and the Partner will work together to finalise the joint redevelopment plans for Comcentre. Singtel has incorporated a wholly owned subsidiary (“**PropCo**”) and will complete the transfer of Comcentre to PropCo on or around August 2022. Relocation of Singtel’s staff and flagship store to temporary locations and cable diversion and infrastructure works necessary for the redevelopment are targeted to be completed by 2024. Subject to certain conditions precedent being satisfied (including the parties obtaining the regulatory approvals required in connection with the proposed redevelopment), the Partner will then subscribe for shares in PropCo. Completion of the subscription is expected to take place in 2024 and on completion Singtel will hold 51% of PropCo and the Partner will hold 49% of PropCo. Singtel will pay for the differential and lease top up premium payable on the land for the redevelopment prior to, and PropCo will pay the land cost of S\$1.63 billion to Singtel on completion of, the subscription.

The total cost of the redevelopment (including land cost of S\$1.63 billion) to be incurred by PropCo is expected to be in the region of S\$2.7 billion, and is expected to be funded by way of a combination of external financing and equity commitments from Singtel and the Partner. The current expected equity commitment from Singtel for the redevelopment is in the range of S\$420 million to S\$570 million. The amount of Singtel’s equity commitment will be subject to among others the final redevelopment plan. Gross development value upon completion is estimated to be S\$3 billion.

Singtel is expected to be the anchor tenant of the completed development, and will occupy around 30%¹ of the total space in the new development. Forecast to be completed in 2028, the development will create a new asset that is expected to deliver long-term recurring revenue for Singtel. Further details of the redevelopment are set out in the press release issued today.

Issued by Singapore Telecommunications Limited on 1 June 2022.

¹ Includes Orchard Exchange space which houses key telecommunications infrastructure, which will be retained and owned by Singtel but retrofitted to blend in seamlessly with the new development.

Singtel partners Lendlease to transform Comcentre into S\$3 billion next-generation landmark development for Singapore

Slated as Singapore's first end-to-end carbon neutral development, from design to construction to operations

Singapore, 1 June 2022 – Singtel today announced that it is partnering with global real estate group Lendlease to redevelop its Comcentre headquarters into a S\$3 billion¹ world class sustainable workplace featuring the latest smart building and digital technologies.

The redeveloped Comcentre will be designed by a renowned team of architects including New York-based Kohn Pedersen Fox. The development will be a net zero energy development built in line with carbon neutral construction principles.

Singtel and Lendlease have agreed to enter into a joint venture for the redevelopment, where Lendlease will subscribe to 49% of the shares of the joint venture company in 2024 and Singtel will hold 51%. The joint venture company will pay S\$1.63 billion to Singtel for the land cost of the development, in or around 2024. Singtel will be responsible for the differential premium payable on the redevelopment.

Singtel Group CEO Mr Yuen Kuan Moon said, “The redevelopment of Comcentre is in line with our capital recycling strategy to unlock the latent value of our assets and invest the proceeds in growth areas where we can achieve higher returns. This is a strategic move that will further strengthen our financial position, bring about an exciting next-generation workplace for our employees, and contribute to the rejuvenation of the Orchard Road precinct.”

Lendlease will provide development, construction and ongoing property and asset management services, complementing the digital and technology leadership skills of Singtel.

Lendlease Global CEO and Managing Director, Mr Tony Lombardo, said, “People around the world are increasingly demanding their workplaces operate more sustainably while incorporating the very latest smart building and digital technologies. That’s exactly what the new Comcentre stands to be. Singapore is, undoubtedly, one of the world’s great cities and we stand ready to work alongside Singtel to create one of the world’s great workplaces.”

The development is expected to have a total gross floor area in excess of 110,000 square metres, comprising two 20-storey buildings of premium grade/Grade A office space with views of the CBD and surrounding Orchard precinct. At ground level, a large sheltered arcade and vibrant urban space will offer almost 3,000 square metres of F&B, lifestyle and retail space,

¹ Estimated gross development value upon completion



including Singtel's new flagship store. The proposed design also includes an elevated rooftop park featuring a 300-person auditorium, a running and walking track and integrated wellness hub.

As anchor tenant, Singtel is expected to occupy about 30%² of the total space in the new development. The redevelopment's dynamic people-centric design is focussed on providing a range of inspirational spaces, attractive to the very best talent whilst providing a healthy and digitally enhanced workplace.

Mr Yuen added, "We look forward to partnering Lendlease to create a lush green oasis in the heart of Orchard Road. With its unparalleled location in the centre of Singapore's famous shopping belt with a modern urban design, smart workplace features and commanding presence, Comcentre will be an attractive location for progressive companies seeking a prestigious 'deep green' business address."

Forecast to be completed in 2028, the development will create a new asset that delivers long-term recurring revenue for Singtel, as demand for the new development is expected to be high given the scarcity of Grade A office space and limited upcoming supply in the Orchard Road precinct.

The new Comcentre will incorporate the best practices in sustainable and biophilic design, with the aim to minimise embodied, construction and operational emissions of the project. The development will target the highest health, technology and sustainability ratings, including BCA Green Mark Platinum (Zero Energy), WELL Platinum and WiredScore and SmartScore ratings. It will be designed to maximise natural wind flows and onsite solar generation, while creating an elevated landscape area for both the community and office tenants to enjoy.

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² Includes Singtel infrastructure



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About Singtel

Singtel is Asia's leading communications technology group, providing a portfolio of services from next generation communication, 5G and technology services to infotainment to both consumers and businesses. The Group has presence in Asia, Australia and Africa and reaches over 750 million mobile customers in 21 countries. Its infrastructure and technology services for businesses span 21 countries, with more than 428 direct points of presence in 362 cities.

For consumers, Singtel delivers a complete and integrated suite of services, including mobile, broadband and TV. For businesses, Singtel offers a complementary array of workforce mobility solutions, data hosting, cloud, network infrastructure, analytics and cyber security capabilities. Singtel is dedicated to continuous innovation, harnessing next-generation technologies to create new and exciting customer experiences as we shape a more sustainable, digital future.

For more information, visit www.singtel.com.
Follow us on Twitter at www.twitter.com/SingtelNews.

About Lendlease

Lendlease (ASX:LLC) is a global real estate group with core expertise in shaping cities and creating strong, connected and sustainable communities. We create value through places where communities thrive.

Headquartered in Sydney, Australia, and listed on the Australian Securities Exchange, Lendlease has operations in Australia, Asia, Europe and the Americas, with approximately 8,000 employees internationally. Our core capabilities are reflected in our operating segments of development, investments and construction.

Lendlease has a near 50-year history in Singapore, having worked with partners to create iconic places including Paya Lebar Quarter, Jem and 313@somerset. We also manage Parkway Parade. Across Asia our development pipeline stands at A\$5.7 billion.

We are known as 联实 in Chinese. For more information, visit: www.lendlease.com

Annex A: The new Singtel Comcentre

The New Singtel Comcentre

First end-to-end carbon neutral development, from design, construction to operations

A BCA Green Mark 2021 Platinum (Zero Energy) development* with public spaces designed to offer best-in-class energy performance, leading to energy efficiency of more than 50% compared to 2021 baseline, and achieving net zero energy through innovative low emissions technologies, onsite and offsite renewables.



First development with carbon neutral construction and operations

100% carbon neutral construction delivery and 100% fossil fuel-free base building operations



Overall energy savings of 9.9 million kWh

Equivalent to the amount of energy required to power more than 3,000 3-room HDB flats



30% savings on embodied carbon

Equivalent to more than 7,500 cars off the roads for a year



Potable water consumption reduced by 69%

Equivalent to water that can fill up to 25 Olympic-sized swimming pools

Exemplar of Climate-Resilient Design and Unrivalled Health & Wellbeing

Energy

- 1,000 kWp onsite renewables
- Centralised high efficiency dual-temp chiller plant
- Hybrid air-conditioning system with Active Chilled Beams
- Office space air-conditioning micro-zoning
- Occupancy-driven cooling, lighting & space utilisation
- Clean energy storage system
- Targeting highest number of EV charging lots for a commercial building

Water & Waste

- AI-driven Water Intelligence System
- Condensate Water Recovery & Reuse
- NEWater for toilet flushing
- Circular Hub for community waste recovery

Health & Wellbeing

- WELL Platinum Certification
- Superior Indoor Air & Environmental Quality
- Circadian lighting
- Biophilic design
- End-of-Trip facilities
- Connectivity to MRT

Smart Technology

- WiredScore & SmartScore Platinum Certification
- 100% smart LED lighting with smart IoT sensors
- AI-driven Building Performance Optimisation Platform
- Smart Tenant Power Management



*The development includes two new building towers, podium and public spaces. Targets and certifications are based on the current design proposal and subject to relevant authorities' approvals. Artist's impression: View of the new Singtel Comcentre at Killiney and Exeter from Eber Road.



Artist's impression: View of the new Singtel Comcentre from Eber Road. Pictures are illustrations and the design may change as the development progresses.



Artist's impression: Grand arrival experience. Pictures are illustrations and the design may change as the development progresses.



Artist's impression: 'Innovation Park' with a view of the city. Pictures are illustrations and the design may change as the development progresses.