



SIM LIAN GROUP LIMITED

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MEDIA RELEASE

SIM LIAN GROUP LAUNCHES TREASURE CREST EXECUTIVE CONDOMINIUM AT ANCHORVALE CRESCENT

Unveiling beautiful, spacious homes for young families to create new treasured memories together

Singapore, June 28, 2016 – Mainboard listed Sim Lian Group Limited ('Sim Lian Group') will be launching Treasure Crest on 1 July 2016 with the e-application period open till 10 July 2016. The balloting and booking date of the 504-unit Executive Condominium (EC) is 16 July 2016.

Introducing a relaxing, resort-like environment for young families to embrace nature, Treasure Crest is a true gem nestled in the thriving Sengkang New Town. Importantly, the development is well connected and in close proximity to key transportation nodes, shopping and lifestyle conveniences, popular schools, healthcare amenities and nature attractions.

"Treasure Crest combines Sim Lian Group's key ingredients of an attractive project namely, accessibility and close proximity to reputable schools. Catered for young families, the units are spacious as we stay true to our commitment of creating homes with efficient layouts. We are thrilled to be launching Treasure Crest in a well-connected bustling new town which also provides access to numerous outdoor experiences and believe that it is an attractive proposition that will appeal to new home-buyers and upgraders alike," said Mr. Kuik Sing Beng, Executive Director, Sim Lian Group.

The 99-year leasehold development, which sits on a site of approximately 187,831.13 square feet (17,450.10 square metres), features 84 three-bedroom units, 364 three-bedroom premium units and 56 four-bedroom units across eight residential blocks of 15 storeys each.

The spacious units range from 958 to 1,345 square feet (89 to 125 square metres) in size, providing ample space for families to bring to life their perfect new home. The development is expected to receive its Temporary Occupation Permit (TOP) by 2019.

Homebuyers of Treasure Crest can also look forward to creating precious memories together at its family-centric recreational amenities such as the Children's Playground, Children's Waterplay Pool and Poolside Party Room, to name a few.

For respite from a busy day at work, residents can unwind at the Mediterranean-inspired Garden Cabanas by the pool or enjoy a relaxing time at the Jacuzzi Alcove Spa and Heated Dip Pool.

Treasure Crest units are attractively priced at approximately S\$735 psf to S\$755 psf on average, with quality fittings from Bosch, Hansgrohe and Mitsubishi Electric, ensuring maximum functionality, style and comfort.

Interested homebuyers may visit the sales gallery located at Anchorvale Crescent between 10am and 7pm daily from 1 July 2016 to 10 July 2016. OrangeTee and ERA have been appointed the Marketing Agencies of the project.

Transportation nodes

The development is a short walk away from Cheng Lim LRT Station, Sengkang MRT Station and Sengkang Bus Interchange. It is also close to TPE with easy connections to KPE, CTE and SLE, providing seamless access to other parts of the island.

The Seletar Aerospace Flyover which recently opened on 16 May 2016 also provides another link for residents to access SLE, CTE and TPE¹. The dual three-lane flyover also connects to the Seletar Aerospace Park and Sengkang West.

Shopping and lifestyle conveniences

A plethora of shopping and lifestyle conveniences await residents of Treasure Crest. This includes the upcoming Compass One², Oasis Terraces³, as well as Waterway Point, The Seletar Mall, Anchorvale Community Club, Sengkang Hockey Stadium and Sengkang Sports Centre, amongst many others. Food-lovers are also in for a treat as Jalan Kayu, a street filled with rustic charm, continues to attract crowds with its numerous dining options and relaxed environment⁴.

In addition, families with young children will also enjoy the three-storey indoor water⁵ playground with an interactive augmented reality wall and rooms for children's birthday parties at the new SAFRA Punggol clubhouse which officially opened in April 2016. Located next to the Punggol Waterway Park connector, it will be the first SAFRA Club to have a kiosk for visitors to rent bicycles and rollerblades.

Popular schools

Located near reputable schools, Treasure Crest is within one kilometre of the popular Nan Chiau Primary School and in close proximity to Nan Chiau High School as well as CHIJ St. Joseph's Convent.

Catering to the convenience of families with younger children, the development is also situated near two mega childcare centres in Sengkang and Punggol scheduled to be completed by end 2016⁶.

¹ Channel NewsAsia (4 May 2016) "Seletar Aerospace Flyover to open on May 16":

<http://www.channelnewsasia.com/news/singapore/seletar-aerospace-flyover/1824126.html>

² The Straits Times (24 May 2016) "From Compass Point to 1 Sengkang Mall to Compass One: Renamed mall set to reopen in Q3 of 2016": <http://www.straitstimes.com/singapore/from-compass-point-to-1-sengkang-mall-to-compass-one-renamed-mall-set-to-reopen-in-q3-of>

³ Ministry of National Development (January 2016) "Oasis Terraces in Punggol: A New Generation of Neighbourhood Centre": http://www.mnd.gov.sg/mndlink/2016/2016_Jan-Feb/oasis-terraces-in-punggol.htm

⁴ The Straits Times (16 September 2013) "Crowds eat away at Jalan Kayu's charm": <http://www.straitstimes.com/singapore/crowds-eat-away-at-jalan-kayus-charm>

⁵ Channel NewsAsia (14 January 2016) "New SAFRA Punggol clubhouse to open to public in April": <http://www.channelnewsasia.com/news/singapore/new-safra-punggol/2424410.html>

⁶ Channel NewsAsia (22 August 2015) "5 new large childcare centres to be built to meet high demand": <http://www.channelnewsasia.com/news/singapore/5-new-large-childcare/1877184.html>

In addition, tertiary students can look forward to easy access to the upcoming Singapore Institute of Technology (SIT) campus in Punggol which will be integrated with the creative industry cluster in the same area⁷.

Upcoming vibrant business hub

Under the URA Master Plan, the development of the Punggol Creative Cluster⁸, a space for innovative new industries will create more business and employments in the area. The Punggol Learning Corridor, designed to house new educational institutions, will also be established to act as a catalyst for growth and innovation. The area will also be home to the Seletar Regional Centre as well as the Seletar Aerospace Park, which will create up to 10,000 jobs when it is fully completed⁹.

Nature attractions

Over the weekend, families can spend quality time together uncovering the beauty of nature while taking a stroll at Sengkang Riverside Park, canoeing at Sengkang Floating Wetland or trekking through Coney Island Park.

Also in the vicinity, the Punggol Waterway Park has something for everyone, be it families or fitness enthusiasts. Park users can enjoy the cool breeze and spot different types of birds while strolling, jogging or cycling along the waterway¹⁰.

⁷ The Straits Times (24 August 2015) "New Punggol campus for SIT": <http://www.straitstimes.com/singapore/education/new-punggol-campus-for-sit>

⁸ Urban Development Authority (25 May 2016) "A landscape of jobs and opportunities": <https://www.ur.gov.sg/uol/master-plan/View-Master-Plan/master-plan-2014/master-plan/Key-focuses/economy/Economy>

⁹ Urban Development Authority (9 June 2016) "New jobs and growth opportunities at hand": <https://www.ur.gov.sg/uol/master-plan/View-Master-Plan/master-plan-2014/master-plan/Regional-highlights/north-east-region/north-east-region>

¹⁰ National Parks. (21 May 2015). "Punggol Waterway Park": <https://www.nparks.gov.sg/gardens-parks-and-nature/parks-and-nature-reserves/punggol-waterway-park>

Healthcare amenities

Quality healthcare amenities will be within close reach to residents of Treasure Crest. These include the Sengkang Polyclinic, Sengkang General and Community Hospitals set to be completed by 2020. The new facility is a full-fledged general hospital covering all the major health disciplines¹¹, and will be well-equipped to serve the rapidly expanding healthcare needs of Singaporeans young and old.

Other information

The qualifying income ceiling for ECs has been increased to S\$14,000 and first-time buyers are eligible for CPF Housing Grants of up to S\$30,000. Homebuyers will have a choice of a normal payment scheme or a deferred payment scheme.

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¹¹ *HealthXchange.com.sg* (5 March 2011) "Full-fledged general hospital in Sengkang by 2020": <http://www.healthxchange.com.sg/News/Pages/Full-fledged-general-hospital-in-Sengkang.aspx>

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 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 eight 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.

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 ten developer in Singapore by BCI Asia in 2015 and 2016.

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

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Fact Sheet

Name of Project : Treasure Crest (万宝园)

Developer : Sim Lian (Anchorvale) Pte. Ltd.

Location : Anchorvale Crescent

Number of Units : 504

Number of Storeys: 8 blocks of 15-storey

Site : 187,831.13 square feet / 17,450.10 square metres

Land Tenure : 99 years commencing from 5 May 2015

Unit Types & Sizes:

Unit Types	No. of Units	Approximate Area (square feet)
Three- Bedroom	84	958
Three- Bedroom Premium	364	1,076 - 1,249
Four- Bedroom	56	1,345

Facilities : Entrance Portico, Waterfall Garden, Clubhouse, Clubhouse Deck, Lap Pool, Garden Cabanas, Outdoor Lounge, Jacuzzi Alcove Spa, Aqua Massage Spa, Heated Dip Pool, Water Deck with Foot Reflexology Path, Children's Waterplay Pool, Children's Playground, Poolside Party Room, Event Deck, Lobby Garden Courtyard, Gourmet BBQ Dining Pavilion, Sun Deck, Reading Garden, Recreational Tennis Court

Expected TOP : 2019

Architect : SEP Partnership