



“

Gold is... the trust anchor for the financial system. If the whole system collapses, the gold stock provides a collateral to start over. Gold gives confidence in the power of the central bank's balance sheet.

- Dutch National Bank, October 2019



A SAFE HAVEN FOR GENERATIONAL WEALTH

*by Gregor Juergen Gregersen,
Founder & CEO*

In 2008, when Lehman Brothers went bankrupt and defaulted on their obligations, the whole system was about to collapse. It was only massive governmental bailouts and guarantees that prevented a meltdown that would have wiped out most people's savings.

In my mind, the financial system now is like a house of cards, and I don't want to be invested in it materially when the next crisis occurs. So I moved my assets into physical gold and silver, and stored it in a manner that removes counterparty risk and minimizes jurisdictional risk.

By locating these assets in a rich, safe and neutral country with a strong history of asset protection – such as Singapore – our clients create a far-away wealth insurance in case things go terribly wrong in their financial markets, in their currency or in their home countries.

On the other hand, should nothing bad occur, our clients are not any worse off holding on to appreciating physical assets. For example, gold's average yearly gain since 1970 was 7.8%.

For these reasons I believe that the demand for physical safe haven assets will increase dramatically this decade. The Reserve is the facility we built to safekeep and support the growth of these alternative physical assets.

A **WEALTH HUB** WITHIN
GLOBAL AND LOCAL REACH



25-min drive
Central Business
District

20-min drive
Marina Bay Sands

3-min drive
Singapore Expo


**The
Reserve**

7-min drive
Changi Airport



UPPER CHANGI ROAD EAST

Expo
MRT
Station

Singapore
Expo

Changi
Business
Park

Jewel
Changi Airport

Tanah Merah
Country Club

Changi
Airport

Singapore Strait

CHANGI SOUTH AVE 1

CHANGI SOUTH AVE 3

CHANGI SOUTH
AVE 2

XILIN AVENUE

Xilin
MRT Station

The
Reserve

EAST COAST PARKWAY (ECP)

TANAH MERAH COAST ROAD

Sungei Bedok
MRT Interchange

Laguna National
Golf Resort Club

300m
to MRT

CBD

A GLISTENING MODERN MONOLITH

by MonoLab Studio
Lead Designer

The Reserve is a glistening modern monolith that alludes to the robustness of precious commodities and the transparency inherent in the distributed financial technologies of the future.

Conceived as a series of dualities to intrigue; the onyx stone fortress exudes luminescent luxury inside and out through a deft use of light. At dusk, The Reserve evolves into a glowing beacon, a hint at what lies within.





JOURNEY INTO THE RESERVE



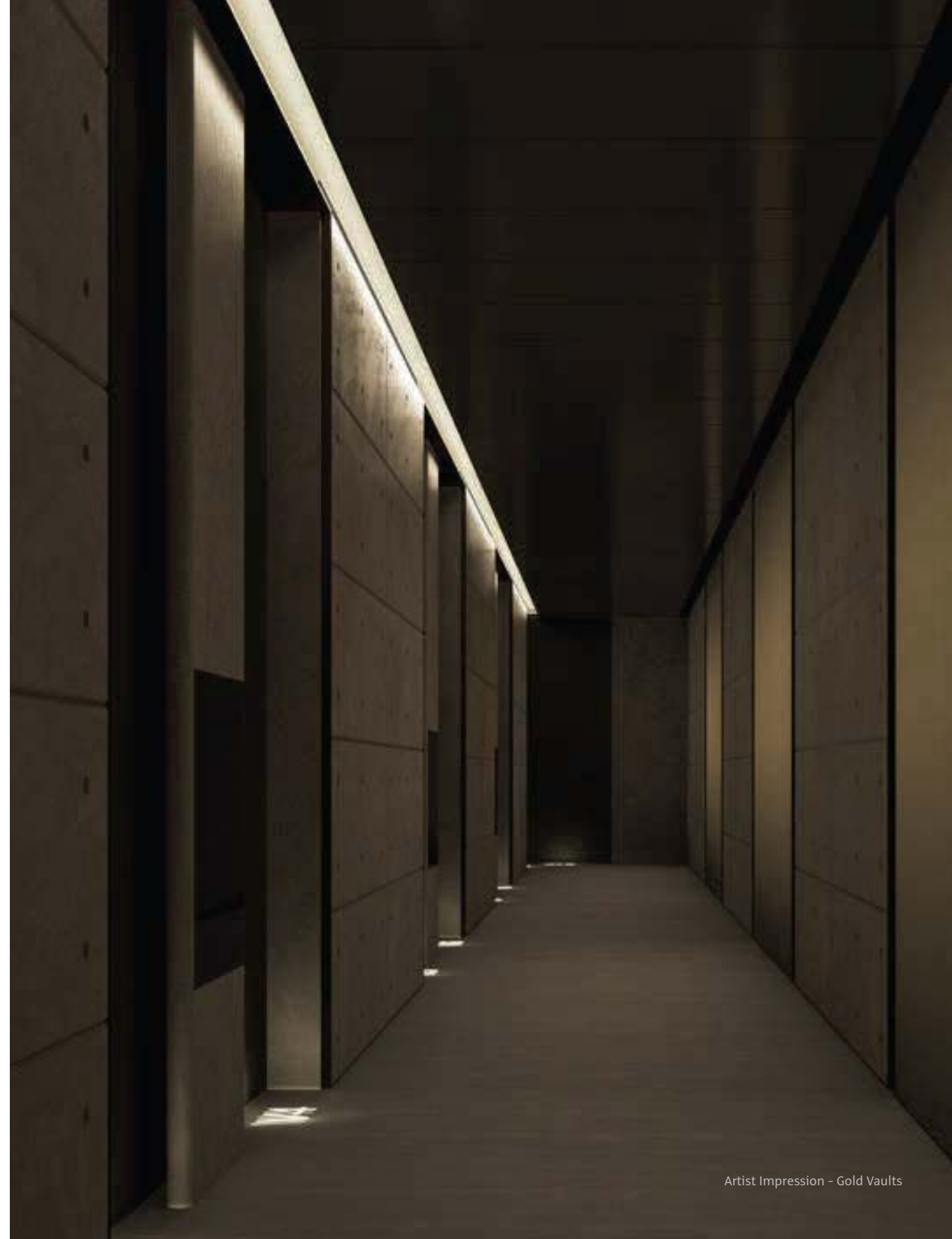


AN **UNPRECEDENTED** VAULT FACILITY





CRAFTED TO SECURE
PHYSICAL & DIGITAL ASSETS





PRECIOUS AND RARE METALS



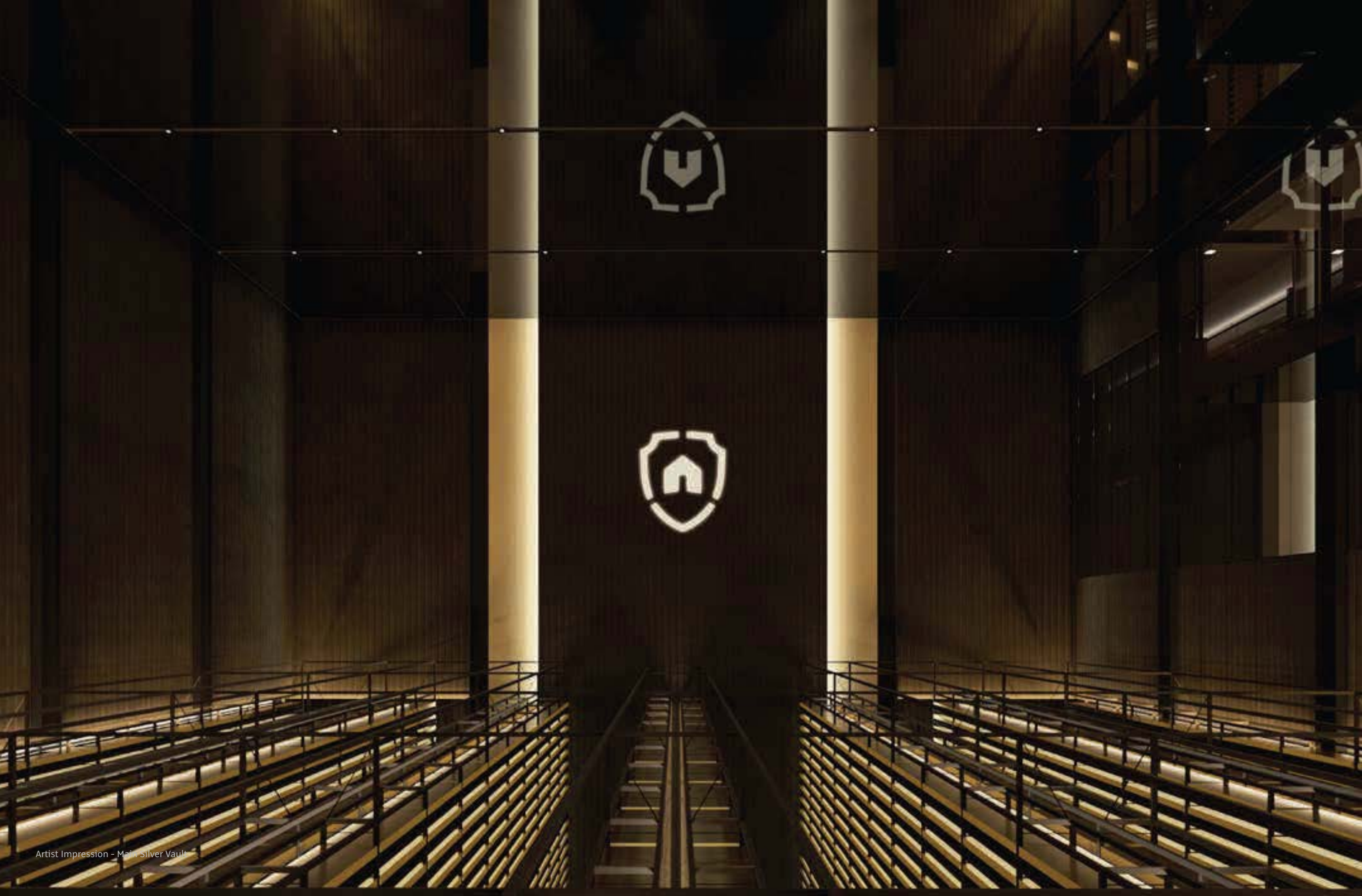


Precious metals, such as gold and silver, have been the foundation of currencies for over 5,000 years and remain the quintessential safe haven asset class in times of uncertainty, crises, and conflicts. The Reserve is built to securely and cost-effectively store large amounts of gold, silver, platinum, and palladium under exclusive Singapore jurisdiction.

Rare industrial metals, such as indium and germanium, have become too valuable for traditional warehouses but remain too bulky for gold vaults. Recent insurance restrictions for storing such metals, usually valued between \$150 and \$3,000 USD per kilo, in traditional warehouses, and a general shortage of secure bulk storage capacity means that the Reserve's 15,000 ton, bonded (tax free) capacity is well timed to store these metals.



Artist Impression - Gold Vault

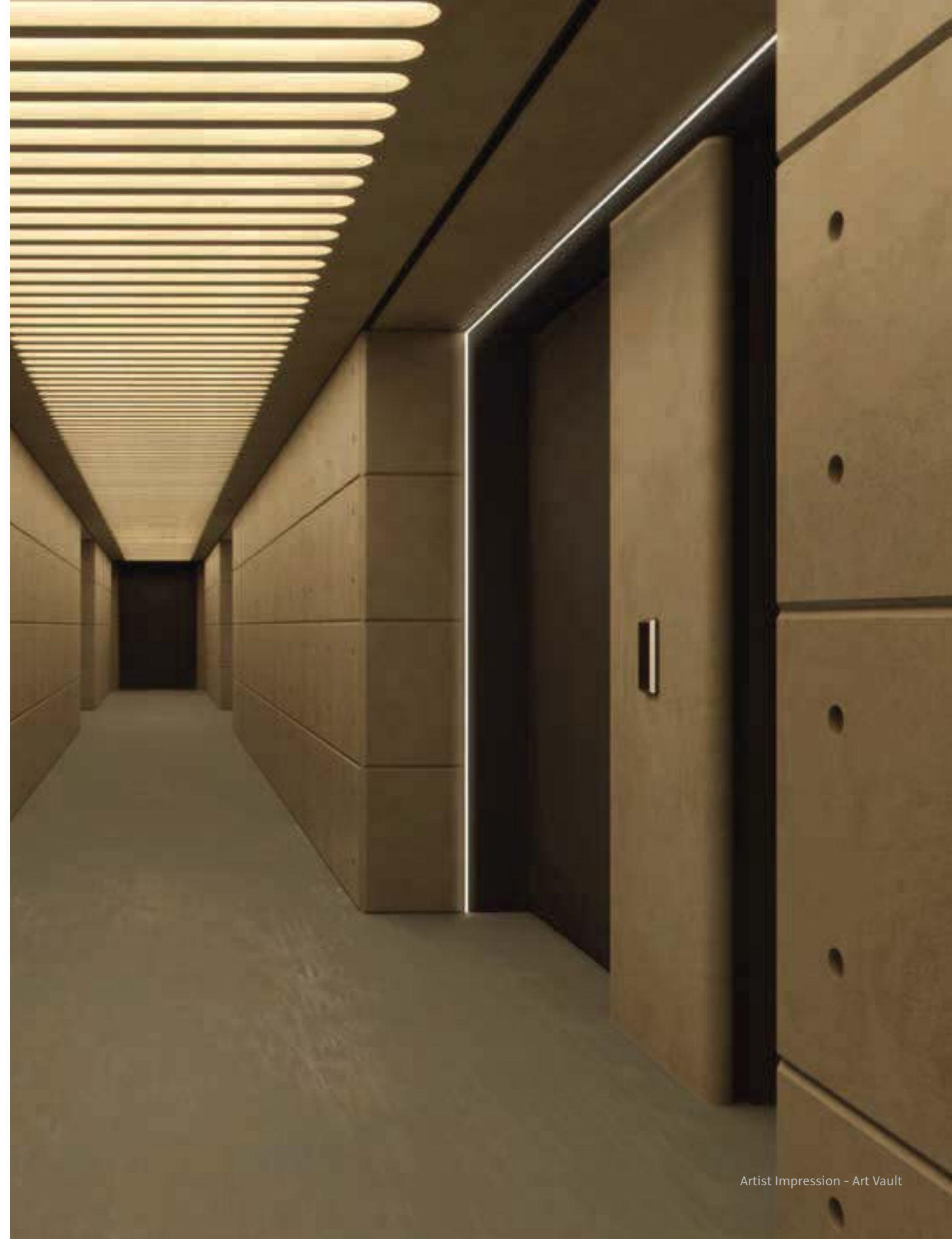


Artist Impression - Main Silver Vault



Artist Impression - Main Silver Vault

ART AND COLLECTIBLES





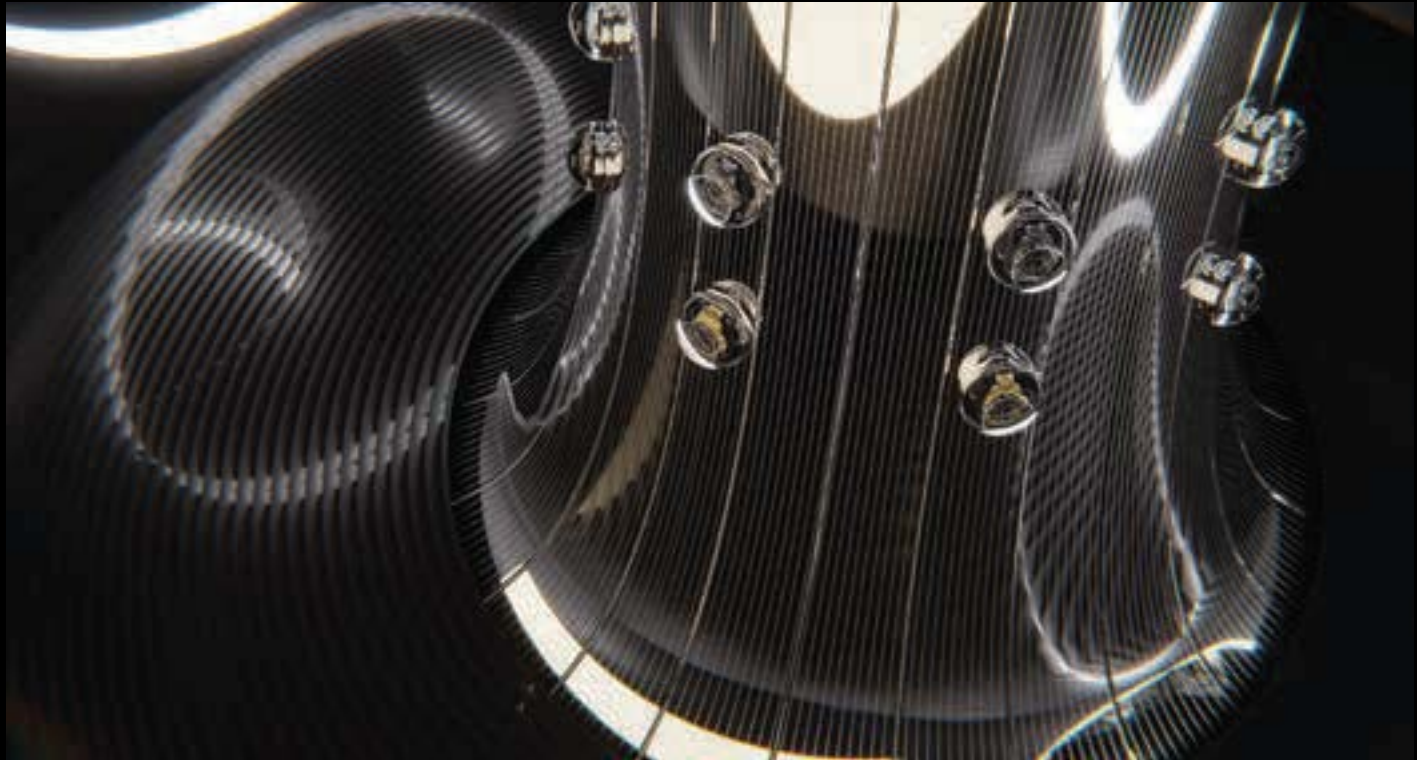
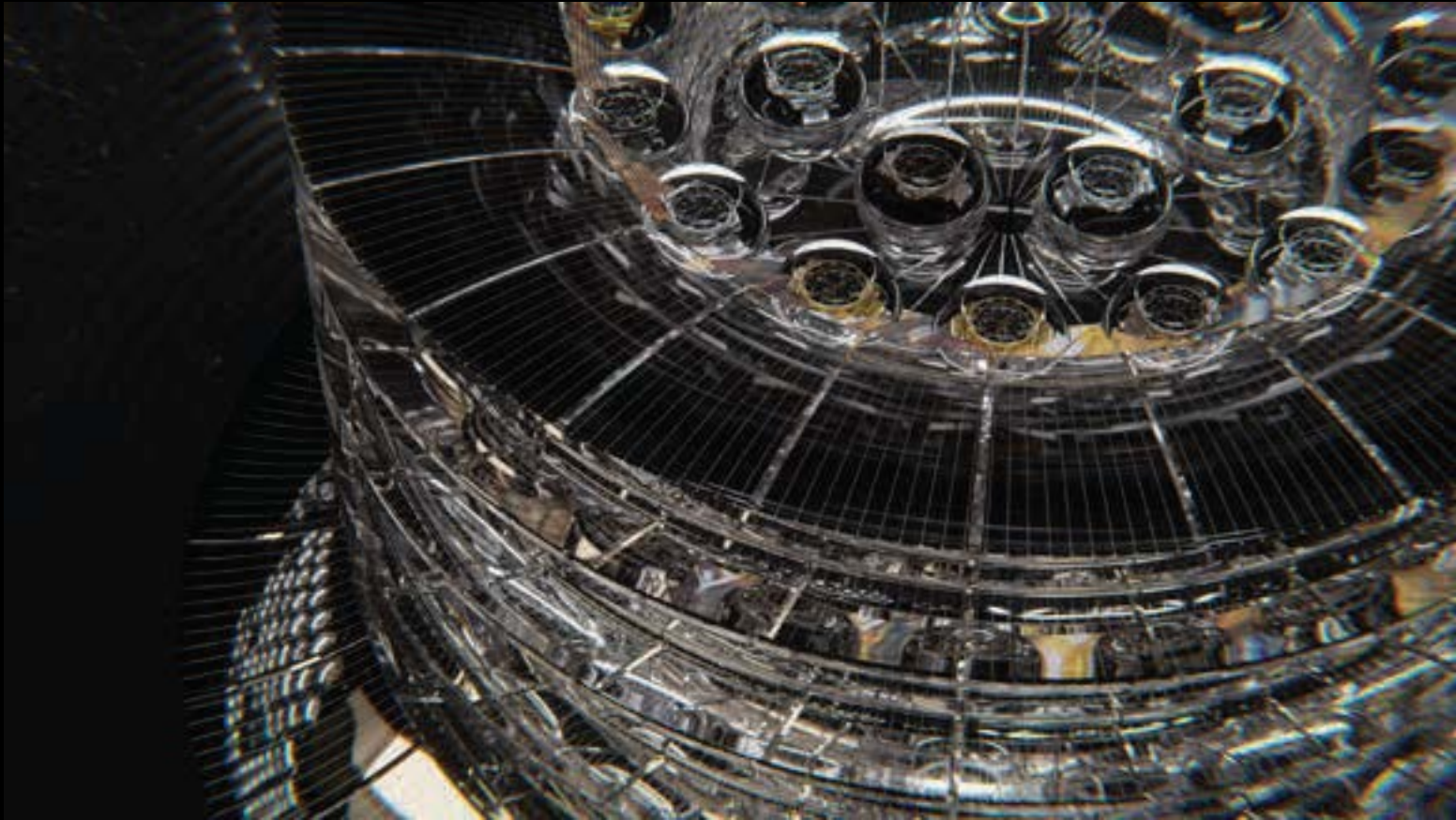
Art and collectibles are increasingly valuable, but remain illiquid physical assets. The Reserve will host the GramChain Asset Tracking Development team to bring better audit, authentication, and valuation transparency to these assets and is exploring collaboration with international auction houses. The Reserve's controlled environment, security, insurance, catering and bonded (tax free) status make it well suited to provide art storage. The facility has also been granted permission to host international art auctions.

LUXURY TIMEPIECES



Luxury timepieces have become an investment class in their own right. The Reserve will host a highly skilled watch atelier that can reliably authenticate and maintain such high value watches. These watches can then be stored in a fully insured, bonded (tax free) watch vault. Watch owners storing in this vault will have the option to collateralize their timepieces to obtain low interest loans or to accept bids for their watches from interested buyers.





Artist Impression - Perpetual Watch Vault









Artist Impression - Specialty Vault

A UNIQUE VENUE
FOR **EXCLUSIVE EVENTS**



THE CHAMBER





ENABLING CONVERSATIONS WITH
PREMIUM OFFICE AND MEETING SPACES













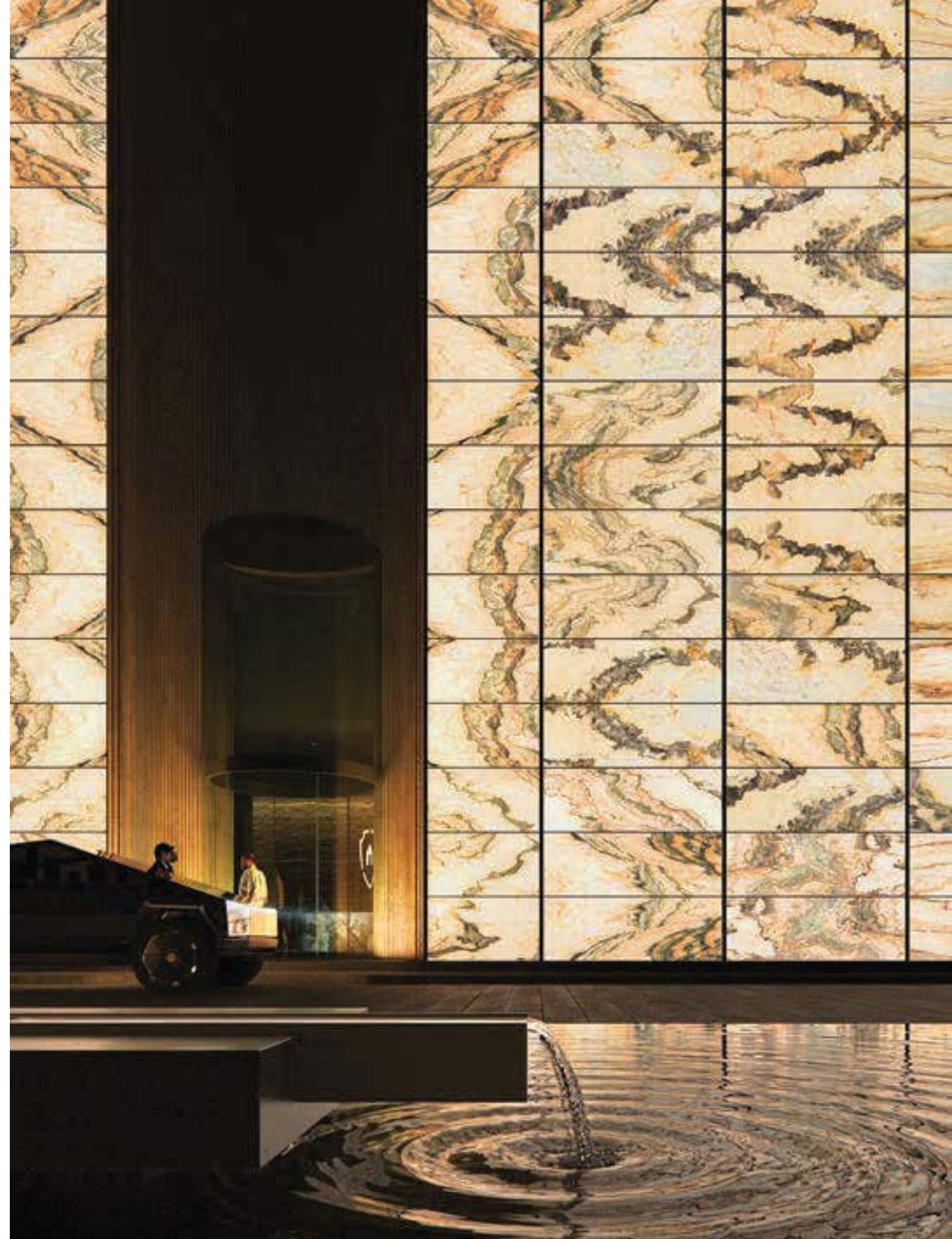






MESMERIZE YOUR GUESTS

WITNESS THE BIRTH OF
AN **ALTERNATIVE ASSET CENTER**





The Reserve

DISCOVER
WHAT YOU CAN ACHIEVE HERE

The Reserve is a 180,000 square foot bonded facility in Singapore which is currently undergoing extensive renovation. Once completed in 2023, the facility will feature offices, catered event spaces, lounges and meeting rooms for wealth managers, testing laboratories, a watch atelier, safe deposit boxes, and storage for four physical asset classes: precious metals, rare and valuable industrial metals, luxury watches, and art.

For prospective tenants, the facility will feature three distinct kinds of vaulting options:

UL Rated Class 2 Vaults for High-Value Assets

Banks, logistics providers, and fund managers who store large quantities of gold, gems, and other precious items can minimize insurance premiums through highly secure UL Class 2 vaults.

Typically, these vaults will each hold between 100 and 800 million USD worth of valuables and can be either exclusively operated by a tenant, operated by vault operators on behalf of the tenant or through a hybrid arrangement whereby access is permitted only when both the client’s custodian and vault staff are present simultaneously. The Reserve will lease out 14 such vaults.

Flexible Segregated Vaults

Wealthy art collectors prefer to segregate their assets in larger dedicated vault rooms. Because art can be both bulky and fragile, these vaults are sized from 600 to 1,200 square feet and feature reliable humidity and temperature control and water-less fire suppression systems.

The Reserve will lease 22 such segregated vaults and provide access to dedicated packing rooms, viewing rooms, a photo studio, lounges, and is zoned to enable on-site auctions.

Bulk Vaulting for Cost-Efficiency

Bulk vaulting is about utilising high floor loading capacity to maximize the amount of mass stored per square meter. Metals that have become too valuable to be stored in regular warehouses yet remain too bulky to be stored in traditional vaults fit into this kind of storage.

The Reserve features floors capable of supporting between 40 to 90 kN/sqm and can securely store up to 15,500 metric tons of precious and valuable metals.

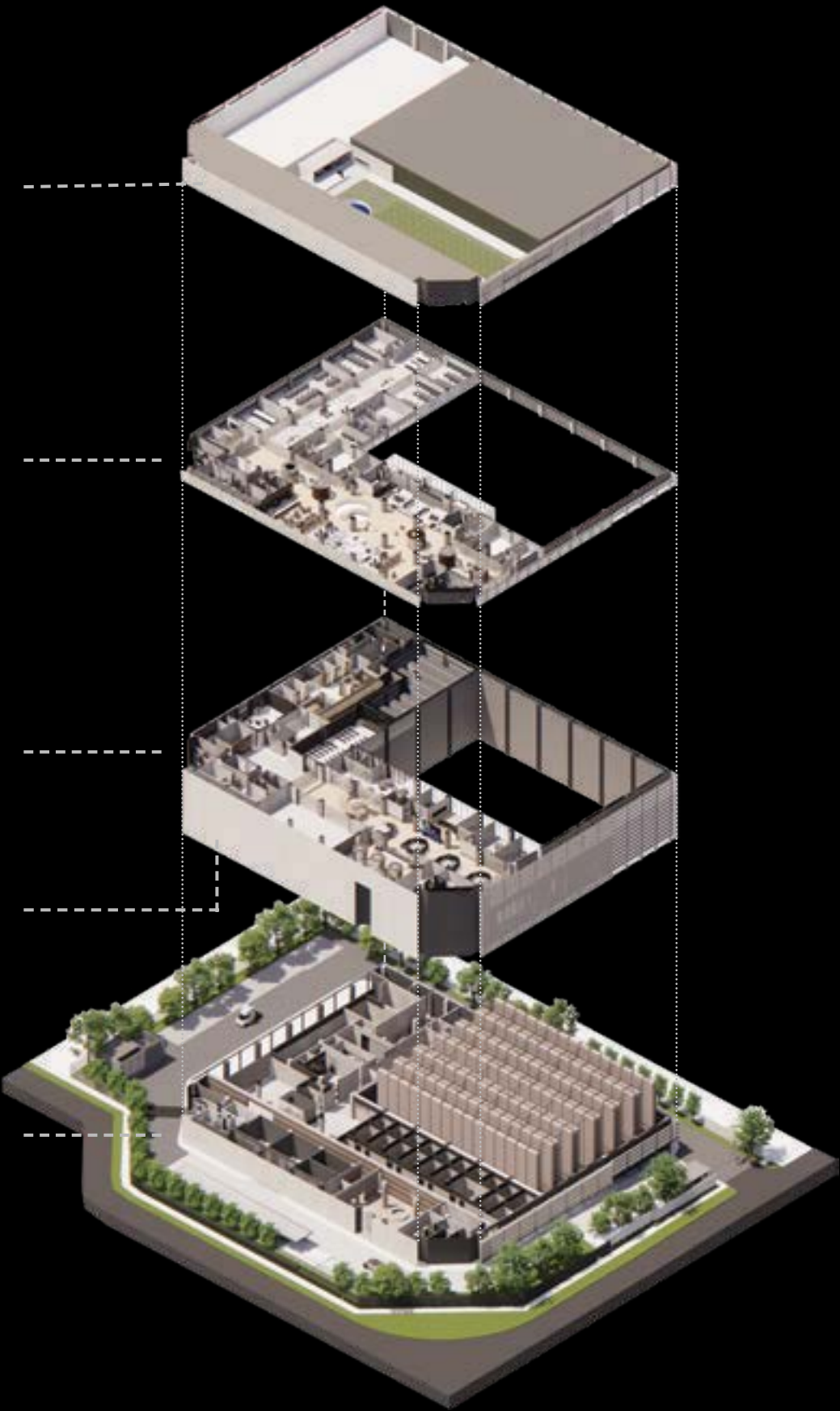
Level 6
Member’s Club

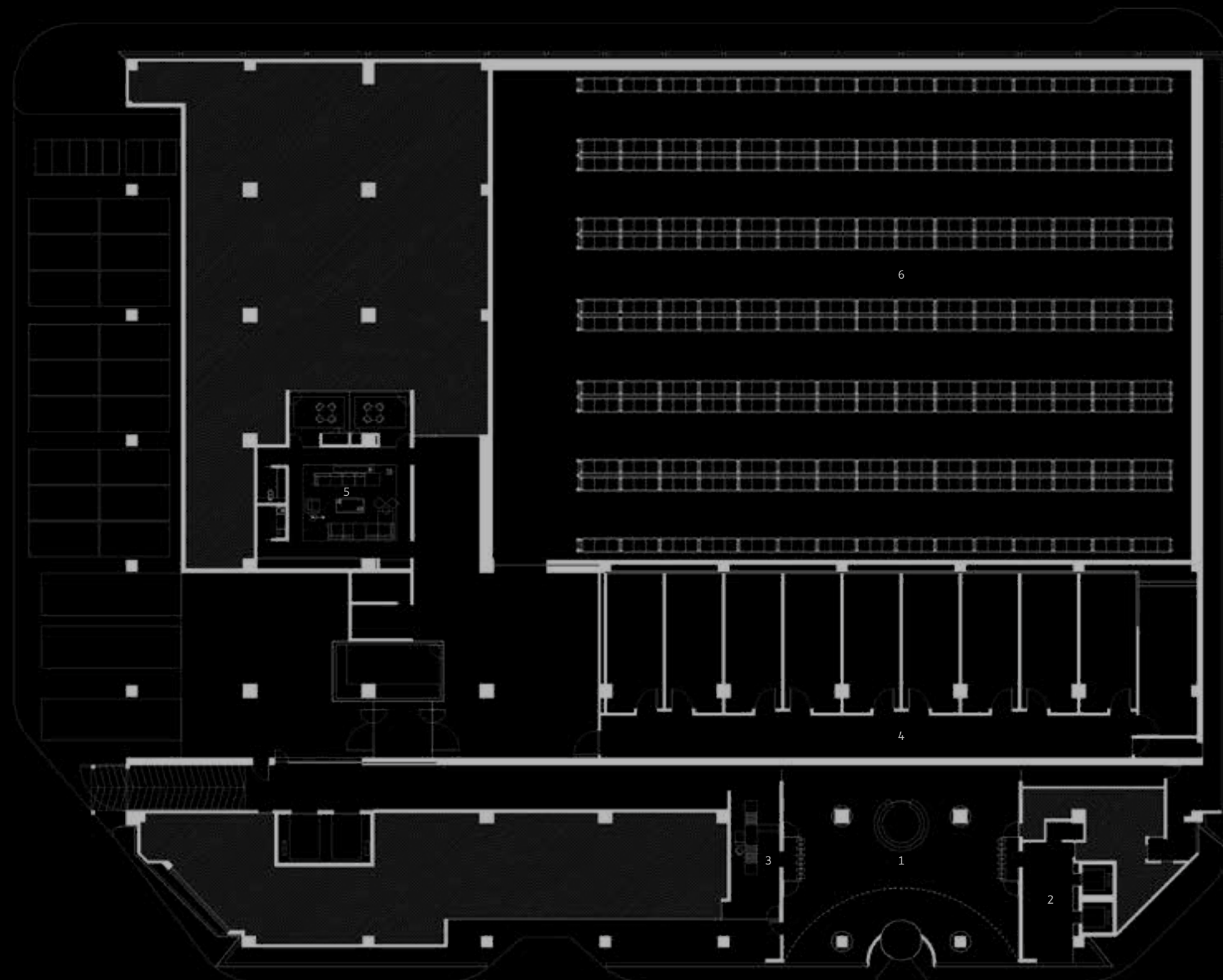
Level 5
Wealth Manager Zone
Lounges

Level 4
Event Spaces
Specialty Vaults

Levels 2 & 3
Secured Vaulting

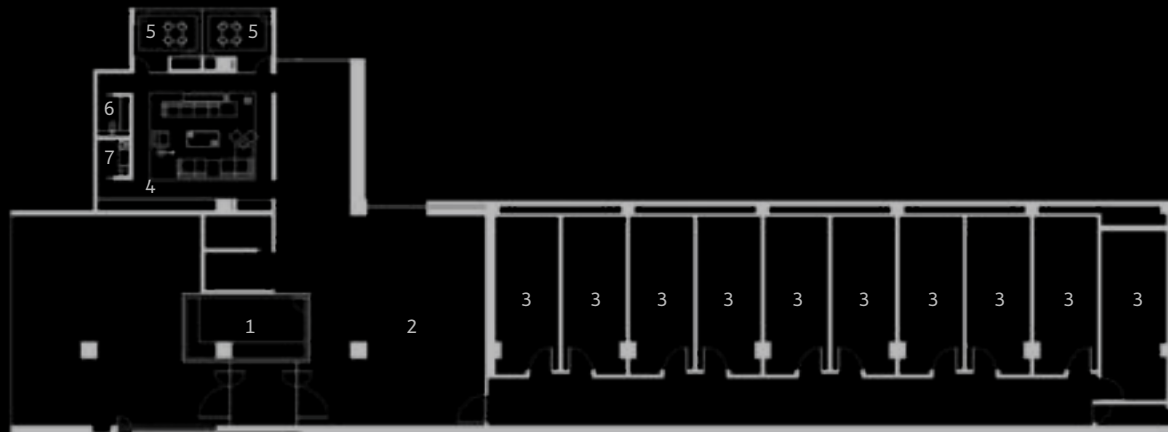
Level 1
Secured Vaulting





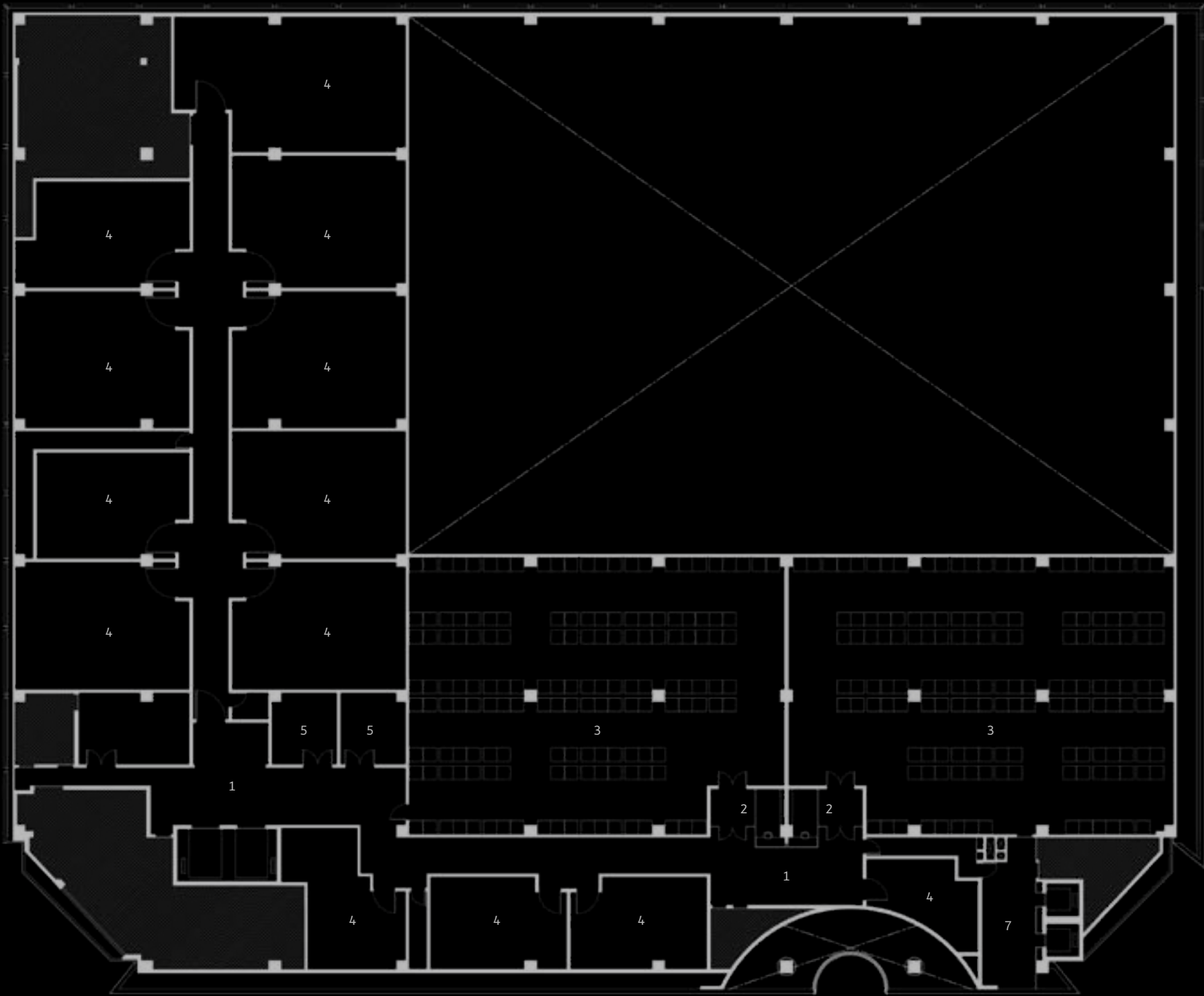
Level 1

- 1 Main Reception
- 2 Visitors Lift Lobby
- 3 Vault Access Screening Area
- 4 Gold Vaults
- 5 Visitor Lounge
- 6 Main Silver Vault



1. Access Control 2. Vault Lobby 3. UL Rated Class 2 Vault
4. Visitor Lounge 5. Private Room 6. Powder Room 7. Pantry





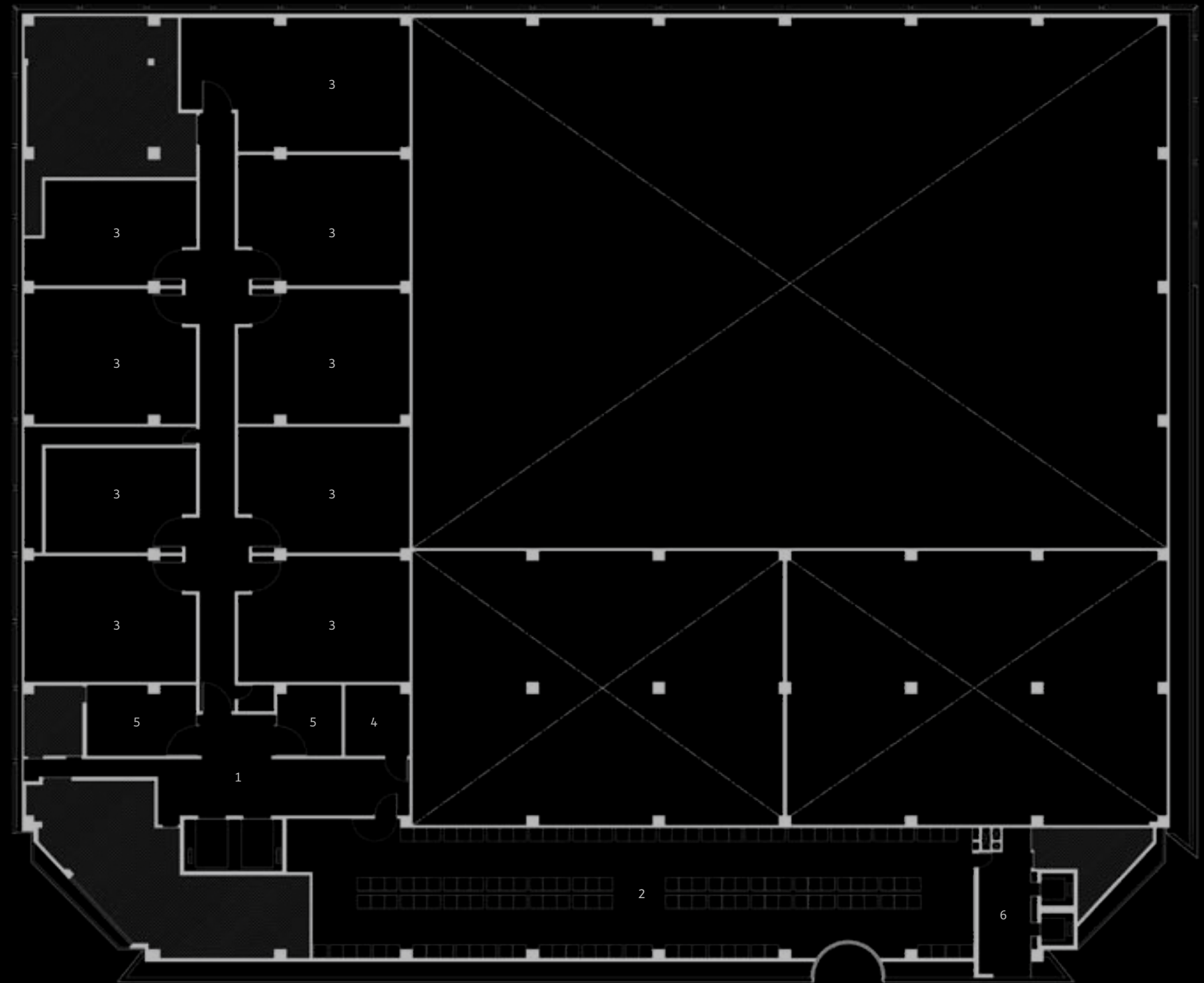
Level 2

- 1 Vault Lobby
- 2 Access Control
- 3 Bulk Vaulting (11m Ceiling)
- 4 Flexible Segregated Vault
- 5 Crating Room
- 6 Lift Lobby



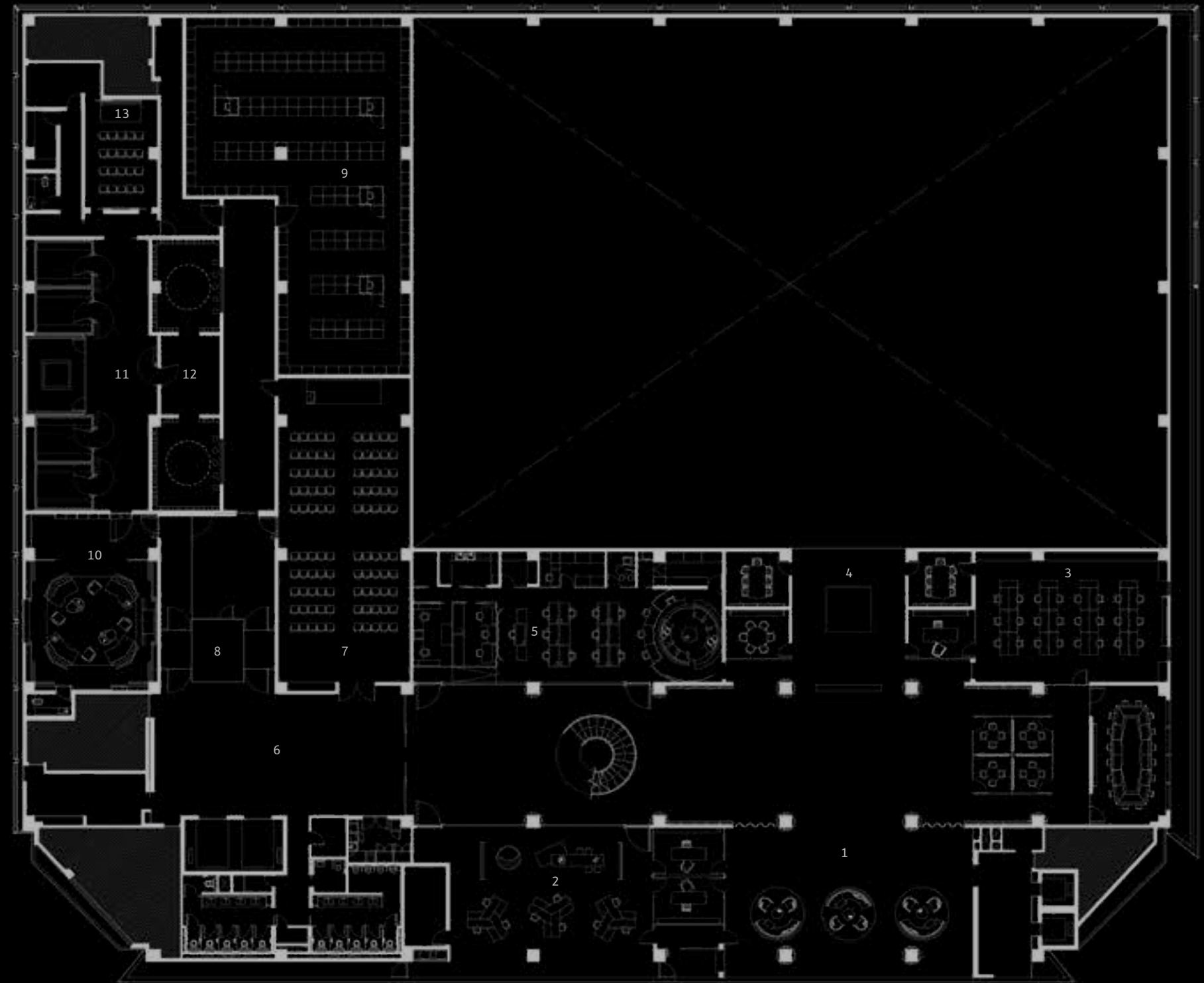
1. Vault Lobby 2. Access Control 3. Bulk Vaulting (11m Ceiling)
4. Flexible Segregated Vault 5. Crating Room





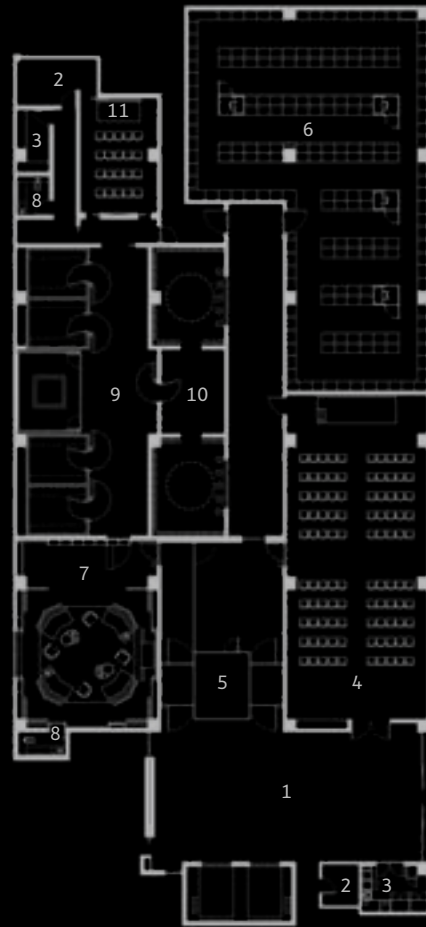
Level 3

- 1 Vault Lobby
- 2 Bulk Vaulting (5.5m Ceiling)
- 3 Flexible Segregated Vault
- 4 Crating Room
- 5 Viewing Gallery
- 6 Lift Lobby



Level 4

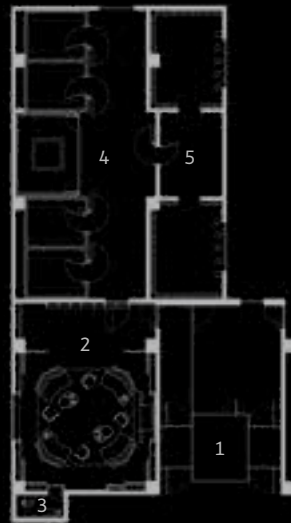
- 1 Arrival Lobby
- 2 Silver Bullion Office
- 3 Little Bit
- 4 Experience Center
- 5 The Xcess Watch Lab
- 6 Pre-Function
- 7 The Chamber
- 8 Access Control
- 9 Safe Deposit Boxes
- 10 VIP Lounge
- 11 Vault Room
- 12 Specialty Vault
- 13 Auction Room



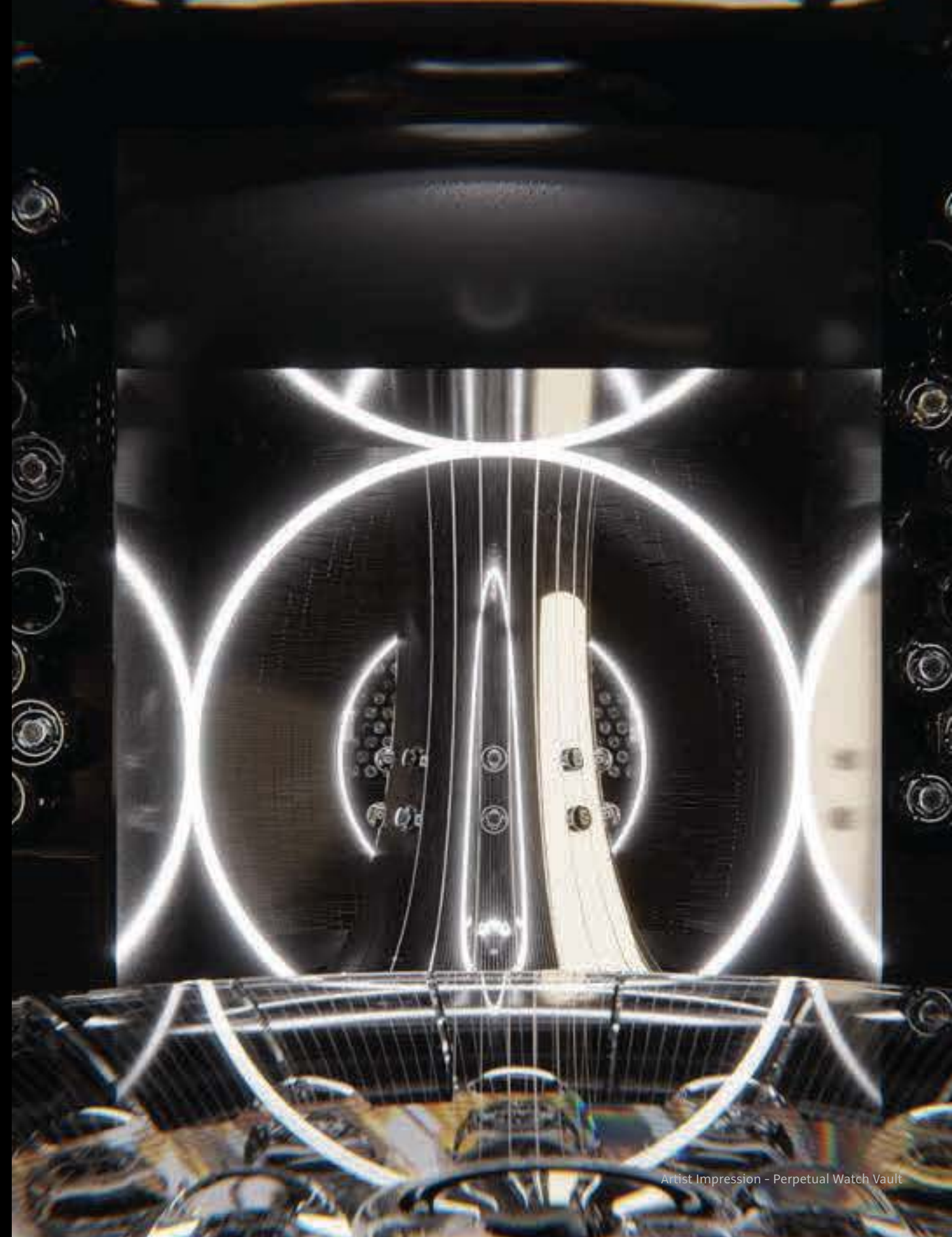
1. Pre-Function 2. Events Storage 3. Pantry 4. The Chamber 5. Access Control 6. Safe Deposit Boxes
7. VIP Lounge 8. Powder Room 9. Vault Room 10. Specialty Vault 11. Auction Room



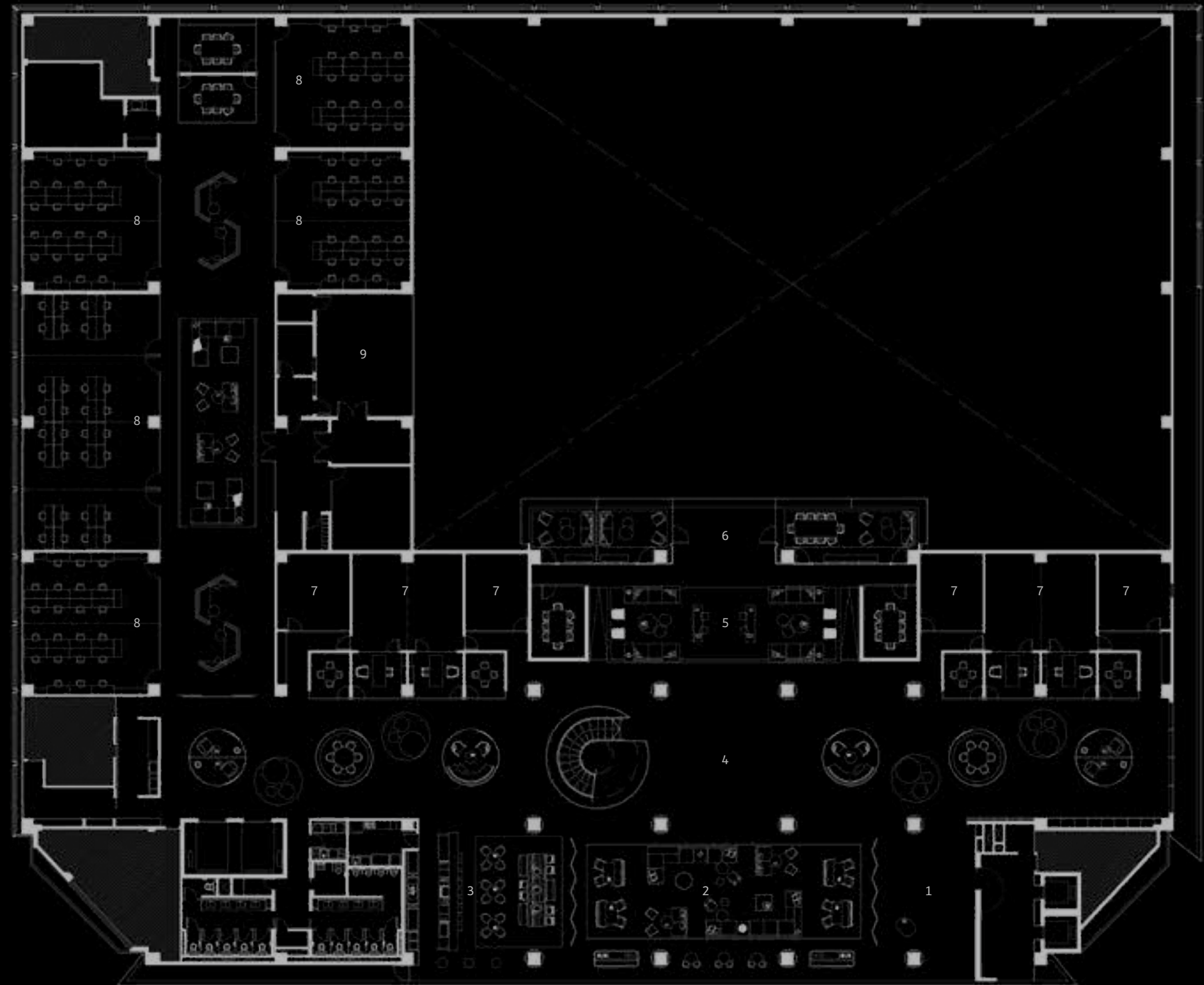
Artist Impression - The Chamber



1. Access Control 2. VIP Lounge 3. Powder Room
4. Vault Room 5. Specialty Vault

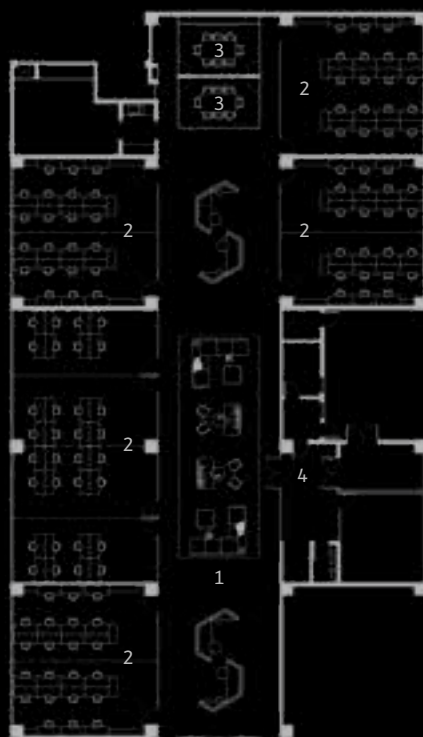


Artist Impression - Perpetual Watch Vault



Level 5

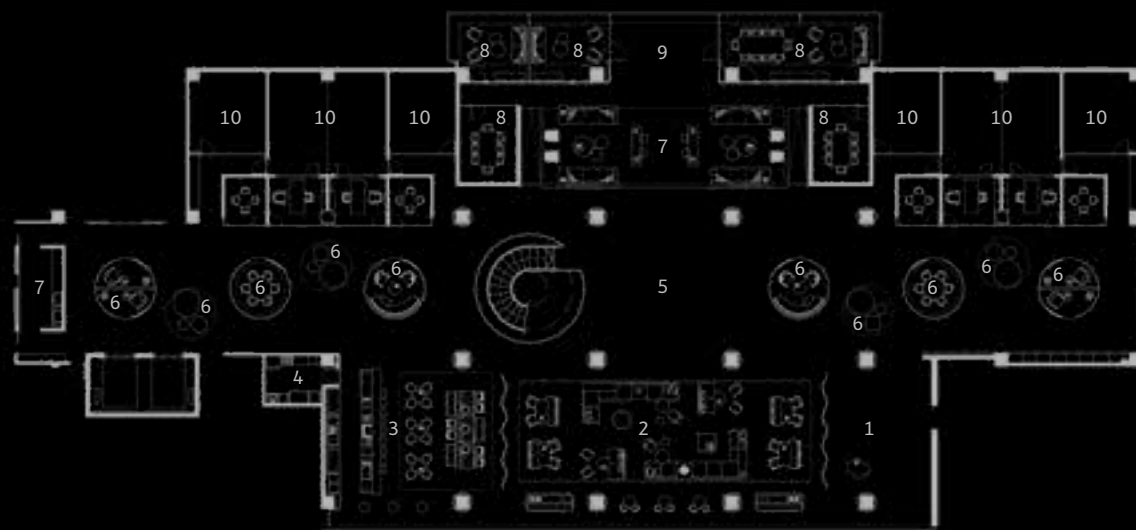
- 1 Reception Lobby
- 2 The Communal Hub
- 3 The Coffee House
- 4 Open Coworking Space
- 5 Wealth Manager Open Lounge
- 6 Silver Cliff Observation Platform
- 7 Office
- 8 Wealth Manager Office
- 9 Recording Studio



1. Common Lounge 2. Wealth Manager Office
3. Meeting Room 4. Recording Studio

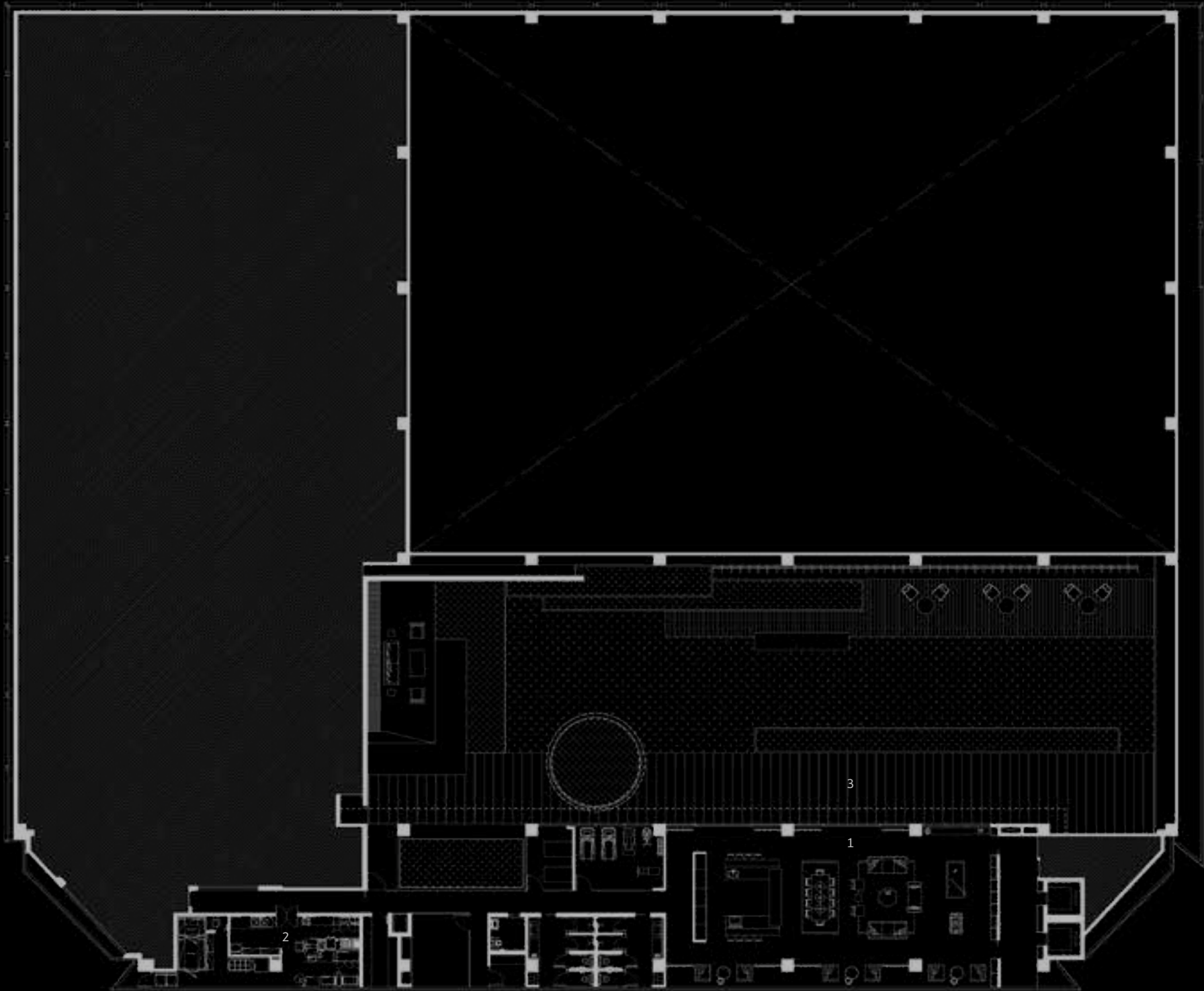


Artist Impression - Wealth Manager Offices



- 1. Reception Lobby 2. The Communal Hub 3. The Coffee House 4. Kitchenette
- 5. Open Coworking Space 6. Meeting Pods 7. Wealth Manager Open Lounge
- 8. Private Room 9. Silver Cliff 10. Office





Level 6

- 1 Training Lounge
- 2 Professional Kitchen
- 3 Outdoor Deck

INCLUSIVE OF **MULTI-LAYERED SECURITY FEATURES**

The facility will host over 320 CCTV cameras coupled with AI and Video Analytics (excluding tenant vaults) and a variety of active and passive sensors. A 24/7 Armed Auxiliary Police (Certo Cisco) presence at the entrance guard house, a 24/7 security command centre and two staffed access control posts with mantraps provide multiple redundancies.

These safeguards are in addition to each tenant's own security systems and vaults which are independently installed, networked, and routed. Tenants can rent their own segregated racking space to host routers, switches, and servers as a dedicated co-location.

Visitors are given an encrypted temporary visitor pass that grants and tracks access within the facility and notifies the receiving parties of the visitor's arrival. A customizable smart event-based system will automatically flag and categorize security exceptions, to be followed up by security.



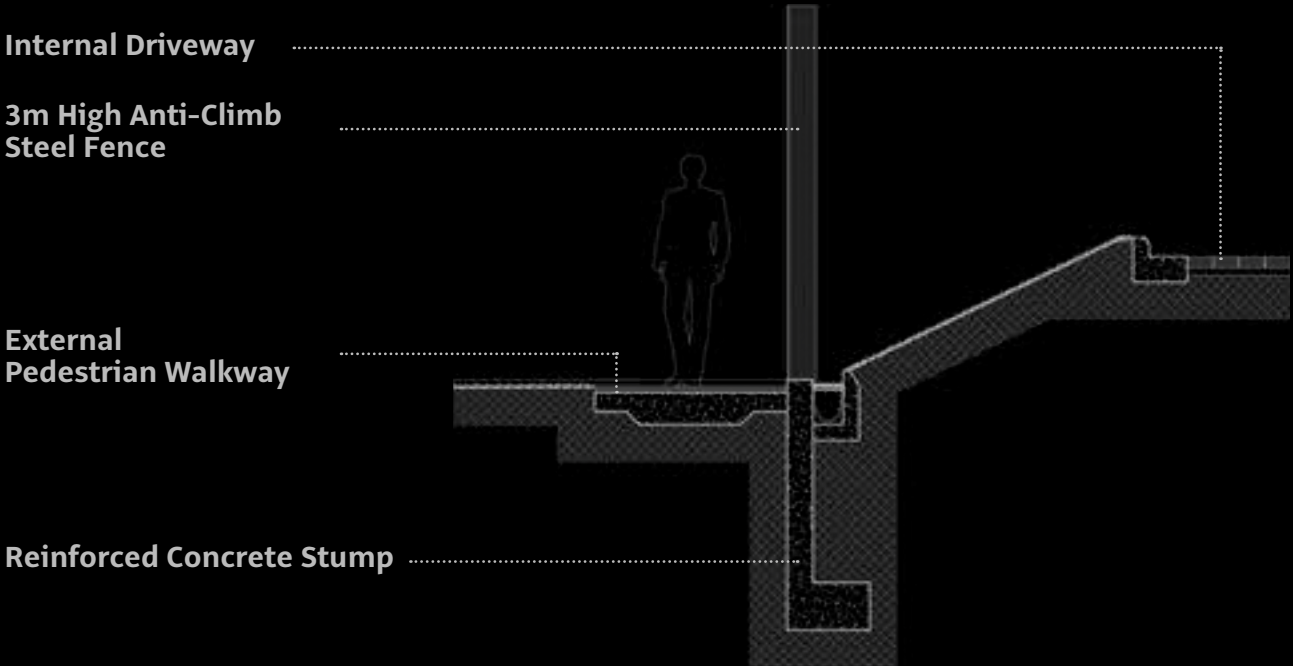
24/7 Armed Auxiliary Police

Automatic Drop-arm Barrier

Motorised Sliding Gate

Retractable Crash-Rated Bollards

The facility has been granted permission to have 3 meter tall anti-climb steel fences enhancing intrusion deterrence while the air space is a severely enforced no-fly zone on account of being near the landing approach of Changi International Airport.



The clear separation allows for a layered security system whereby visitors, once registered, are not subjected to X-ray or other intrusive security protocols while a second security screening for high security vaulting areas (1st, 2nd and 3rd floors) requires a more rigorous security check.

Vehicle Barrier

Secured by gates and monitored by cameras and sensors via the facility's security command center and guard house

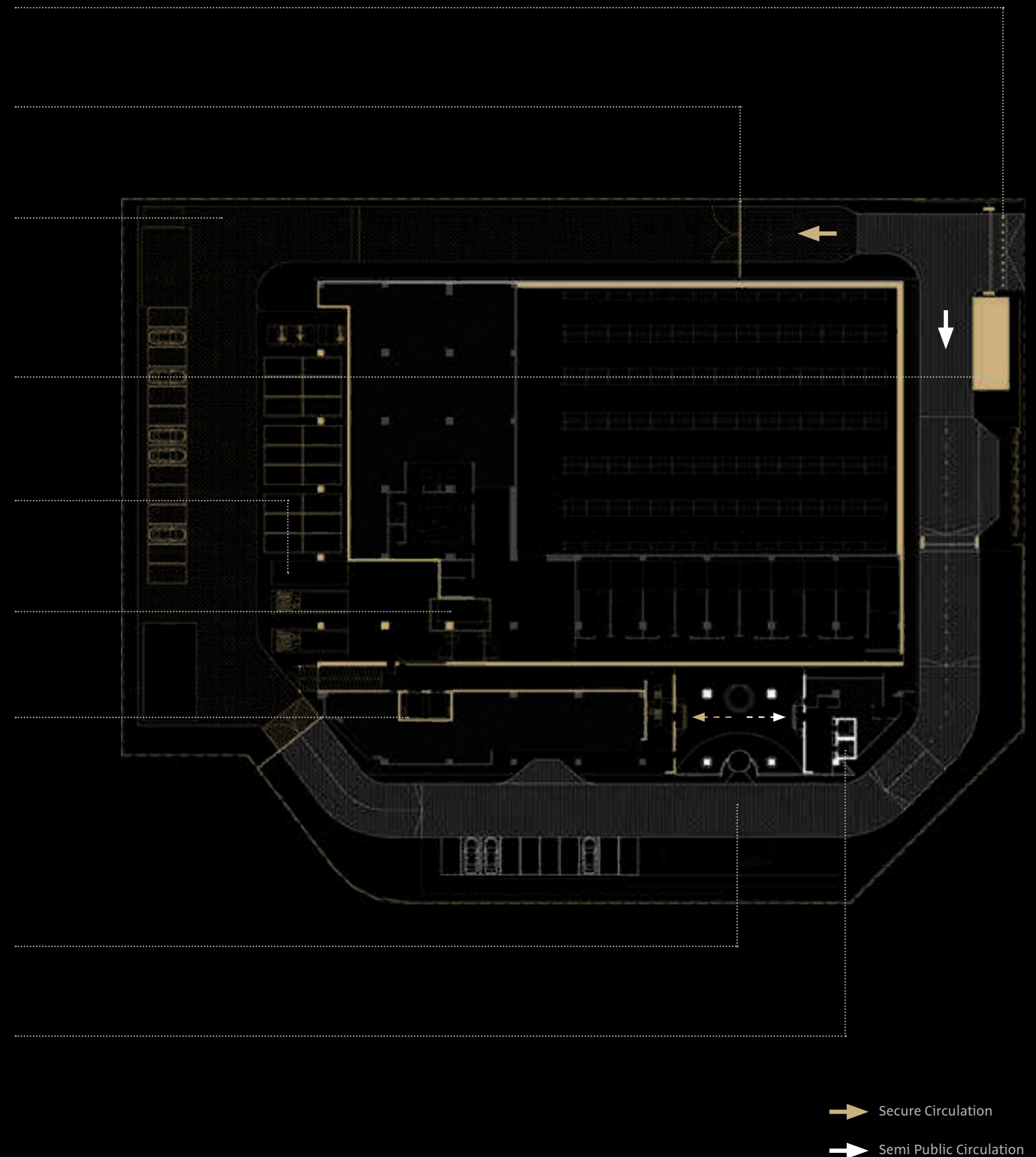
Visitor Pass Issue

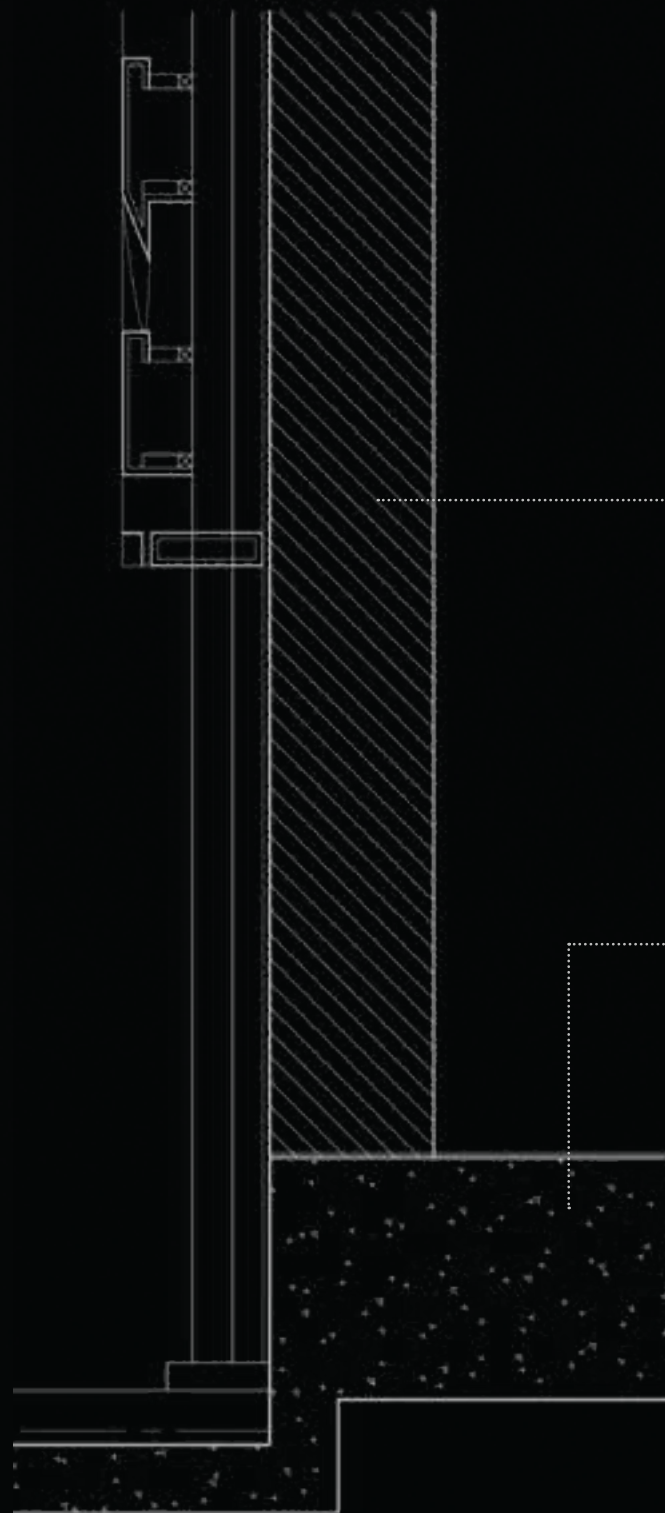
Overseen by Access Control and Security Command Center via CCTV

Security Staff

Each high duty cargo lift has an internal width of 2.00 meters by 2.75 meters depth and 2.80 meters height and a 3-ton weight capacity

Separated from Secured
Logistics Area





Typical Wall Section

**20,000 sqft
Main Silver Vault**

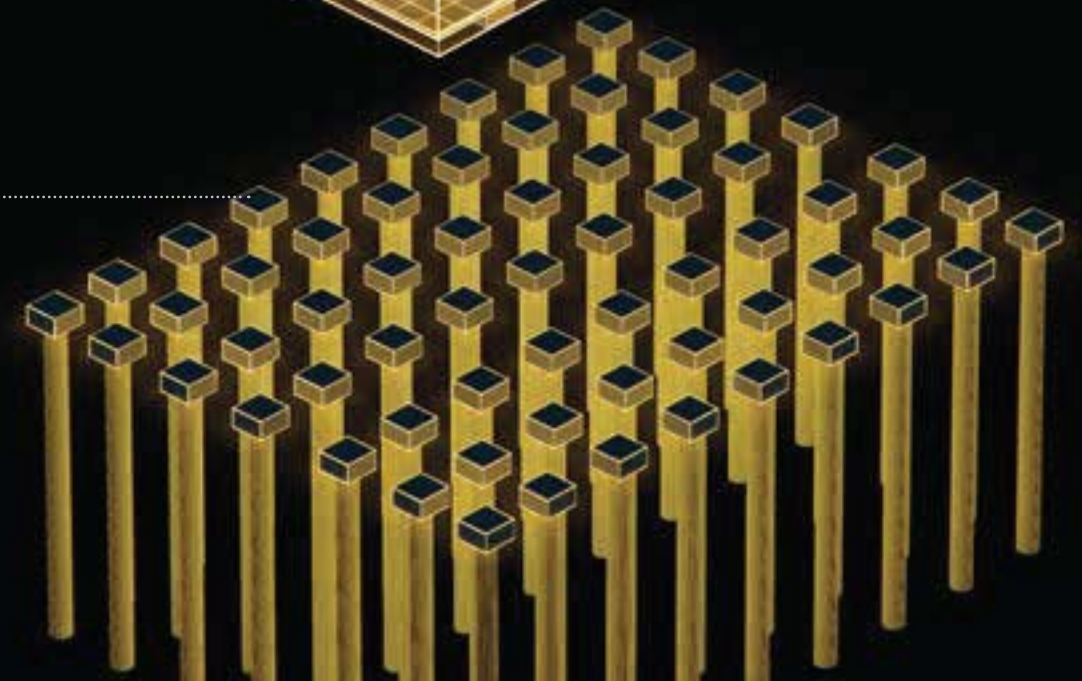
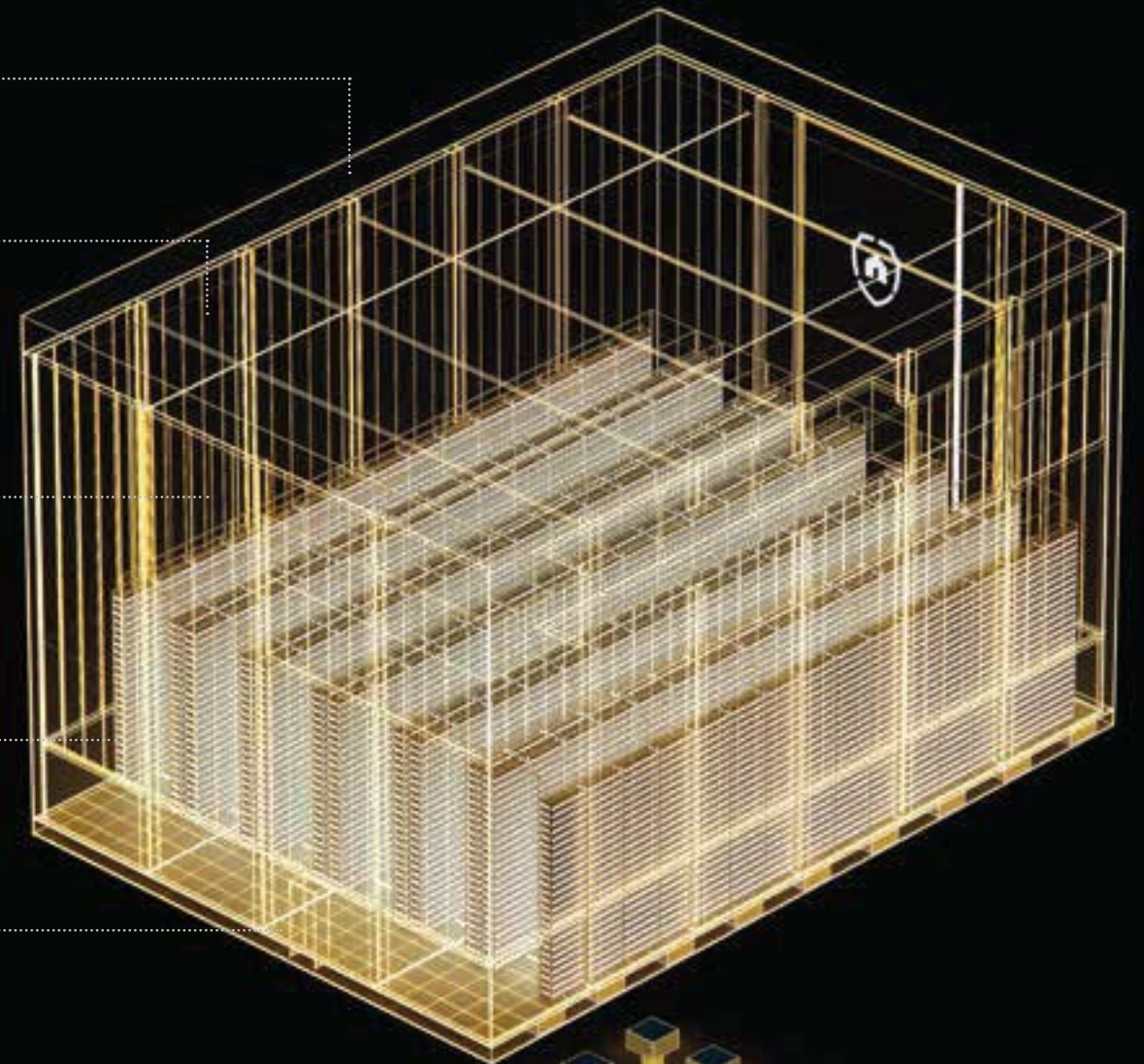
32m High Ceiling
Enables storage efficiency
higher than traditional vaults

0.6m thick Walls
Existing building walls
structurally enhanced
and thickened

**Silver stacked
at 12m high**
Using specialised heavy duty
logistic systems and metal
pallets

**3 ft thick Reinforced
Concrete Slab**

Pile Foundation
Reaching 100 feet into the
earth, strengthening it to
support 90kN/sqm loading
capacity



SUSTAINABILITY

The Reserve's large size and ultra-high floor load capacity allow for unprecedented density and efficiency in precious and rare metal storage. It will not only be one of the safest, but also one of the most cost-effective and sustainable safe storage destinations worldwide.





**50% Power
Capacity
Reduction**

The building was originally equipped with a 4,000 kVA high-tension substation. To meaningfully reduce our long-term electricity capacity requirements, we are building a new 2,000 kVA low tension substation which will halve our capacity demands on the Singapore electrical grid.


Solar Energy

Solar panels on the roof and associated batteries produce the electricity for many of the operational requirements as well as the façade illumination and allow us to further reduce our dependence on Singapore's largely natural gas-powered grid.


**Double
Skinned
Façade**

The facility's thick onyx façade adds a second insulating layer, providing sunshade, lowering cooling requirements and reducing noise for its tenants. The glass sandwiched stone produces a natural gold hue as sunlight passes through it. At night, high efficiency LEDs lights behind the glass produce a natural golden glow, whose 56-kW power consumption represent just one fifth of our solar energy generation.


**Passive
Cooling**

The 32-meter-tall silver vault, which comprises a large proportion of the building's volume, takes advantage of heat's tendency to rise. It efficiently removes heat using mechanical ventilation rather than air conditioning to regulate temperatures, significantly reducing our power consumption.


Repurposing

The Reserve is upcycling an existing logistics facility instead of building new. This avoids significant emissions from construction which make up the lion's share of the global carbon footprint today. The structure is being upgraded to more than fulfil Singapore's regulatory and sustainability requirements and become a Green Mark building and architectural highlight.


EV Charging

The secured logistics area has parking space for up to 9 trucks with EV charger access, providing a reliable and transparent EV charging framework for tenant vehicles.

VISIONARY TEAM

The Reserve is the result of the collaborative work and passion of highly talented and daring individuals whose efforts attracted and inspired others to go beyond the norm to build the extraordinary.

Today, The Reserve has a consultant team comprised of 30 specialists who design and oversee construction progress with the support of 60 over staff from Silver Bullion Pte Ltd, Little Bit Pte Ltd, The Safe House Pte Ltd, The Xcess Pte Ltd, Silver Bullion Sdn Bhd and others who are transforming the facility into one of the foremost vault and alternative asset centres.

Building the World's Highest Capacity Vault... in a Pandemic

Crises shake things up, bringing opportunities and challenges.

The acquisition of our 180,000 sqft logistics centre in Singapore in the midst of Covid-19 meant that we obtained it at an excellent price, but we had a tough journey on the way to construct / renovate it.

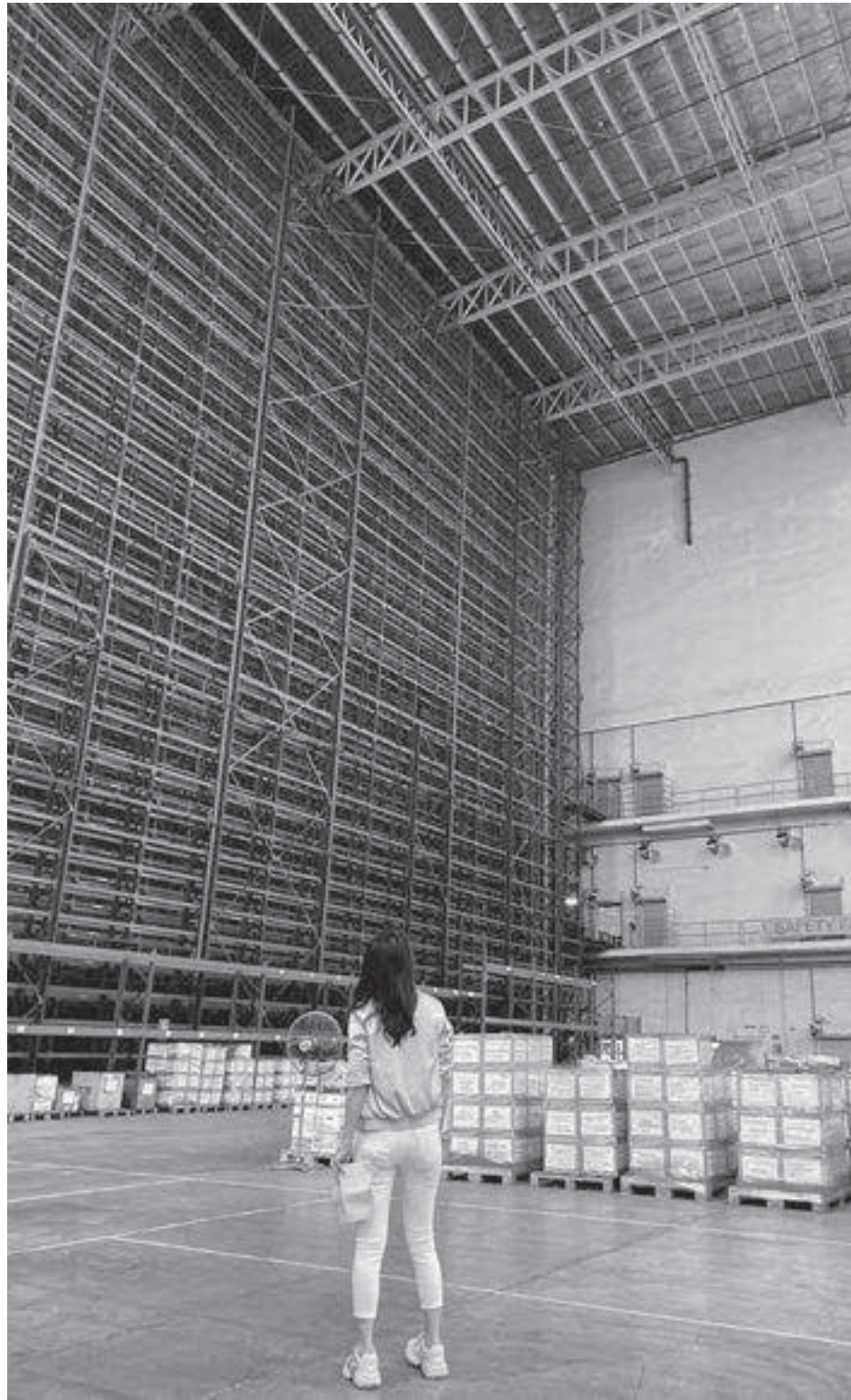
Obtaining construction permits from 12 separate locked-down ("work from home") governmental agencies, fulfilling Singapore's latest statutory construction requirements and keeping the project on budget during a pandemic created a complex web of intertwined challenges.

As we untangled these challenges, project timelines had to necessarily remain flexible, but we managed to fix the pricing of most construction material costs well before the price runups in 2021 and found solutions to a seemingly endless stream of regulatory minutiae.

Construction start was also tricky to time, as an early start would mean that Covid-19 safe management measures, worker quarantines and immigration restrictions would make labour deployments uncertain and costly, whereas delays might cause other projects to claim the scarce labour resources available.

Pandemics also had a way to create unexpected issues. The Port of Los Angeles, for example became unable to keep up with cargo processing demand, causing massive jams which resulted in a global shortage of cargo containers. In turn this drove up shipping costs everywhere.

Most of these issues are behind us now and construction is well underway. The many challenges have proven our persistence and brought The Reserve team closer, further reinforcing the sense of commitment to this unique project.









Time & Events

Over the past decade, our vision to build the safest place for precious metals—primarily gold and silver—led us to reach many major milestones.

Today our message to “Truly Secure your Wealth” is increasingly resonating with sophisticated and wealthy individuals who, spurred by the COVID-19 pandemic, are concerned about the next systemic crisis.

- 2008

Financial Crisis
- 2009

First Silver Bar Arrived in Singapore
- 2011

S.T.A.R. Storage Established
- 2014

The Safe House SG Establishment
Silver Bullion’s own vaulting operations
- 2015

Secured P2P Loan Platform Launch
Our loan platform enabled reliable income and liquidity options for customers via online peer-to-peer loans (12,000 contracts / \$330 million USD lent to date) among clients
- 2021

Building of the World’s Highest Capacity Vault
Acquisition of a 180,000 sqft facility which will become the world’s largest capacity vault at over 15,500 tons capacity (around 500,000,000 troy ounces) mid to late 2023
- 2022

23,000,000th Troy Ounce Delivered
Over 715 metric tons of physical silver and gold delivered to clients in Singapore
- 2023

Completion of the World’s Highest Capacity Vault



Gregor Juergen Gregersen | Founder & CEO
gregor@thereserve.sg

Gregor feels that the global financial system has become systemically vulnerable and is passionate to provide alternatives using intrinsically valuable physical assets in Singapore.

When he first saw the building that will become The Reserve, he realized that it's massive floor loading had the potential to store strategic quantities of precious and valuable metals very cost efficiently while leaving plenty of space for other asset classes, event venues and more.

The Alternative Asset Centre was concept was born. Gregor's days are now filled with bringing this concept into reality and working with suitable partners who share this vision.



Bruce Wagner | Managing Director
bruce@thereserve.sg

Bruce's warm and welcoming character, his watchmaker background and his two decades of experience as Regional Customer Service Manager for Chopard ensure our client experience remains curated and wondrous as we develop The Reserve into one of the most prestigious venues for private events and auctions.

Dylan Liang | Deputy Managing Director
dylan.liang@thereserve.sg

Dylan's calm and pragmatic personality, his former position as deputy head of commercial building security at Certis Cisco (Singapore's Auxiliary Police) and officer in the Singapore Armed Forces make him the ideal choice to head security and operational matters at The Reserve.

John Tay | Head of TSH Vaulting
john@thesafehouse.sg

John's steady leadership has developed The Safe House into what a Singapore government agency described as "one of the two world-class vaults in Singapore" back in 2014. The Reserve's vaulting facilities, being an order of magnitude larger, could not be in more capable hands.



Wesley Liew | Co-Founder & Design Principal
wesley@monolabstudio.com

MonoLab Studio is a multi-disciplinary design practice established in 2021 by Wesley Liew and Jessica Baczkowski. The studio, based in Singapore and France, is internationally positioned but yet contextually engaged. The practice's portfolio covers projects of diverse typologies that includes residential, commercial, retail and industrial sectors. The works are often integrative, spanning architectural, interior, landscape and urban design, from concept stage through to project delivery.

Central to the studio's design philosophy is a commitment to the experiential and sensuous material qualities of architecture. Its founders are passionate about the curation of meditated moments that intrigue and invite movement through their buildings. Crafted details and rich textures stand in contrast to formal, minimal geometries, accentuated by the sculptural quality of light. Mood and atmosphere becomes an aesthetic quality of the architecture, and inherent in the design is a luxuriance yet stillness that appeals deeply to one's emotional sensibilities.

This endeavour for poetic precision is buttressed by a strong emphasis on the design process. A large amount of effort is put into refining over every element of the design to achieve elegant and enduring buildings. Together with forward-thinking clients with an equal enthusiasm for design, the team is dedicated to collaborating well with consultants and contractors to distil the convoluted process of designing a piece of architecture into the perfectly tempered feel of a built space, often resulting in a timeless and well-conceived building.



Design Studio

Ronilo Gabon | Associate Director
Architectural Technologist | Facade Specialist

Grace Ho | Senior Designer
Architectural Designer | Media and Communications

Marie Baxter | Senior Interior Designer
Interior Designer | Interior Stylist

Collaborators

Nigel Apostol
Mars Kueh
Ukrit Thongthammachat
Dzung Nguyen
Siriwan Thongprasert

Jessica Baczkowski | Co-Founder & Director
jessica@monolabstudio.com



Project Consultants



Freight Architects LLP
Project Architect

Chen Kian Khiong
Tan Kian Teck
Goh Pei Shan
Chuah Guat Xian
Darien Wu Junhan



WCT Consult LLP
Civil & Structural Engineer

Ivan Phuah
Wong Shi Lin



DN+O Engineers LLP
Mechanical & Electrical Engineer

Alexis Yip
Tristan Ong
Francis Yeo
Gina Lam



WS Surveyorship Pte Ltd
Quantity Surveyor

Josephine Tan
Liz Liew



Light Collab LLP
Lighting Consultant

Yah Li Toh
Helen Chao
Claire Leong



Arup Singapore Pte Ltd
Acoustic Consultant

Benjamin Cheng

Project Contractors



**Sundart Engineering Services
(Singapore) Pte. Limited**
Main Contractor



Jangho Group Co. Ltd
Façade Contractor



The Reserve





The Reserve Pte Ltd
www.thereserve.sg
contact@thereserve.sg

6 Changi South Street 3
Singapore 486128

Owner The Reserve Pte Ltd **Lead Designer** MonoLab Studio Pte Ltd **Architect** Freight Architects LLP
Structural Consultant WCT Consult LLP **M&E Consultant** DN+O Engineers LLP **Quantity Surveyor** WS Surveyorship Pte Ltd
Acoustic Consultant Arup Singapore Pte Ltd **Lighting Consultant** Light Collab LLP **Design for Safety** WeCreate Studio

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