

City Realty and Swire Properties Share Vision for Ultra-Luxury Condominium Project in Bangkok

A rare freehold plot on Wireless Road

Bangkok, 28 August 2025 – City Dynamic, a joint venture between **City Realty** and **Swire Properties**, is proud to share the vision behind its ultra-luxury residential project on Bangkok’s Wireless Road.

An exclusive teaser video has been released, showcasing the development's exceptional location, introducing the distinguished developers behind the project and the acclaimed international design team bringing the vision to life.

This collaboration combines Swire Properties’ expertise in creating world-class premium residential properties, with City Realty’s profound local knowledge and experience of Thailand’s real estate market. Together, the two developers aim to set a new benchmark for upscale parkside living in Southeast Asia.

Chali Sophonpanich, President of City Realty, said, “This super prime property has been in my care for many years. I have been patiently waiting for the right time to move ahead. Our collaborative partnership with Swire Properties, bringing together the vast experience and know-how of both companies, presented the ideal opportunity to deliver this visionary luxury project.”

Tim Blackburn, Chief Executive of Swire Properties, said, “For more than 50 years, Swire Properties has been dedicated to building thriving communities through a process we call creative transformation. We are delighted to join forces with City Realty to establish our presence in Bangkok with this prestigious residential project. This development not only exemplifies our commitment to creating exceptional residences but will also redefine luxury living in Bangkok.”

Located on a 7.9-rai (12,652 sqm) freehold site in the heart of Bangkok’s central business district, this development will comprise two distinct ultra-luxury residential projects. Designed by the world-renowned Foster + Partners through its local entity F&P (Thailand) Ltd., the residences will feature world-class amenities focused on health and wellness, providing an unparalleled living experience for residents. The development is expected to be completed in two phases by 2029.

Wireless Road has long been regarded as one of the city’s most exclusive and desirable addresses. The development’s central yet serene location will offer residents panoramic views of both Lumpini Park and Benjakitti Park, while being just steps away from upscale shopping malls, five-star hotels, international schools and embassies. The project is developed on one of the only remaining freehold sites on Wireless Road, making it an exceptionally rare opportunity for homeowners and investors seeking long-term investment opportunities.

This project marks Swire Properties’ first venture into Thailand’s property market. The company brings decades of experience in creating globally acclaimed luxury residential developments, including ALASSIO, AREZZO, ARGENTA, and AZURA in Hong Kong’s Mid-Levels West, OPUS HONG KONG, EDEN in Singapore and Lujiazui Taikoo Yuan Residences in Shanghai as well as several luxury residential developments in Miami. City Realty, with its impressive portfolio of premium developments in Thailand, including Emporium Tower and Shopping Complex,



Chatrium Hotels & Residences, Sathorn City Tower and Asia Centre Office towers and Shrewsbury International School campuses, brings invaluable local insight to the partnership.

Please see background information about these two renowned developers in the appendix and [\[Insert video link here\]](#) for the teaser video.

###

About City Realty Company

Founded in Bangkok in 1987, City Realty Co., Ltd, stands as one of Thailand's leading property developers with members of the Sophonpanich family as its majority shareholders. Under the leadership of Mr. Chali Sophonpanich, the group has developed a quality portfolio of premium projects in Thailand and abroad, including the renowned Chatrium Hotels & Residences, mixed use Emporium Tower & Shopping Complex, rental residences including Bangkok Garden, office towers such as Sathorn City Tower and Asia Centre, as well as two prestigious Shrewsbury International School Bangkok campuses. With meticulous site-selection underpinning all of its developments, City Realty has consistently pioneered projects that redefine their neighborhood and Thailand's real estate landscape.

About Swire Properties

Established in Hong Kong in 1972, Swire Properties is a leading developer of commercial, retail, hotel and residential properties with a particular focus on mixed-use developments at prime locations. Over the years, the Company has built industry-redefining projects including the luxury shopping mall Pacific Place; The Upper House (Top 5 of The World's 50 Best Hotels in 2023 & 2024); and world-class residential properties OPUS HONG KONG – by the legendary architect Frank Gehry, and EDEN in Singapore – by eminent designer Thomas Heatherwick of Heatherwick Studio. Swire Properties is also renowned for its pioneering sustainability efforts and is currently ranked No. 1 in the Dow Jones Best-in-Class World Index 2024 (formerly known as Dow Jones Sustainability World Index) in the Real Estate Management & Development Industry category. The Company is Hong Kong-listed and is a member of the Hong Kong-listed international conglomerate Swire Pacific – which comprises the core businesses of Property, Beverages and Aviation, as well as new areas of growth, such as healthcare.

About City Dynamic

Founded in February 2023, City Dynamic is a visionary joint venture between two leading real estate developers: City Realty Company Limited from Thailand and Swire Properties Limited from Hong Kong. This strategic partnership blends the strengths of both companies, combining architectural innovation with a deep understanding of local knowhow and real estate insights from diverse global markets. City Dynamic is poised to address the evolving needs of tomorrow while enhancing the lifestyles of today. The collaboration not only brings together expertise from two dynamic regions but also reflects a shared vision of innovation, elegance, and forward-thinking design. With this powerful alliance, City Dynamic seeks to redefine the future of real estate development.