

## Media Release

### Unveiling The Golden Mile, the Revitalised Heritage Icon in Singapore's Downtown Core

- Strata-titled offices and medical suites are expected to be launched for sale in December 2024
- Rare opportunity to own prime offices with unparalleled views and flexible sizing, including unique mezzanine and dual-key layouts
- Exclusive medical suites with flexible sizing and direct stretcher lift access for purchase
- The Golden Mile features vibrant retail offerings and is part of Golden Mile Singapore, an integrated development embodying the concept of “Live, Work and Play”

**SINGAPORE, 10 December 2024** – Perennial Holdings Private Limited (鹏瑞利集团) (“**Perennial Holdings**”) and Far East Organization (远东机构) jointly unveil The Golden Mile, a next-generation commercial hub, comprising strata offices and medical suites, retail floors and an Architecture Centre. The Golden Mile, previously Golden Mile Complex, is part of an integrated development Golden Mile Singapore, which includes Aurea, a new residential tower.

The Golden Mile, a treasured icon of Singapore's brutalist architecture and pioneer of the integrated “Live, Work and Play” concept, has been sensitively restored to its former glory and transformed into a future-ready development that blends heritage with modern innovation.

Strategically located in Singapore's Downtown core, along the stretch of the revitalised Beach Road and the Ophir-Rochor Corridor and the Kallang lifestyle hub, The Golden Mile provides unmatched convenience for businesses. Besides its close proximity to Nicoll Highway, Bugis and Lavender Mass Rapid Transit stations and major expressways, it is also well-supported by amenities such as nearby convention centres and sport, leisure and lifestyle hubs.

The Golden Mile offers 156 strata-titled office units across six layout types with sizes ranging from approximately 66 square metres (“**sqm**”) to 501 sqm to meet various business owners' requirements, including family offices and multinational companies' regional headquarters. The Crown Offices boast full-height floor-to-ceiling glass windows offering panoramic city and waterfront views, while the Loft Mezzanine, ranging from approximately 142 sqm to 260 sqm and consisting of split-level lofts with balconies, double-volume ceilings and dual key access, exude shophouse charm within a convenient and secured environment.

All offices in The Golden Mile are fitted with floorings and ceilings and their ensuite washrooms are designed with premium fittings. Office lifts are all enabled with a robust security management system integrated with card access. The two core lobbies and the magnificent, high-ceilinged

Grand Main Office Lobby are equipped with an intelligent Destination Lift Control System. Together, they ensure security while facilitating seamless lift entries with the shortest elevator travel time for every office occupant and visitor.

The Medical Suites range from approximately 47 sqm to 228 sqm in size, accommodating both boutique and large-scale medical practices. Every suite comes with an ensuite washroom and the suites are easily accessible by the passenger lifts and a stretcher lift. The suites are further enhanced by a choice of vinyl or carpet flooring and grid board ceiling with light fittings.

Separately, Aurea, unveiling in 1Q 2025, is the new residential tower designed to complement the conserved The Golden Mile. Drawing from the acclaimed linear architecture of The Golden Mile, Aurea adapts the concept into a modern vertical linear city, seamlessly blending heritage inspiration with contemporary living for a refined and modern expression of the site's brutalist roots.

PUA Seck Guan (潘锡源), Executive Chairman and Chief Executive Officer of Perennial Holdings, shared, "The Golden Mile's strata offices and medical suites present a rare opportunity to own a piece of a heritage building which has been revitalised into a modern commercial hub in Singapore's downtown core. We spent significant effort crafting The Golden Mile's unique offerings which cater to a wide range of businesses, including distinctive double-floor mezzanine offices which are good alternatives to shophouse units, with great views of Kallang waterfront, comprehensive security features and abundant parking. It also offers a spread of retail and food and beverage options, with a retail mix curated in line with Beach Road's culture and history. With sustainable strategies in place, The Golden Mile also calls to businesses who appreciate the care taken with conservation and sustainability."

Marc BOEY (梅国良), Executive Director, Property Services at Far East Organization, shared, "At Far East Organization, we are excited to be part of Golden Mile Singapore's transformation, a development that bridges heritage and innovation. While The Golden Mile takes centre stage as Singapore's brutalist landmark reimagined for contemporary commercial use, Aurea offers a complementary residential vision. The residential tower is thoughtfully designed with inspiration drawn from the neighbouring iconic The Golden Mile to create modern luxurious homes in a tropical garden setting, making it a unique addition to Singapore's urban landscape. We look forward to unveiling Aurea in 1Q 2025, and sharing more about how it redefines modern city living."

The Golden Mile also combines retail, curated indoor dining and alfresco dining and entertainment within an inviting, bright, naturally ventilated and greenery-lined indoor boulevard. In addition, an open event space with amphitheatre-style terraced seating is available to host performances and events. Lushly landscaped gardens on Levels 9 and 18, available to the public, provide sanctuaries for rejuvenation and connection with nature.

Additionally, as part of the Urban Redevelopment Authority (URA)'s Community/Sports Facilities Scheme (CSFS), an Architecture Centre will be established within The Golden Mile to showcase and celebrate the past, present and future of Singapore's architectural brilliance, fostering public appreciation for the nation's rich design legacy.

The Perennial Holdings - Far East Organization consortium's vision is being realised by DP Architects in collaboration with Studio Lapis, a specialist in architectural conservation. The Golden Mile is expected to obtain vacant possession in 3Q 2029.

**The Golden Mile sales gallery, located at Central Lane 1, will be open in December 2024 for viewing arrangement via appointment. Interested buyers may contact: Perennial Holdings Private Limited at 8798 6888.**

**Press Kit: <https://lion.box.com/s/o38reekmuen5ury302ht4a24mhcvmjnj>**

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### **About Golden Mile Singapore**

A landmark mixed-use development, Golden Mile Singapore has the distinction of refreshing Golden Mile Complex, a treasured icon of Singapore's brutalist architecture and pioneer of the integrated "Live, Work and Play" urban complex concept, into the conserved The Golden Mile, a next-generation retail, office and medical hub, and Aurea, a new adjacent residential tower designed to complement The Golden Mile. The consortium, consisting of Perennial Holdings Private Limited and Far East Organization, appointed DP Architects in collaboration with Studio Lapis, a specialist in architectural conservation, to realise its vision in transforming Golden Mile Singapore into a future-ready development that blends heritage with modern innovation.

The Golden Mile implements a suite of sustainable strategies that exceed the Building and Construction Authority (BCA) Green Mark Platinum standards, such as a naturally ventilated atrium spine with assisted fans, innovative spot cooling in the atrium with smart temperature sensing, and highly efficient chiller plant and air-distribution systems. It will also implement a smart energy management system, daylight harvesting, a smart LED lighting system with demand control, carpark LED lighting with motion sensors and the use of renewable energy via solar photovoltaic panels.

As part of the Urban Redevelopment Authority (URA)'s Community/Sports Facilities Scheme (CSFS), an Architecture Centre will be established within The Golden Mile to celebrate the past, present and future of Singapore's build environment, fostering public appreciation for the nation's rich architectural design legacy.



**About Perennial Holdings Private Limited ([www.perennialholdings.com](http://www.perennialholdings.com))**

Perennial Holdings Private Limited (“**Perennial Holdings**”) is an integrated real estate and healthcare company headquartered in Singapore. As a real estate owner, developer and manager, Perennial Holdings focuses strategically on large-scale transit-oriented developments (“**TODs**”) and has a presence in China, Singapore, Malaysia and Indonesia with a portfolio spanning approximately 80 million square feet in total gross floor area. As a healthcare services owner, operator and manager, Perennial Holdings focuses on hospitals and medical centres, healthcare hubs, and eldercare and senior housing. In China, it has a presence across 13 cities with over 23,000 beds, comprising about 13,000 operational beds and over 10,000 beds in the pipeline. In Singapore, it will operate the country’s first private assisted living development with over 300 beds. Perennial Holdings’ network of healthcare facilities includes general, rehabilitation and specialist hospitals, as well as assisted living apartments, eldercare and nursing homes, and its integrated eldercare services comprise medical, nursing, rehabilitation, dementia and home care.

Perennial Holdings’ portfolio in China comprises five High Speed Railway (“**HSR**”) TODs which are situated adjacent to five of the country’s largest HSR stations. These include healthcare-centric HSR TODs with eldercare, medical care and hospitality components, namely Chengdu East HSR Integrated Development, Perennial International Healthcare and Business City (Tianjin South HSR Station), Perennial International Healthcare and Business City (Kunming South HSR Station) and Perennial International Healthcare and Business City (Xi’an North HSR Station), as well as one commercial-centric HSR TOD, being Hangzhou West HSR Integrated Development. Another landmark commercial TOD includes Beijing Tongzhou Integrated Development.

In Singapore, Perennial Holdings’ portfolio comprises iconic properties, such as The Skywaters, Golden Mile Singapore, Capitol Singapore, CHIJMES, Perennial Business City and Caldecott Hill, located in the prime city and suburban districts near transportation hubs. It is also the developer and operator of Parry Assisted Living Care, a new housing-cum-care model development at Parry Avenue.

**About Far East Organization ([www.fareast.com](http://www.fareast.com))**

Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong-based sister company Sino Group, they are one of Asia’s largest real estate groups, with operations in Singapore, Malaysia, Australia, Japan, Hong Kong and China. Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. Far East Organization includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited. Far East Organization is the winner of 14 FIABCI World Prix d’Excellence awards, the highest honour in international real estate.



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## APPENDIX

OVERVIEW	
<b>Developers</b>	GMC Property Private Limited – a joint venture between Perennial Holdings Private Limited and Far East Organization
<b>Core Consultants</b>	
Project Architect	DP Architects Pte Ltd
Conservation Specialist	Studio Lapis Conservation Pte Ltd
<b>Description</b>	Mixed-use development comprising commercial (retail, offices, medical units) and residential components
<b>Tenure</b>	99 years w.e.f 18 November 2024
<b>Location</b>	800 Beach Road, Singapore 199979
<b>Site Area</b>	Approximately 13,462.30sqm / 144,908 sqft

THE GOLDEN MILE   COMMERCIAL COMPONENT	
<b>No. of Tower</b>	1
<b>No. of Storeys</b>	22 Storeys and 1 Basement
<b>Gross Floor Area (GFA) / No. of Units</b>	Retail (L1 - L2): Approximately 11,463 sqm / 123,388 sqft Medical (L3): Approximately 3,000 sqm / 32,292 sqft (19 units) Office (L4 – L22): Approximately 37,600 sqm / 404,726 sqft (156 units) Architecture Centre: Approximately 2,322 sqm / 24,994 sqft
<b>Landscape Decks</b>	Level 9 – Sky Terrace Level 18 – Sky Garden
<b>Total No. of Carpark Lots</b>	173 lots, 3 accessible lots, 2 loading/unloading lots
<b>Estimated Vacant Possession</b>	3Q 2029

THE GOLDEN MILE   UNIT COMPONENTS			
Component	Level	Floor Area	Unique Selling Points
Retail	1 and 2	11,462 sqm (approx. 123,387.52 sqft)	The Golden Mile retail podium seamlessly combines retail, curated indoor dining & alfresco style dining and entertainment within a naturally ventilated, greenery-lined indoor boulevard. An open amphitheatre with step-terrace seating within the podium adds to its appeal. The thoughtfully designed retail podium together with regular hosting of performances and events delivers a modern and vibrant dining environment for residents, office occupants and visitors.
Medical Suites	3	47– 228 sqm (approx. 506 to 2,454 sqft)	The medical suites are thoughtfully designed in a range of flexible layouts and sizes, each featuring ensuite toilets, to seamlessly accommodate both boutique and large-scale medical practices.
OFFICE TYPES			
Flagship Offices	3 to 7	128 – 435 sqm (approx. 1,378 to 4,682 sqft)	These Flagship Offices are served by private lifts, ensuring privacy and convenience. Each unit is equipped with ensuite toilets, and the space is designed to maximize natural lighting, creating a bright and welcoming atmosphere.
Loft Suites	4	89 – 189 sqm (approx. 958 to 2,034 sqft)	The Loft Suites offer mid-sized units. Each unit includes an ensuite toilet and enjoys landscape views and natural lighting throughout the space
Loft Executive	5	66 – 86 sqm (approx. 710 to 926 sqft)	The Loft Executive offers intimate-sized units. Each unit includes an ensuite toilet and enjoys landscape views and natural lighting throughout the space
Loft Mezzanine	6 - 15	142 – 260 sqm (approx. 1,528 to 2,799 sqft)	The split-level loft mezzanine units boast a stunning water bay view, complemented by a double-volume void ceiling. These units, with balconies, provide natural ventilation, ensuring a bright and airy ambiance throughout
Enterprise Offices	16 & 17	172 – 290 sqm (approx. 1,851 to 3,122 sqft)	The Enterprise Offices, with an open floorplate, offer a unique opportunity for seamless amalgamation. With stunning water bay views, the space benefits from an abundance of natural light, thanks to expansive windows that allow ample daylight to fill the unit.
Crown Offices	19 - 22	308 – 501 sqm (approx. 3,315 to 5,393 sqft)	The Crown Offices, with an open floorplate, offer a unique opportunity for seamless amalgamation. Thanks to the floor-to-ceiling low iron glass panels, the Crown Offices enjoy stunning water bay views and an abundance of natural light.

<b>AUREA   RESIDENTIAL COMPONENT</b>	
<b>No. of Tower</b>	1
<b>No. of Storeys</b>	45 Storeys and 3 Basements
<b>Gross Floor Area (GFA) / No. of Units</b>	Approximately 23,326 sqm / 251,081 sq ft (188 units)
<b>Total No. of Carpark Lots</b>	129 lots, including 3 accessible lots
<b>Location</b>	802 Beach Road, Singapore 199980