



ONE BANGKOK

VISION

One Bangkok is a new, fully integrated world-class district and a landmark destination in the heart of the city.

Bringing together Thailand's unique heritage and the finest in contemporary lifestyle opportunities, One Bangkok creates the city's most prestigious business address, a natural home for leading local and international blue-chip companies. Coveted retail and experiential destinations for tourists and the surrounding city sit alongside Bangkok's most luxurious residences.

“

Our vision is to create a place that people can love and want to spend time in, which everyone in the city will feel is an integral part of our city. Once completed, it will be a global landmark that will enhance Bangkok's and Thailand's stature on the world stage.

”

Charoen Sirivadhanabhakdi,
Chairman, TCC Group

CORE VALUES

City, environment and people

People-Centric

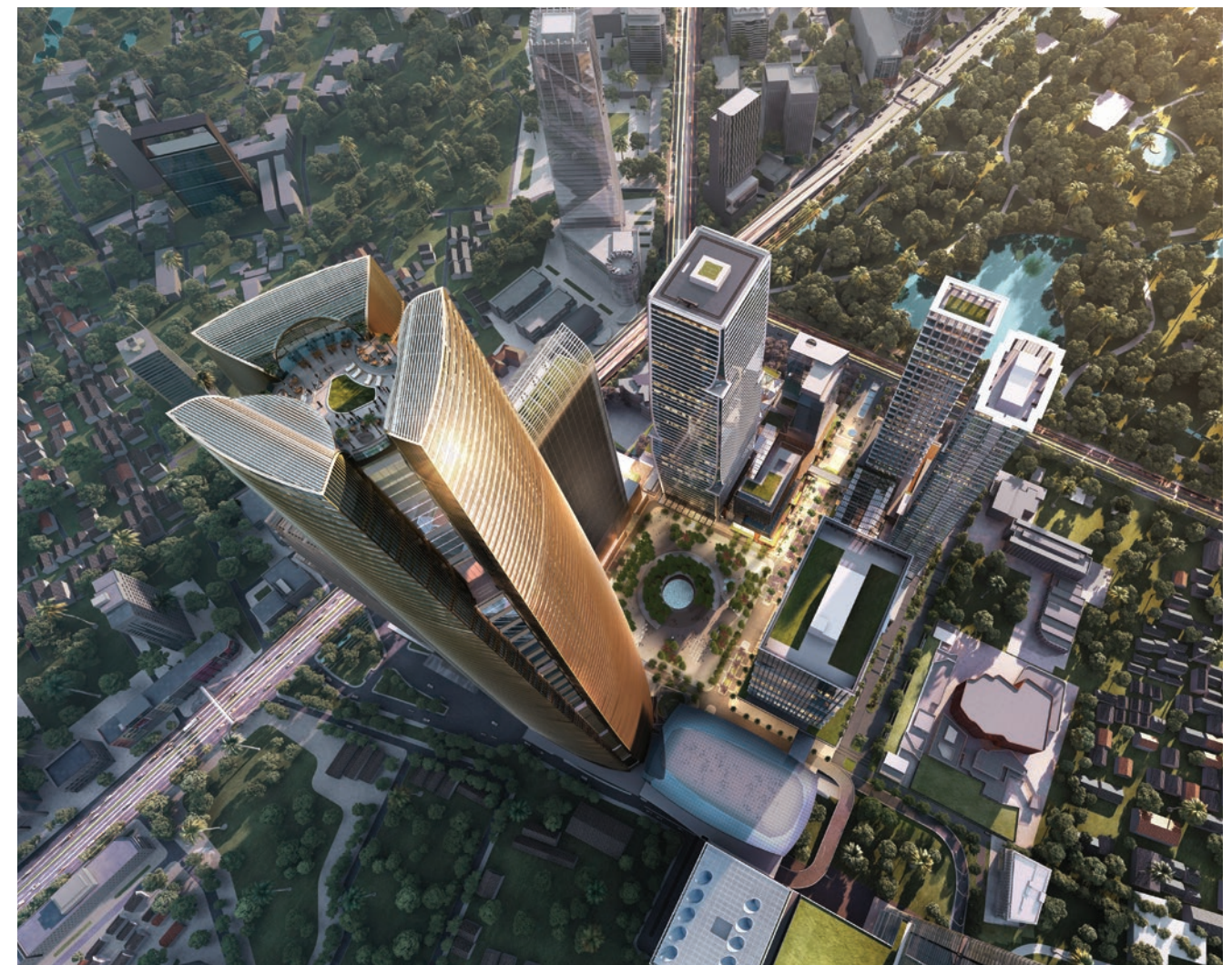
Inspired by the city's rich culture and history, One Bangkok will be integrated, accessible and inclusive. An exemplary centre promoting new forms of public participation, One Bangkok is set to become a dynamic reflection of the city's bright and bold future.

Sustainability

Almost half of One Bangkok is dedicated to green or open space. With towers built to LEED and WELL Platinum standards, the development sets new benchmarks for sustainability in Bangkok, aiming to become the first LEED-Neighborhood Development (LEED-ND) development in Thailand.

Smart City Living

One Bangkok integrates smart technologies throughout the district, pioneering efforts in cyber-security and facilitating the way people work, live, and play. Smart city innovations in parking and traffic management, as well as centralised utilities, security and safety, enhance the visitor and resident experience.



A world-class landmark
of unprecedented scale.
Welcome to One Bangkok.



THE HEART OF SOUTHEAST ASIA

Contributing to a global city

Thailand is the first gateway to the Association of Southeast Asian Nations (ASEAN) and the second largest country in a rapidly developing region with over 622 million consumers – the world's third largest market.

Connecting Thailand to the rest of the world through two international airports, Bangkok is increasingly recognised as a globally significant business destination,

as well as one of the world's favourite tourist cities, attracting more than 30 million visitors each year.



Thailand 2017:
35 MILLION VISITORS
Highest number of visitors in ASEAN
Source: ASEAN Tourism Marketing Strategy 2017-2020



Bangkok: Twice ranked
#1 GLOBAL DESTINATION
According to MasterCard's Global Destination Cities Index 2013, 2016

2 TRILLION BAHT*
INVESTMENT
Marked by the Thai government for Bangkok infrastructure over the next seven years
*USD 57.8 Billion equivalent



CONNECTIVITY

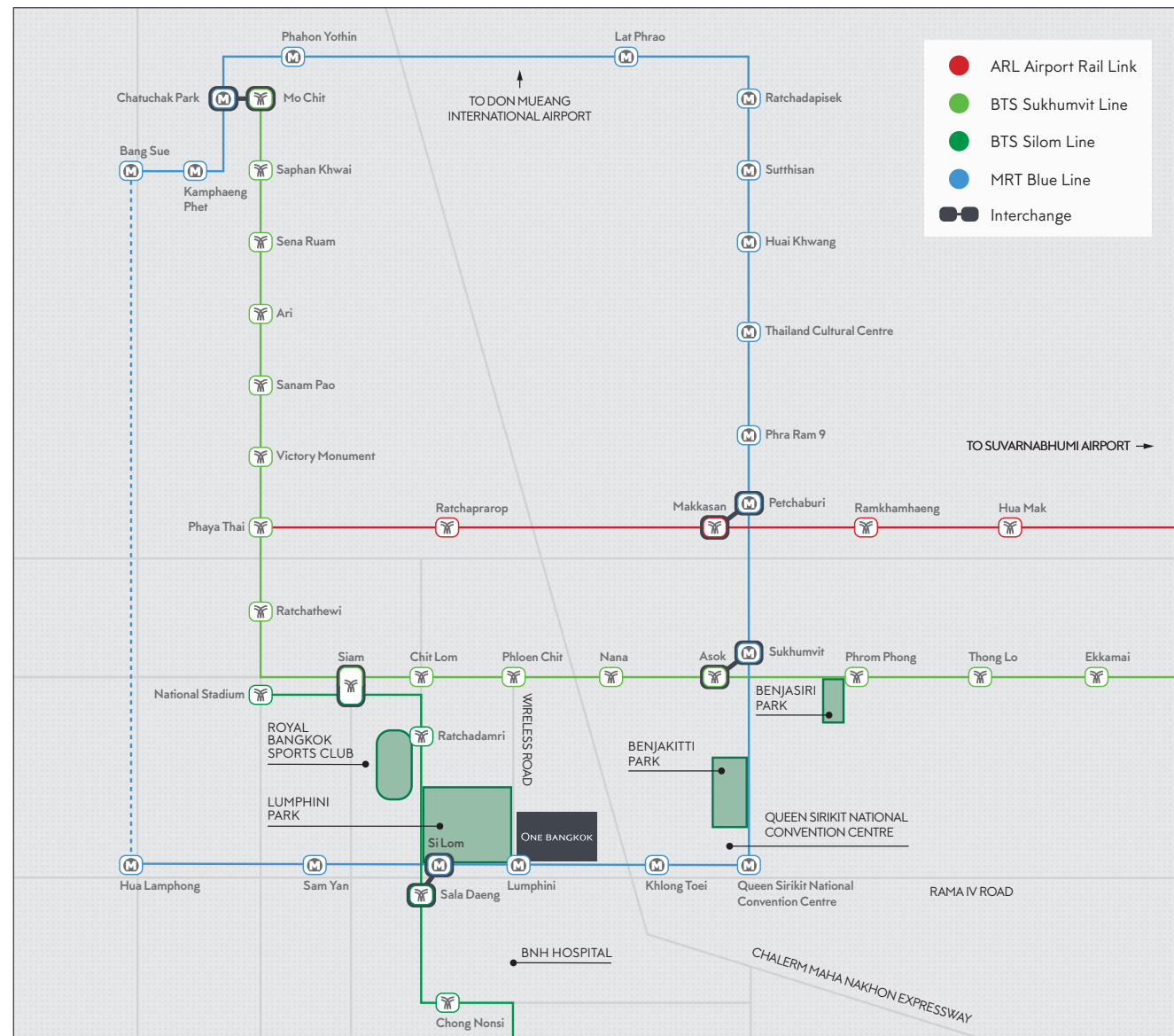
Designed for ease of access

One Bangkok provides easy access to the surrounding neighbourhood, Bangkok International Airport and beyond.

The development enjoys multiple options for access, directly connecting to the rest of the city. Motorists can reach the district via both Wireless Road and Rama IV Road, with easy connection to the expressway network linking One Bangkok to both of Bangkok's international airports and the city suburbs. They can also utilise more than 12,000 car parks on property, aided by smart-city technology with

'Find My Car' applications and online parking reservation.

Residents and visitors benefit from a direct underground connection to Lumphini MRT Station on the main Blue Line, a 55km loop around Bangkok and Thonburi due for completion in 2020, which also links to both BTS lines at Sala Daeng Station (Silom Line) and Asok Station (Sukhumvit Line). Two public bus stops serving multiple bus routes are located on Wireless Road and Rama IV.



Bangkok and the world within reach

In addition to having Lumphini Park within walking distance of the development, many of Bangkok's key destinations, tourist attractions and both international airports are less than an hour's drive away.

One Bangkok Vicinity

Lumphini Park	Walking distance
Lumphini MRT Station	Direct access
Chalerm Maha Nakhon Expressway	Direct access from Rama IV Road

One Bangkok to Key Destinations

Sathorn/Silom	3min by train
Makkasan (Airport Rail Link)	10min by train
Siam	10min by train
Asoke-Rama IX	15min by train
Bangkok Port	15min by train
Bangsue Hub	25min by train

One Bangkok to Airports

Don Mueang International Airport	30min drive
Suvarnabhumi Airport	40min drive

One Bangkok to Tourist Attractions

Old Bangkok (Charoenkrung)	10min drive
Chatuchak Market	20min drive
Chinatown	25min drive
Grand Palace	30min drive
Pattaya & Eastern Seaboard	90min drive
Hua Hin	120min drive

PRIME LOCATION

At the doorstep of tree-lined Wireless Road and lush Lumphini Park

One Bangkok is uniquely located in the heart of a vibrant and dynamic city. The ultimate Bangkok address is located where Wireless, Sathorn and Rama IV Roads meet.

One of Bangkok's first roads, Rama IV is a vital artery connecting the old city to the CBD. The graceful tree-lined Wireless Road earned its name as the home of Thailand's first radio mast.

At One Bangkok, superb connections allow rapid transportation for business, residents and visitors.

In esteemed company

- For generations, the district will be the premium district in Bangkok
- Directly opposite the largest green space in central Bangkok: Lumphini Park
- Within the immediate vicinity of major embassies
- Connected to Lumphini MRT station
- Easy access to major road arteries



SUSTAINABLE CITY

Lush greenery and a pedestrianised boulevard

One Bangkok offers a clean, green, and safe environment for all visitors and residents spending time in the district. A generous 80,000 sqm of the total 166,400 sqm land plot is allocated to green and open space, including a 10,000 sqm landscaped civic plaza at the heart of the development that will be a natural venue for international events and Thai festivals, a place for all to enjoy. Wrapping around both Wireless Road and Rama IV Road is a 40-metre wide linear park, a natural extension to the city's much-loved Lumpini Park.

The district's overall landscape design draws inspiration from elements of nature. From the town square and food pavilion to the roof gardens and terraces, the urban terrain has been planned with the intention of bringing nature back into the city.

One Bangkok aims to be the first LEED-Neighborhood Development (LEED-ND) development in Thailand, with towers built to LEED and WELL standards, raising the bar for green and sustainable development in the country.

The landscaped heart of the development will host national events and provide an elegant intersection for all components.



SMART CITY LIVING

A better way to live, work and play

Changing the way people work, live, and play, One Bangkok integrates smart technologies into all aspects of the district. From smart parking and traffic management to centralised security and safety, smart city innovations will enhance the experience for all visitors and residents.

The centralised infrastructure system also adds efficiency, with district cooling and energy management systems designed to international standards for sustainable long-term business operations and future growth. This common infrastructure is also future-proof, with pioneering 'Smart City' and business solutions that will enhance the experience of users in all components.

Convenient services, amenities and efficient infrastructure are set up throughout the district.



DESIGN CONCEPT

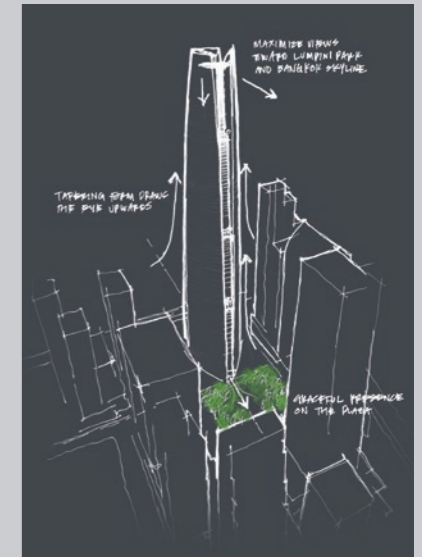
Bangkok's new green, vertical neighbourhood

The design of One Bangkok implements lessons learned from the architecture and urbanism of Old Bangkok, yielding an improved and timeless urban form that is meant to address environmental and cultural concerns of both the present and future.

Along with its plazas, parks and open spaces, the character and distinctly lush greenery of One Bangkok's public realm continues vertically up into the towers within the district. Amenity spaces, terraces and sky gardens

will create a unique identity, connect occupants with nature and improve the quality of life for workers, residents, hotel guests and visitors.

The density of One Bangkok, paired with the thoughtful execution and striking composition of its vertical amenities, make it a prominent and lasting addition to Bangkok's skyline. The signature tower, with a crown touching the sky, will look over the whole district, Lumpini Park and other areas of the city.



One Bangkok will be globally recognisable – a celebrated icon for Thailand and the new face of Bangkok, with a signature tower that suitably reflects the aspirations of the development.

ONE BANGKOK — AN OVERVIEW

A landmark urban destination

The largest, fully-integrated district in Thailand

A mixed-use master plan optimised to deliver a vibrant, successful community

Best-in-class buildings and efficient use of gross floor area ensure flexibility for occupants, and adaptability to evolving markets and technologies

Smart common infrastructure with international quality asset management

A project with a lasting legacy and long-term sustainable benefits

TIMELINE

2017

District announced

2018

Commencement of construction

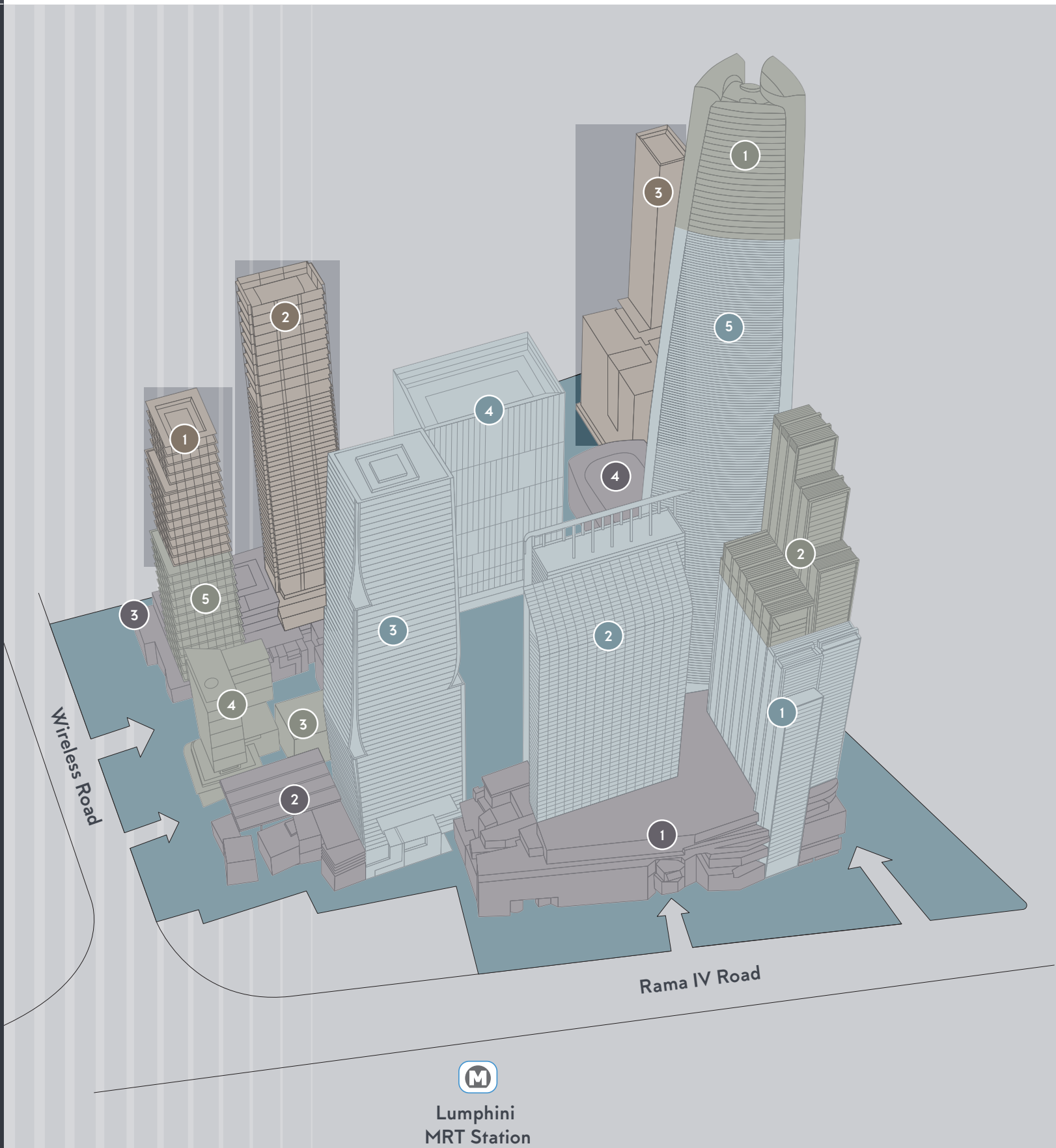
2022

Completion of Phase 1 construction

2025

Completion of Phase 2 construction

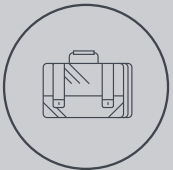
A FULLY INTEGRATED WORLD-CLASS DESTINATION



Accessible & Convenient

A vibrant mix of uses inspired by local vernacular and global best practice

- Multiple access points for fast entry and exit along Wireless Road and Rama IV Road
- Over 12,000 car park spots provided, interconnected across the entire district
- Smart parking & parking guidance with 'Find My Car' mobile app
- Personalised and efficient route planning through digital way-finding
- Advanced access control and visitor management system for office workers and visitors



Offices

More than 450,000 sqm of premium commercial space

- 1 Office Tower 1A
- 2 Office Tower 1B
- 3 Office Tower 2
- 4 Office Tower 3
- 5 Office Tower 4



Retail

More than 150,000 sqm of distinct retail offerings

- 1 Lifestyle Mall
- 2 Town Square
- 3 Luxury Retail Street
- 4 Culture & Retail



Residential

Three residential towers with exquisite luxury homes

- 1 Residential Tower 1
- 2 Residential Tower 2
- 3 Residential Tower 3



Hotels

More than 1,000 keys to the finest hospitality experiences

- 1 Hotel 1
- 2 Hotel 2
- 3 Hotel 3
- 4 Hotel 4
- 5 Hotel 5

ONE BANGKOK IN NUMBERS

Land area	104 rai (166,400 sqm)
Green areas & open space	50 rai (80,000 sqm)
Gross floor area	1.83 million sqm

5	Premium Grade A office towers
4	Distinct yet interconnected retail precincts
3	Ultra luxury residential towers
5	Luxury and lifestyle hotels

Art & Culture spaces
Public plaza, parks & open space

Tenure: Leasehold 60 years / Land Owner: Crown Property Bureau

WORK

A Signature Corporate Address

One Bangkok offers international recognition as the city's signature corporate address, with premium Grade A office and work spaces built to the latest standards of design and quality, backed by LEED and WELL certification. Tenants and visitors will benefit from a lively community of One Bangkok's bustling retail, the city's most prestigious residences, sophisticated hotels and a curated arts & culture scene.



A New Standard of Luxury

Located in Bangkok's CBD on tree-lined Wireless Road, the residences at One Bangkok offer the city's finest homes, featuring panoramic views of Lumpini Park and the highest standards of specification and service. These residences present a rare opportunity to own a home high above a global lifestyle district; private and secure, yet moments away from every comfort and convenience imaginable.

LIVE

New Retail Experiences for Bangkok

With four differentiated retail precincts connected on multiple levels, each with their own unique style and audience, One Bangkok breathes new life into the city's retail scene. The new world-class neighbourhood features over 150,000 sqm of retail area with more than 50 road-front retail spaces, offers ample opportunities for high-profile retail flagships, concept stores and key showrooms to a global city, including a diverse captive population of 60,000 office workers, high net worth residents and hotel guests within the district. One Bangkok's retail will be distinguished by its comprehensive offerings, experiences and services.

SHOP

STAY

The Finest Accommodation

One Bangkok is the smart choice for visiting the city, ideally located to conduct business or explore the capital's culture with direct connections to the MRT and the expressway to both airports. One Bangkok is home to a range of hotels: boutique, ultra-luxury and world-class brands offering the traveller choices from simple rest to nightlife, from restaurants to events, and ideal spaces for conferences and business functions.

ENRICH

Culture to Uplift and Inspire

Art & Culture is an intrinsic part of daily life at One Bangkok, a world-class, must-visit cultural destination and vibrant node for people of the city and tourists where art is inclusive and accessible to all. The district will be linked by multi-sensory experiences through state-of-the-art facilities and richness of cultural expressions, including performing arts, museum, gallery, public arts, and mixed media installations complemented by year-round arts and cultural events and activities.



Socially Integrated

Almost half of One Bangkok is dedicated to green and landscaped space, including a 10,000 sqm public plaza at the centre of the district – a focal point for events, activities and relaxation. Visitors and residents benefit from wide open areas, including a linear park running along both Rama IV Road and Wireless Road, as well as pedestrian-friendly lanes and gardens.

ENGAGE

ABOUT THE DEVELOPER

One Bangkok is a landmark development created by two leading firms, TCC Assets and Frasers Property



TCC ASSETS

TCC Assets (Thailand) Company Limited is an investment holding and fully integrated real estate company with a registered capital of THB 10 billion. Incorporated in 2013, it is part of the TCC Group, one of Thailand's most prominent conglomerates.

TCC Assets' investment themes focus on enhancing asset value through insightful development of products and services. Together with its subsidiaries and affiliated companies, TCC Assets maintains a portfolio of residential, commercial, and retail properties, along with hospitality and technology-related services.

www.tccassets.com



FRASERS PROPERTY

Frasers Property Limited ("Frasers Property" or the "Company"), is a multi-national company that owns, develops and manages a diverse, integrated portfolio of properties. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Company is organised around five asset classes with total assets of S\$30 billion as at 31 March 2018.

www.frasersproperty.com

WORLD-CLASS TEAM

Driving the success of One Bangkok is a highly experienced multi-disciplinary team of leading professionals, bringing together Thai expertise and local knowledge with international best practice and innovation

SOM

Skidmore, Owings & Merrill (SOM) is one of the largest and most influential architecture, interior design, engineering, and urban planning firms in the world. Founded in 1936, SOM is renowned for their iconic buildings and their commitment to design excellence, innovation and sustainability.
www.som.com

KPF

KPF is a unified architectural practice focused on the design of buildings of all types and scales, in all geographic regions. The firm consists of over 600 staff led by 30 principals, with offices in New York, London, Shanghai, Hong Kong, Seoul and Abu Dhabi.
www.kpf.com

A | 49

Architects 49 was established in 1983. From the beginning, the vision has always been an architecture with clean simple elegant lines that will last. As Thailand's leading architectural practice, the diversity of their team enables them to work across a broad range of architecture.
www.a49.com



Stonehenge Inter is a leading construction management and consultancy firm with a focus on meeting international standards and delivering customer satisfaction. Their projects span across residential, commercial, education, medical, industrial and hospitality developments.
www.sti.co.th

BUROHAPPOLD ENGINEERING

BuroHappold Engineering is an international integrated engineering consultancy with a track record of over 40 years. They operate in 21 locations worldwide, with 60 partners and over 1,700 employees, including some of the world's leading consulting engineers.
www.burohappold.com



EEC Lincolne Scott is a design consultancy firm for specialized M&E and structure works. Operating under the EEC Group, they have extensive international experience in both Electrical and Mechanical Engineering.
www.eec.co.th



P Landscape (PLA) is a landscape architecture and design studio that specializes in high-end resort, hotel, and residential projects, both in Southeast Asia and worldwide. PLA is an association of creative and talented landscape architects, designers, horticulturalists, and artists.
www.plandscape.com

AECOM Imagine it. Delivered.

AECOM is a global engineering firm with a network of experts working to develop and implement innovative solutions to the world's most complex challenges. They connect expertise across services, markets, and geographies to deliver transformative outcomes.
www.aecom.com

ARCADIS Design & Consultancy for natural and built assets

Arcadis specialises in applying deep market sector insights and collective design, consultancy, engineering, project and management services, working in partnership with their clients to create exceptional and sustainable outcomes throughout the life cycle of their natural and built assets.
www.arcadis.com



Africus is a green building design consultancy firm that offers services in project planning, design, construction and operation in sustainable and environmentally responsible ways. Their team is capable of analyzing and evaluating the energy and environmental performance of buildings.
www.africus.com

accenture

Accenture is a global professional services firm that provides strategy, consulting, digital, technology and operations. With expertise across more than 40 industries and all business functions, they help clients improve their performance and create sustainable value for their stakeholders.
www.accenture.com

Hitachi Consulting We make it happen. Better.

Hitachi Consulting is an international management and technology consulting firm founded in November 2000 as a subsidiary of the Japanese corporation Hitachi. It currently employs approximately 6,500 people in the US, Japan, Brazil, China, India, Singapore and other parts of the world.
www.hitachiconsulting.com



Huawei Technologies is a multinational networking, telecommunications equipment and services company. It is the largest telecommunications equipment manufacturer and, as of 2018, the second largest smartphone manufacturer in the world.
www.huawei.com

SLD

Steve Leung Design Group is an internationally renowned and award-winning interior design and interior decorating & furnishing provider with strong and experienced design and decoration teams providing services to clients in Greater China and other parts of the world.
www.sldgroup.com



PIA Interior is Thailand's leading interior design firm with over 25 years of diverse experience in the design and execution of private residences, hotels and resorts, corporate offices, retail spaces and public buildings. PIA has a successful track record of projects locally and internationally.
www.piainterior.com



Lead 8 is an integrated design studio that focuses on architecture, interiors, masterplanning, branding and graphics. They have a team of architects, interior designers and urban planners with offices in Hong Kong, Kuala Lumpur, London and Singapore.
www.lead-8.com

CONTACT INFORMATION

Get in touch and
stay updated

One Bangkok Co., Ltd.
19th Floor, Park Ventures Ecoplex,
57 Wireless Road, Lumpini, Patumwan,
Bangkok 10330 Thailand



+66 (0) 2 081 3700
enquiry@onebangkok.com
onebangkok.com

