



ARC 380 PRICE LIST FOR OFFICE

Unit	Size (sqft)	Selling Price	PSF	With 9% GST	Tenancy Date	Rent PSF	Mthly Maint/SF (excl GST)	Property Tax 2025
#07-10	753	\$2,232,200	\$2,964	\$2,433,098	Q2 2027	\$6.50	\$520	\$4,610
#09-05	1,001	\$2,906,700	\$2,904	\$3,168,303	Q3 2027	\$6.50	\$691	\$6,130
#10-02/03 (incl \$380k ID)	1,464	\$4,742,000	\$3,239	\$5,168,780	Show Unit		\$1,011	\$8,960
#10-04/05	1,733	\$5,102,200	\$2,944	\$5,561,398	Q2 2026	tba	\$1,196	\$10,610
#10-06/07/08/09/10	4,015	\$12,003,200	\$2,990	\$13,083,488	Q3 2026	\$5.65	\$2,771	\$24,600
#10-11/12	1,442	\$4,318,300	\$2,995	\$4,706,947	Q1 2027	\$6.20	\$995	\$8,830
#12-01/02	1,421	\$4,305,700	\$3,030	\$4,693,213	Q4 2026	tba	\$981	\$8,690
#14-01	721	\$2,210,600	\$3,066	\$2,409,554	Q3 2026	tba	\$498	\$4,410
#14-02	700	\$2,163,700	\$3,091	\$2,358,433	Q1 2026	tba	\$483	\$4,280
#14-03	764	\$2,361,500	\$3,091	\$2,574,035	Vacant		\$528	\$4,230
#14-04/05	1,733	\$5,313,400	\$3,066	\$5,791,606	Q3 2027	tba	\$1,196	\$10,600
#14-06/07	1,733	\$5,365,400	\$3,096	\$5,848,286	Q3 2026	tba	\$1,196	\$10,610
#14-08/09/10/11/12	3,724	\$11,641,200	\$3,126	\$12,688,908	Vacant		\$2,570	\$22,800

ARC 380 PRICE LIST FOR RETAIL

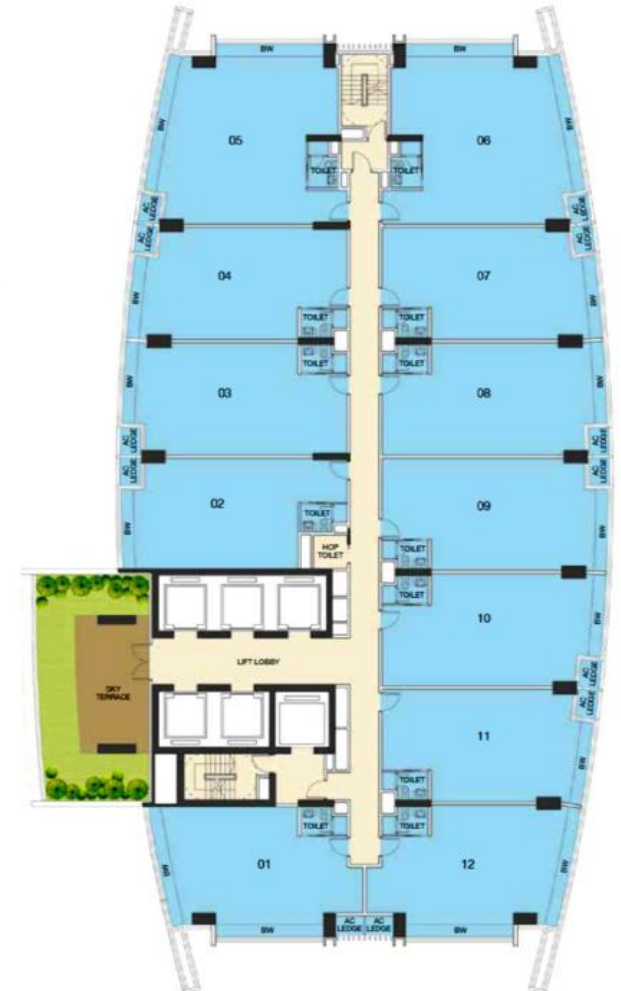
Unit	Size (sqft)	Selling Price	PSF	With 9% GST	Tenancy Date	Rent PSF	Mthly Maint/SF (excl GST)	Property Tax 2025
#01-11/12, 16/17/18/ 19/20/21/22 (F&B)	5,414 (incl advertising billboard area)	\$19,666,200	\$3,632	\$21,436,158	Q3 2028			

*Price List as at 5 September 2025 and subject to change without prior notice.

Project Info	
Project Name	ARC 380
Address	380 Jalan Besar Singapore 209000
District	Prime District 8
Description	A 16-storey commercial development comprising a 12-storey Grade A office tower and a 4-storey podium of retail, carpark & sky terrace
Total No of Units	144 office units and 23 (15 F&B and 8 shops) retail units
Tenure	Freehold
Unit Mix	Level 1 15 F&B and 8 shops Level 5 to 16 144 office units
Facilities	Level 4 Landscaped sky terraces with BBQ facilities and water feature Level 17 (Roof) 25m lap pool, gym & function room with WIFI Level 6 to 16 Cantilevered sky terraces
Parking	Level 2 to 4 83 carpark lots, 18 bicycle lots, 16 motorcycle lots and 2 handicap lots
Date of Completion	2018
Architect	DP Architects Pte Ltd
Developer	Prominent Plaza Investments Pte Ltd (UEN: 198300222E) associated to Tong Eng Group of companies
Project Account	DBS Bank Ltd Account No. 0039-24317-0 for Prominent Plaza Investments Pte. Ltd.
Office Space	
Attributes	High performance and low emissivity double glazed curtain wall panels to minimise solar heat emission and noise for optimal office environment Full height glass window offering panoramic views of the Kallang Basin and CBD with maximum daylight Column-free and flexible layout to combine multiple units Individual fully fitted bathroom with shower facilities within each unit, suitable as an End-of-Trip facility Common accessible toilet on every office level
Strata Unit Sizes	700 sqft -1,001 sqft
Full Floor Strata Area	Level 10 - Approx. 9,400 sqft
Floor-to-Floor Height	4.9m (possibility to build a loft deck of 5 sqm)
Power Supply (per unit)	60A –100A, single-phase
Floor Loading	4KN/m ²
Lift	5 Passenger Lifts and 1 Service Lift
Air Conditioning System	Central chilled water air-conditioning system for normal operating hours Provision of air-con ledge for individual condensing unit to be installed for independent air conditioning use outside office hours

Office - Odd Storey Plan

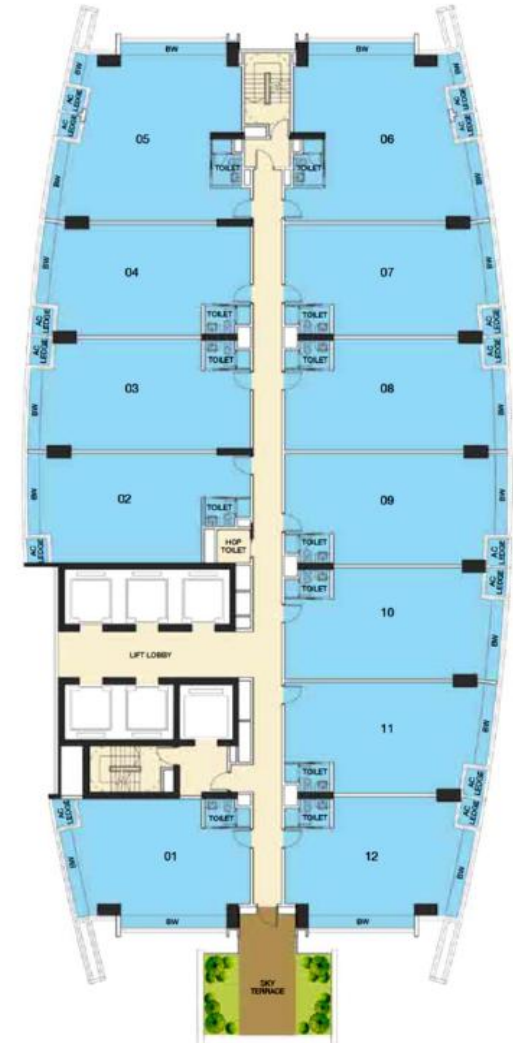
Unit	01	02	03	04	05	06	07	08	09	10	11	12
Area	72 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	72 sqm



*Plans are not drawn to scale

Office - Even Storey Plan

Unit	01	02	03	04	05	06	07	08	09	10	11	12
Area	67 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	68 sqm



*Plans are not drawn to scale