



MEDIA RELEASE

Rare Opportunity for Tenants to Lease Large Office Spaces at Vision Exchange Strategically Located in Jurong Gateway Regional Centre

Businesses now have the option of leasing exclusive large office spaces in the heart of Singapore's second Central Business District

Singapore, May 3, 2016 - Sim Lian JV (Vision) Pte. Ltd.¹ announced today that it will launch approximately 200,000 square feet of office space across the top eight floors at Vision Exchange for lease.

Located in the Jurong Lake District which consists of two complementary precincts - Jurong Gateway and Lakeside, Vision Exchange presents an attractive business address. It is a 25-storey development along Venture Avenue, with two levels of Food & Beverage (F&B) spaces and medical suites. The development is expected to obtain its Temporary Occupation Permit (T.O.P) in the first quarter of 2017. Vision Exchange is Sim Lian Group's first development primarily focused on commercial spaces.

Spanning approximately 25,000 square feet across each level, the 18th to 25th floors of Vision Exchange will cater to the needs of tenants seeking large office spaces with the minimum subdivision available starting from 2,000 square feet.

Vision Exchange is the only space available for tenants who require either or both large and contiguous floor configurations in Jurong Gateway which is set to become the biggest commercial hub outside the city centre. The development provides businesses with immense potential as well as flexibility in setting up innovative office designs and layouts as they seek to build a strong presence in this fast-growing area. The full height façade glazing will also offer tenants expansive views of the lush greenery around Jurong Lake and the distinctive Singapore skyline.

¹ Jointly developed by Sim Lian Land Pte Ltd (a wholly owned subsidiary of Sim Lian Group Limited) & Sim Lian Development Pte Ltd



In addition, investors and businesses have the option of purchasing units within the development. More than 70 per cent of the 452 units released to date have been purchased by a mix of end-users and investors.

Mr. Kuik Sin Pin, Group Chief Executive Officer of Sim Lian Group, said, “Professional firms, major services and solutions companies as well as institutional users are likely to drive demand for Vision Exchange, which has high-grade specifications that we believe will meet occupiers’ and tenants’ expectations. Coupled with the development’s strategic location and connectivity to more than 3,000 global and local companies around the Jurong Gateway, International Business Park as well as the Jurong and Tuas Industrial Estates, we are expecting keen competitive interest from large tenants.”

Vision Exchange’s high-grade specifications include raised floor system, fiber-optics connectivity, chilled water system, good floor-to-ceiling clearance, ample natural lighting from full-height glass cladding and high floor loading capacity.

The development provides businesses with direct access and connectivity to:

- Major institutions and companies that have recently relocated to Jurong Gateway include the Building and Construction Authority (BCA), Agri-Food and Veterinary Authority of Singapore (AVA), Daimler Group, CPG Corporation and Great Eastern Life²;
- Global companies at the International Business Park such as Sony, Acer, Dell, German Centre for Industry and Trade, and The Nordic European Centre;
- Research and educational institutions like the Nanyang Technological University, National University of Singapore, One-North and the Science Park;
- Retail amenities such as JEM, Westgate, JCube, Big Box and IMM;

² CBRE Singapore (6 May 2015) “Office development Westgate Tower at Jurong East achieves occupancy above 90 per cent”: <http://www.cbre.com.sg/aboutus/mediacentre/mediaarchives/Pages/Office-development-Westgate-Tower-at-Jurong-East-achieves-occupancy-above-90-per-cent.aspx>



- Medical and Training facilities such as Ng Teng Fong General Hospital (NTFGH), Jurong Community Hospital (JCH) and Devan Nair Institute;
- The upcoming Kuala Lumpur-Singapore High Speed Rail terminus, which will be built in Jurong East, will allow commuters to travel between Singapore and Kuala Lumpur, in approximately 90 minutes³; and
- The Jurong Innovation District (JID), comprising Nanyang Technological University, CleanTech Park and the surrounding area, will be Singapore's largest testing lab for new technologies. JID is envisioned as the industrial park of the future and will be built to boost innovation in Singapore. The first phase of the district is expected to be completed by 2022⁴.

“Encouraged by the tremendous potential that Jurong Gateway offers, firms have progressively been taking up spaces in Jurong over the past few months and will join the growing list of major businesses and organisations from both public and private sectors. The relatively larger-sized units available at Vision Exchange provide a major pull factor for tenants seeking efficient layouts and the opportunity to customise the design and layout of their office space,” said Mr. Michael Tay from CBRE Singapore (CBRE).

“Led by the government's initiatives, Jurong Gateway has now become a bustling hub and a place to 'live, work, play, learn and create'. Being in the heart of a test bed for 'smart nation' and its close proximity to institutions, research hubs, the upcoming Jurong Innovation District and Tuas mega port, the Vision Exchange address provides an ideal corporate location at very attractive prices for tenants,” said Mr. Marcus Oh, Executive Director of OrangeTee.com.

³ Channel NewsAsia (5 May 2015) “Singapore's High Speed Rail terminus will be located at Jurong East”: <http://www.channelnewsasia.com/news/singapore/mou-for-kl-singapore-high/2687724.html>

⁴ The Straits Times (24 March 2016) “Singapore Budget 2016: Jurong Innovation District to be set up; first phase ready by 2022”: <http://www.straitstimes.com/business/economy/singapore-budget-2016-new-jurong-innovation-district-to-be-set-up-first-phase-ready>



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Company Registration No. 200004760C Website: www.simlian.com.sg

CBRE and OrangeTee.com have been appointed joint leasing agencies for the project. Vision Exchange will be managed by CBRE Asset Services, which will deploy advanced building management system to ensure both operating efficiency and enhanced experience for occupants. CBRE Singapore has more than 50 years of experience managing more than 12 million square feet of premier commercial properties including top grade offices and medical suites for building owners and fund managers.

- End -

About Vision Exchange

Vision Exchange is a 25-storey BCA Green Mark GoldPlus building with modern facilities and amenities comprising F&B and medical suites on the first two levels and carparking facilities on the third and fourth level. Offices are located in the tower block rising from the 6th to the 25th level, segregated into low and high rise zone.

Vision Exchange is located in a vibrant commercial hub - Jurong Gateway, with an excellent mix of office, retail, residential, hotel, entertainment, food and beverage (F&B) and other complementary uses. Jurong Gateway's integrated network of pedestrian walkways between buildings, public amenities and public transport nodes at both ground level and the second storey J-Walk, enable Vision Exchange to be conveniently linked to the Jurong East MRT station and bus interchange. In time to come, it will also be linked to the upcoming Jurong Region Line and Tuas West Extension, via the Jurong Integrated Transport Hub. The development will also be seamlessly connected to a whole hub of retail amenities like JEM, Westgate, and Big Box. Hospitality and medical facilities that are within close proximity include The Genting Hotel Jurong, Ng Teng Fong General Hospital as well as Jurong Community Hospital. When completed, Vision Exchange will link the entire International Business Park community to Jurong Gateway Regional Centre.

The full-height façade glazing provides panoramic view of Jurong Gateway Regional Centre, coastal sea view and other major Singapore landmarks such as Jurong Lake and Bukit Timah Hill.



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A large landscape sky terrace on the fifth floor for the exclusive use by office tenants features a gymnasium, multi-purpose pavilion, fitness stations, event plaza, a jogging track and outdoor lounges. Designated bicycle parking spaces will also allow tenants and visitors to take full advantage of the Jurong Lake park connector network nearby.

About Sim Lian Group

Sim Lian Group Limited is a property development, investment and construction group which has been listed on the Mainboard of the Singapore Exchange since 2000.

The Group has been creating quality spaces for approximately 40 years, first earning an outstanding track record and award-winning expertise in construction before successfully expanding into property development and investment both locally and abroad. It now has a broad portfolio of residential, commercial, industrial, retail and mixed-use developments, built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian Group has launched 24 development projects to date, including three projects in Malaysia. The Group also has a property investment portfolio of two freehold commercial properties and six investment-grade neighbourhood shopping centres in Australia.

Sim Lian Group's portfolio of projects include Wandervale, Vision Exchange, Hillion Residences, Hillion Mall, The Tampines Trilliant, Parc Vera, A Treasure Trove, Waterview, Centrale 8 At Tampines, Parc Lumiere, Rochelle At Newton, The Lincoln Residences, Clover By The Park, Carabelle, The Premiere @ Tampines, UB.One, The Amery, Bleu @ East Coast, Viz at Holland, The Pearl @ Mount Faber, The Jade and The Dew. Projects in Malaysia include Taman Bukit Bayu, and mixed-use developments, KL Trillion and Desa Baiduri.



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The reputation of the company is well-recognised in Singapore, having ranked amongst the Top 100 Brands in Singapore for five consecutive years from 2009 to 2013 by independent brand strategy and valuation consultancy, Brand Finance.

Sim Lian Group is also recognised as a Top 10 Developer in Singapore by BCI Asia in 2015.

For more information, visit www.simlian.com.sg.

SIM LIAN GROUP LIMITED
Creating Space | Creating Homes

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Fact Sheet

Name of project:

VISION
E X C H A N G E

Developer:

Sim Lian JV (Vision) Pte. Ltd.
(Jointly developed by Sim Lian Land Pte Ltd & Sim Lian Development Pte Ltd)

Location:

2 Venture Drive Singapore 608526

Type of development:

Mixed use integrated development comprising:

- Two levels of F&B and Medical Suites on 1st and 2nd floor
- 25-storey development, with office level starting from level 6 to 25

Site area:

11,528.9 sqm / 124,097.08 sqft (approx.)

Land tenure:

99 years commencing from 10 June 2013

Office floor areas for lease (L18 – L25):

Whole-floor area of 25,000 square feet approximately
Sub-divided unit sizes range from 2,000 to 8,000 square feet approximately

Gross asking rental

S\$6.80 to S\$7.20 per square foot per month

Facilities

Raised floor system, fibre-optic connectivity, full-height glass allowing natural lighting, high ceiling height, chilled water air-conditioning system, water supply and floor trap provision to all units, 24-hours advance security system with card access, disabled friendly, large ground floor office lobby and welcome/meeting area with vehicular drop off layby, separate office/retail/ car parks/service lift lobby

Additional facilities exclusive to office occupiers

Event plaza, outdoor lounge, multipurpose pavilions, gymnasium, water feature, jogging track and fitness station at Level 5, and sky terraces at Levels 8, 10, 12, 14 and 16

Target TOP date:

1st Quarter 2017

For more information about the building, please visit www.the-vision-exchange.sg