



News Release

2 January 2025

CDL, FRASERS PROPERTY AND SEKISUI HOUSE KICKSTART 2025 WITH THE HIGHLY ANTICIPATED LAUNCH OF THE ORIE IN TOA PAYOH

- **777-unit residence in the established Toa Payoh neighbourhood, within a five-minute walk to Braddell MRT station**
- **Marks the first private residential launch in Toa Payoh since 2016**
- **Easy access to a wide range of amenities, schools and recreational facilities**
- **Attractive pricing from S\$1.28 million for a one-bedroom plus study**
- **Previews start on Friday, 3 January 2025**

City Developments Limited (CDL), Frasers Property and Sekisui House will commence the preview of the highly anticipated The Orie on Friday, 3 January 2025, with sales bookings starting on Saturday, 18 January 2025. Located in the popular Toa Payoh residential estate, the luxurious condominium comprises 777 units in two majestic 40-storey towers.

A good mix of apartment types is available, ranging from 517 square feet (sq ft) for a one-bedroom plus study to 1,453 sq ft for a five-bedroom unit. The apartments with functional, well-articulated layouts are attractively priced from:

- S\$1.28 million for a one-bedroom plus study (517 sq ft)
- S\$1.48 million for a two-bedroom (592 sq ft)
- S\$2.09 million for a three-bedroom (850 sq ft)
- S\$2.92 million for a four-bedroom (1,216 sq ft)
- S\$3.48 million for a five-bedroom with exclusive private lift (1,453 sq ft)

Toa Payoh, one of Singapore's most established residential precincts in the Central Region, is set for a rejuvenation with the upcoming Toa Payoh Integrated Development. Slated for completion in 2030, this new 12-hectare lifestyle destination and community hub will enhance the attractiveness of the town with a sports centre with swimming pools, indoor sports halls, sheltered tennis, futsal and netball courts, a gymnasium, fitness studios and a football stadium, as well as a polyclinic and public library.

Mr Sherman Kwek, CDL's Group Chief Executive Officer, said, "We are excited to usher in the New Year with the launch of The Orie, the first private residential launch in Toa Payoh in over eight years. Nestled in the vibrant and highly sought-after Toa Payoh estate, homebuyers will benefit from its central location and excellent connectivity. Together with our two esteemed partners who are leading developers in their own rights, we have collectively pushed to realise our vision for bold architectural and landscape design complemented with thoughtful and sustainable features."

Ms Soon Su Lin, Frasers Property Singapore's Chief Executive Officer, said: "We are delighted to present The Orie—an architecturally impressive and luxury residential development in the vibrant hub of Toa Payoh, just minutes from Braddell MRT station. With easy access to the Central Business District and Orchard Road shopping belt, The Orie is designed for homebuyers seeking a contemporary and luxurious lifestyle in a prime location surrounded by a variety of recreational, retail and dining options. This super low energy development boasts over 40 thoughtfully curated facilities and a wide range of units with efficient layouts. We are excited to unveil one of the first residential launches of the year in Singapore's District 12, in collaboration with our reputable partners."

Mr Takehisa Yanagi, Managing Officer, Head of International Development Department of Sekisui House, Ltd., said: “We are delighted to be working with Frasers Property, with whom we have been continuing a wonderful partnership for 13 years, and with CDL, with whom we have just formed a new partnership, to build modern homes in the Toa Payoh area, which holds heritage significance for Singaporeans. In addition to being located near the heart of the city and offering unparalleled convenience, we believe that the design, which combines traditional artistry with sustainability, will provide a new experience for homebuyers.”

Connected to Every Convenience

The Orie is within a five-minute walk to Braddell MRT station and close to Toa Payoh Integrated Transport Hub, which connects Toa Payoh Bus Interchange to Toa Payoh MRT station. It is well-connected to other parts of Singapore via the Pan Island Expressway (PIE), Central Expressway (CTE) and the upcoming North-South Corridor.

A myriad of lifestyle and recreational amenities such as Toa Payoh Town Centre, HDB Hub, SAFRA Toa Payoh, Junction 8 shopping mall and MacRitchie Reservoir are also within easy reach.

The Orie is also situated near several educational institutions such as Pei Chun Public School, CHIJ (Toa Payoh) Primary and Secondary Schools, First Toa Payoh Primary School, Kheng Cheng School, Raffles Institution, Raffles Girls’ School (Secondary) and St. Joseph’s Institution International as well as healthcare facilities such as Toa Payoh Polyclinic, Tan Tock Seng Hospital, Mount Alvernia Hospital, Mount Elizabeth Novena Hospital and Thomson Medical Centre.

Distinctive Architecture Melding Comfort and Sustainability

Inspired by the traditional art of origami, The Orie’s architectural design features origami-like folds and distinct angular expressions. With their sleek angled ledges and elegant vertical fins, The Orie’s twin towers embody a dynamic, modern silhouette. To provide expansive panoramas from within, the towers are artfully staggered to maximise the views.

The architectural and landscape design of The Orie is thoughtfully integrated through a concept of layered greenery and spatial zones across different tiers. Its comprehensive array of over 40 lifestyle facilities includes Club Orie which houses a grand function room, gymnasium and viewing deck. Other facilities include a 50-metre lap pool, relaxation pool, spa coves, a tennis court, a pets corner, three gourmet pavilions and Dragon Playland, inspired by Toa Payoh’s iconic dragon playground.

All apartments come with quality fittings by Hansgrohe, bathroom wares by Duravit, as well as premium home appliances by De Dietrich and Samsung. Each unit will be equipped with smart home features such as a digital lockset, smart camera for remote surveillance, smart home system gateway, smart air conditioning and lighting controls. Residents will also enjoy Residential Services for their day-to-day needs such as parcel collection, arrangements for laundry and transport bookings or even special occasions like party catering and restaurant reservations.

Designed with sustainability in mind, The Orie is accorded the Building and Construction Authority (BCA)’s Green Mark Platinum Super Low Energy certification for its energy and water-efficient design and green features.

The Orie sales gallery, located along Toa Payoh West and near Caldecott MRT Station, opens from Friday, 3 January 2025, 10.00 am to 7.00 pm. Marketing agents are ERA, Huttons, PropNex, OrangeTee & Tie and SRI. For enquiries, please call the sales hotline: +65 6877 1818 or visit www.theorie.com.sg.

Issued by City Developments Limited (Co. Regn. No. 196300316Z), Frasers Property and Sekisui House

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About City Developments Limited

City Developments Limited (CDL) is a leading global real estate company with a network spanning 163 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, student accommodation, retail malls and integrated developments.

With a proven track record of over 60 years in real estate development, investment, and management, the Group has developed over 50,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

Along with its wholly-owned hotel subsidiary, Millennium & Copthorne Hotels Limited (M&C), the Group has over 160 hotels worldwide, many in key gateway cities.

For more information, please visit www.cdl.com.sg.

Follow CDL on social media:

Instagram: @citydevelopments / [instagram.com/citydevelopments](https://www.instagram.com/citydevelopments)

LinkedIn: [linkedin.com/company/citydevelopments](https://www.linkedin.com/company/citydevelopments)

X: @CityDevLtd / x.com/citydevltd

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\$39.6 billion as at 30 September 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 Sekisui House

Founded in 1960, Sekisui House, Ltd. is one of world's largest homebuilders and an international diversified developer, with cumulative sales of over 2.6 million homes¹. Based in Osaka, Sekisui House has over 300 consolidated subsidiaries and affiliates², over 32,000 employees³ and is listed on the Tokyo Stock Exchange and Nagoya Stock Exchange.

Sekisui House aims to create homes and communities that improve with time and last for generations. With "Love of Humanity" as its corporate philosophy, Sekisui House believes that homes should offer comfort, security and peace of mind for residents, while maintaining harmony with the environment and its surroundings. Sekisui House has sustainability as a core corporate target and is now the global leader in the construction of net-zero-energy houses with more than 80,000⁴ of them built since the product was launched in 2013. In 2009, Sekisui House expanded into several new international markets and is now present in the United States, Australia, Singapore and the United Kingdom.

1) 2,662,183 homes delivered (As of January 31, 2024)

2) 363 consolidated subsidiaries and affiliates (As of July 31, 2024)

3) 32,611 employees (As of July 31, 2024)

4) 83,541 net-zero-energy houses (As of March 31, 2024)

T H E O R I E



FACT SHEET

DEVELOPMENT DETAILS			
Developer	Transcend Residential (Toa Payoh) Pte. Ltd. (A joint venture between City Developments Limited, Frasers Property and Sekisui House)		
Project Name	The Orie (艺景峰)		
Location	10 and 12 Lorong 1 Toa Payoh		
Development Layout	2 blocks of 40-storey apartments with landscaped deck, basement carparks and communal facilities		
Tenure of Land	99 years		
Land Area	15,743 sqm / 169,458 sq ft		
Number of Apartments	777 <i>* With 627 parking lots including 7 electric vehicle (EV) lots and 5 accessible lots</i>		
Unit Mix	Unit Type	Units Area	No. of Units
	1-Bedroom + Study	517 sq ft	78 units
	2-Bedroom (1 Bath) 2-Bedroom (2 Bath) 2-Bedroom Premium 2-Bedroom Premium + Study	592 sq ft 646 sq ft 678 sq ft 700 sq ft	310 units
	3-Bedroom 3-Bedroom Premium 3-Bedroom Dual Key	850 sq ft 1,023 – 1,044 sq ft 1,130 sq ft	195 units
	4-Bedroom 4-Bedroom Premium + Study	1,216 sq ft 1,367 sq ft	117 units
	5-Bedroom (with Private Lift)	1,453 sq ft	77 units
	Recreational Facilities	<p><u>Grand Arrival</u> Basement 1</p> <ol style="list-style-type: none"> 1. Arrival Court 2. Residential Services Counter 3. Grand Lobby <p><u>Club Orie</u> Level 1</p> <ol style="list-style-type: none"> 4. Grand Function Room 5. Male/Female Steam Room (with Changing Room) <p>Upper Level 1</p> <ol style="list-style-type: none"> 6. Gymnasium (Upper Level 1) 7. Viewing Deck (Upper Level 1) 	

	<p><u>Central Garden</u> Level 1 8. Meadow Lounge 9. 50m Lap Pool 10. Pool Deck 11. Poolside Lounge 12. Grand Lawn 13. Social Lounge 14. Water Feature 15. Garden Cabana 16. Rain Tree Lounge</p> <p><u>Serenity Garden</u> Level 1 17. Serenity Pod 18. Serenity Boardwalk 19. Gourmet Pavilion 1 20. Outdoor Fitness 21. Toddlers Play</p> <p><u>Social Garden</u> Upper Level 1 22. Relaxation Pool 23. Floating Deck 24. Aqua Lounge 25. Spa Cove 26. Relaxation Deck 27. Social Function Room 28. Festive Function Room 29. Leisure Studio 30. Entertainment Room 31. Gourmet Pavilion 2 32. Gourmet Pavilion 3 33. Co-Working Lounge</p> <p><u>Play Garden</u> Basement 1 34. Pets Corner 35. Social Pavilion</p> <p>Upper Level 1 36. Outdoor Reading Lounge 37. Meadow Garden 38. Garden Swing 39. Leisure Pavilion 40. Dragon Playland 41. Water Play Pool 42. Tennis Court</p> <p><u>Canopy Garden</u> Level 2 43. Garden Lounge 44. Meditation Deck 45. Spice Garden</p>
Expected Vacant Possession Date	31 May 2030
Awarded BCA Green Mark Platinum Super Low Energy Certification for its energy-efficient and green features	Energy-Efficient Design <ul style="list-style-type: none"> • Building oriented for good natural ventilation in the common areas • Building facade designed with North-South orientation to reduce solar heat gain • Residential units have balconies and/or horizontal ledges which provide shade for the interiors

	<ul style="list-style-type: none"> • Central recessed opening provides good natural ventilation to the lift lobbies and residential corridors • Staggered placement of the tower blocks allows for comfortable air movement throughout the development <p>Energy-Efficient Features</p> <ul style="list-style-type: none"> • Energy-efficient air-conditioning system for all residential units • Energy-efficient lighting design with use of LED lighting and motion sensors at common areas • Energy-efficient lifts with regenerative drive, VVVF (variable voltage variable frequency) drive and sleep function mode • Provision of renewable energy to offset partial common area consumption <p>Water-Efficient Features</p> <ul style="list-style-type: none"> • Water-efficient sanitary fittings in all residential units <p>Environmental Quality and Protection</p> <ul style="list-style-type: none"> • Use of environmentally friendly and sustainable materials certified by approved local certification bodies • Low Volatile Organic Compounds (VOC) paints for all common areas internal walls to ensure healthy indoor air quality • Landscape and water features at the podium reduce urban heat build-up at the public realm to create a cooler and comfortable environment <p>Other Green Features</p> <ul style="list-style-type: none"> • Smart home with smart community system for residents' comfort and convenience • Carbon monoxide sensors to modulate car park ventilation • Provision of EV charging stations to reduce carbon footprint and emissions • Provision of bicycle parking lots to promote green transport and healthy lifestyle • Pneumatic waste collection and disposal system • Recycling bins for collection of recyclable waste
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CONSULTANTS

Architect	ADDP Architects LLP
Landscape Consultant	Tinderbox Pte Ltd
Builder	Woh Hup (Private) Ltd
Project Interior Designer	2nd Edition Pte Ltd
M&E Engineer	Belmacs Pte Ltd
C&S Engineer	KCL Consultants Pte Ltd

LOCATION MAP



The Orie Sales Gallery Along Toa Payoh West, near Caldecott MRT Station	The Orie – Actual Site 10 and 12 Lorong 1 Toa Payoh
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All information in the Fact Sheet is current at the time of release and is subject to such changes as required by the developer or the relevant authorities.