

NEWS RELEASE

**One Bangkok: a transformative urban district opening its doors on
25 October 2024**

**Frasers Property unveils its holistically integrated development in Bangkok,
redefining urban living**

- One of Thailand's largest private sector developments, One Bangkok, with an investment value of USD3.2 billion, features world-class facilities, including premium office towers, luxury and lifestyle hotels and residences, and dynamic retail experiences.
- Designed by Skidmore, Owings & Merrill (SOM), the district features permanent public sculptures by Anish Kapoor and Tony Cragg; it also hosts Thailand's first Ritz Carlton, Andaz, and Mitsukoshi supermarket and food hall.
- Positioned to elevate Bangkok as an international hub for shopping, business, tourism, and the arts, with a vibrant cultural landscape.



BANGKOK, 8 OCTOBER 2024 – One Bangkok, a landmark project presented by TCC Assets (Thailand) Co., Ltd and Frasers Property Holdings (Thailand), is a holistically integrated development centrally located in the heart of Bangkok's Central Business District. It will open its doors to the public on 25 October 2024. Situated on approximately 17 hectares of prime real estate, One Bangkok is one of the largest private sector developments in Thailand and aims to be 'The Heart of Bangkok', and the centerpiece of Bangkok's future.

The development comprises three dynamic retail experiences, five premium office towers that offer unparalleled work-life quality, five luxury and lifestyle hotels, including Bangkok's first Ritz-Carlton and Andaz. Additionally, it boasts three upscale residential towers and a vibrant arts and culture scene, all set within 8 hectares of welcoming, sprawling greenery.

Designed with sustainability and community at its core, One Bangkok is a testament to Frasers Property's multinational expertise and experience in creating vibrant, integrated developments. The holistically integrated project, with an investment value of THB 120 billion (USD 3.2 billion), has been created with the ambition to become both an integral part of Bangkok's identity and a place that resonates deeply with its people, establishing Bangkok as one of the world's influential global cities.

A Vision for the Future

"One Bangkok embodies our vision for the future of Bangkok as a global hub for business, tourism and investment. By seamlessly blending world-class facilities with cutting-edge sustainability and innovation, we are not just creating a must-visit destination for everyone living in or visiting Bangkok – we are reshaping the future of urban living. Bangkok's potential as an international business and tourism hub is immense, and One Bangkok is poised to play a pivotal role in driving its growth, attracting talent, global investors, and visitors from around the world," said **Panote Sirivadhanabhakdi, Group Chief Executive Officer of Frasers Property Limited.**

The Rhythmic Retail Experience at One Bangkok

The comprehensive development features three interconnected retail experiences – The Parade, The STOREYS and POST 1928. Each offers a unique blend of shopping, dining, beauty, health, wellness and entertainment, catering to diverse preferences. The district will also be home to Thailand's first "MITSUKOSHI DEPACHIKA"- the newest food destination for Japanese & international groceries and food hall with the one-of-a-kind concept of Japanese "DEPACHIKA". Beyond The Parade, The STOREYS (both open 25th October) and POST 1928 (to open in the next phase), One Bangkok Retail pulsates with local pride and global appeal. 'Made in One Bangkok' showcases Thai craftsmanship and creativity with unique experiences, exclusively designed for One Bangkok.

The district also features over 20,000 sqm of flexible indoor and outdoor event spaces, including the lush One Bangkok Park, perfect for hosting a wide variety of gatherings and a regular tempo of events all year round.

The 'Food Loop' with the concept of an "All Day, Everyday Dining Journey", houses 250 dining options over a 1.5 km stretch ranging from legendary fine dining restaurants to vibrant street food for which Bangkok is renowned, creating a one-stop destination suited to every palate.

For those seeking an exclusive experience with every visit, One Bangkok Retail is offering Heart-Centric Experiences with the One Bangkok Membership Program that provide a range of perks and privileges, granting access to premium services and benefits.

Elevating Bangkok's Cultural Landscape

Art takes centre stage at One Bangkok with the 'Art Loop', a 2 km pathway that winds its way through the development, featuring a diverse collection of artworks and comprehensive programs. One Bangkok will soon unveil permanent public sculptures including the works of world-renowned artists Anish Kapoor, one of the most celebrated sculptors, and Tony Cragg, a British sculptor, known for challenging the possibilities of the use of materials. These installations reflect One Bangkok's commitment to fostering a vibrant lifestyle experience and elevating Bangkok as an arts and culture destination.

A Lush Urban Green in the Heart of Bangkok

Built on three development principles of People-Centricity, Green Sustainability and Smart City Living, One Bangkok prioritizes visitors' experience, with people being central to every decision. Every detail, from the intuitive layout to the abundance of green spaces, is carefully crafted to enhance everyday life.

One Bangkok's masterplan is designed by Skidmore, Owings & Merrill (SOM), a globally acclaimed architectural firm known for iconic structures such as the Burj Khalifa in Dubai. SOM has infused its expertise in sustainability, efficiency, and human-centred design into every element of One Bangkok.

With a remarkable 50% of its total land area dedicated to open and green spaces, the district breathes life into the city, offering a refreshing respite from the urban bustle. The development seamlessly connects the city's two green 'lungs', Lumpini Park and Benjakitti Park, creating an interconnected network of green spaces that improves air quality and promotes biodiversity, thus fostering a healthier, more sustainable urban environment.

Scott Duncan, Design Partner at Skidmore, Owings & Merrill (SOM) said: "Designing One Bangkok goes beyond creating buildings—we've crafted an ecosystem where nature is integral to the experience. The green spaces are not an afterthought; they flow seamlessly throughout the development, enhancing well-being and fostering a deeper connection between people and the city."

From its inception to ongoing operations, sustainability has been at the core of the project, boasting cutting-edge and future-proof green smart technologies that deliver environmentally friendly and energy-saving solutions to enhance every aspect of the urban experience.

One Bangkok aims to set a new standard for sustainable urban development in Thailand in line with Bangkok 250, a visionary roadmap for the city's 250th anniversary in 2032 to elevate Bangkok's global standing through infrastructure advancements and suitability initiatives.

Its commitment to innovation has earned One Bangkok double Platinum certifications for both WiredScore and SmartScore respectively, the first real estate project in Thailand to achieve this milestone. One Bangkok is also the first project in Thailand to be awarded the prestigious LEED for Neighbourhood Development Platinum certification. The globally recognised accolades highlight the project's well-rounded approach to sustainable design, and occupant well-being.

Bangkok's Most Prestigious Business Address

Designed to set a new standard for the workplace of the future and enhance the quality of life and well-being of office workers, One Bangkok offers a prestigious address for leading Thai and global companies seeking high-quality office spaces. The development includes five premium office towers, three of which are already operational: One Bangkok Tower 3, One Bangkok Tower 4, and One Bangkok Tower 5. Key features of the offices include touchless and seamless technology that enhance the convenience in daily work-life experience, creating a conducive environment for productivity. The office floors also feature a wide and continuous open layout allowing for more dynamic and collaborative work environments. One Bangkok offers the most complete workplace with unrivalled amenities around its mixed-use district, including direct access to Lumpini MRT Station and six entrances and exits on Wireless and Rama IV Roads.

To date, leading multinationals such as Baker McKenzie, Estee Lauder Companies, and BMW Group Thailand, among others have chosen to locate their offices to One Bangkok.

Views of the Bangkok Skyline Like Never Before



One Bangkok elevates experiences to a new perspective, offering breath-taking panoramas of the iconic Bangkok skyline that serves as a stunning backdrop.

With its opening scheduled for 25 October 2024, One Bangkok invites everyone to experience the future of urban living. It is a bold statement of innovation, sustainability, and community— a place where life, work, and play converge in the heart of Bangkok.

For more information about One Bangkok, please visit onebangkok.com.

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About One Bangkok

One Bangkok is the largest holistically integrated district in The Heart of Bangkok. With an investment value of THB 120 billion on a total land area of 108 rai (42.7 acres), One Bangkok is being developed to hold a place in the hearts of all and support Bangkok in becoming one of the world's new influential global cities and thus the "Heart of Bangkok". Located at the corner of Wireless and Rama 4 roads with direct linkages to the city's burgeoning mass transit systems, One Bangkok comprises workplaces which elevates work-life quality, a rhythmic retail experience, luxury residences, hotels with the finest hospitality, a world-class LIVE entertainment arena, the presence of art and culture, and a vast, welcoming public realm that covers 50 rai (19.7 acre) of the district.

As a well-equipped smart city with sustainable infrastructure, One Bangkok is the first project to be awarded with LEED for Neighborhood Development Platinum certification in Thailand with an aim to achieve WELL Building Standard to support human health and wellness.

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multinational investor-developer-manager of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$40.1 billion as at 31 March 2024.

Frasers Property's multinational businesses operate across five asset classes, namely, commercial & business parks, hospitality, industrial & logistics, residential and retail. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Frasers Centrepont Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](#).

About TCC Assets (Thailand) Company Limited

TCC Assets (Thailand) Company Limited (TCC Assets), established in 2013, is a fully integrated property development company, with a registered capital of 30 billion baht. It is part of the TCC Group, one of the most well-known companies in Thailand. TCC Assets' investment model focuses on creating added value to assets through product and service development. TCC Assets, subsidiary company, and affiliated company focus on the development of residential real estate projects, office building and retail space, along with hotel business and services related to IT.

For more information on TCC Assets, please visit www.tccassets.com.

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ANNEX

ABOUT ONE BANGKOK SUSTAINABILITY AND SMART CITY

One Bangkok is setting a new standard for sustainable development in Thailand, as it aims to become a global leader. It is developed according to the Sustainable Development Goals (SDGs), with smart technology to conserve energy.

One Bangkok is the first project to be awarded the LEED for Neighbourhood Development Platinum Certification, awarded for creating better, more sustainable and well-connected neighbourhoods and is pursuing the WELL Building Standard certification, an award to demonstrate organisations' commitment to supporting the health and well-being of its people.

The highlights of the smart city are:

- Central Utility Plant: A state-of-the-art facility that precisely and efficiently controls all systems 24 hours a day.
- District Command Center: engineered with AI-powered Smart Estate platform monitors and manages water and energy usage across the district for optimum efficiency. The entire district is equipped with more than 250,000 smart sensors and over 5,000 CCTV cameras for real-time monitoring and data recording for enhanced security and Traffic Control system.
- Smart Pole: Electricity poles that double as high-speed WiFi hotspots for seamless connectivity as well as CCTV camera to ensure the security and safety.
- District Cooling System: An environmentally friendly system where chilled water from the centralized system is delivered to each building through underground pipes.

ABOUT ONE BANGKOK RETAIL

One Bangkok Retail offers The Rhythmic Experience, a dynamic expression of retails and lifestyle offerings, bringing a world of exciting experiences that elevates modern shopping dining, entertainment and art attractions in the heart of the city. It comprises of three interconnected retail experiences: Parade, The Storeys and Post 1928.

One Bangkok Retail offers retail membership programs under three tiers:

- Insider: The standard membership tier to enhance shoppers' journey at One Bangkok. Members can enjoy exclusive member discounts, early access to sales, and earn points with every purchase.
- Influencer: The premium membership tier where members can receive all the benefits of The Experience, and free expediting shipping, special invitations to private event and shopping assistance.
- Ambassador: The most exclusive membership tier. Signature members can enjoy all the privileges of The Ultimate, including access to a personal concierge, bespoke offers and priority customer service.

For those visiting from overseas, tourists can present their valid passport/travel document at the concierge to enjoy a complimentary "Tourist Welcome Privileges" kit and are able to enjoy value-added tourist benefits for participating shops and services at One Bangkok.

ABOUT ONE BANGKOK GREEN AND OPEN SPACES

One Bangkok is an eco-friendly development surrounded by lush tress and spacious corridors, with venues like One Bangkok Park, One Bangkok Boulevard, Wireless Park and Parade Park.

One Bangkok Green and Open Spaces include:

- Urban Parks: Abundant, well-landscaped green spaces with tress, lawns and gardens for relaxation, recreation and community gatherings.

- Open Space: Outdoor areas for events, performances and social activities, enhancing community engagement and interaction.
- Placemaking: Fully integrated experiences, from artwork, events, and activities to create special experiences all year round.
- Community Hub: A centralized space that brings together diverse communities for enriching experiences.