

THE
RESERVE
RESIDENCES



The Heart of Bukit Timah

- Sought-after integrated residential development (Residential, Serviced Residences, Shops and F&B)
- Good unit mix ranging from 1 to 5 bedrooms, penthouses
- Over 70 facilities spanning across three main levels (L4, L5, L6) and sky terraces (L12, L17, L32 and L33)
- Excellent Connectivity – an integrated transport hub with bus interchange & underground link to Beauty World MRT Station
- Mins' walk to three nature parks i.e. Rifle Range Nature Park, Bukit Timah Nature Reserve and Bukit Batok Nature Park



UNIQUE SELLING POINTS

Within 1 km to Pei Hwa Presbyterian Primary School and Methodist Girls School and close proximity to renowned educational institutions such as Hwa Chong Institution, Anglo-Chinese School (Independent)

2 mins' walk to Bukit Timah Market and Food Centre and close proximity to restaurants at Cheong Chin Nam

Proximity to CBD and major expressways i.e. PIE, BKE and KJE

One MRT stop to King Albert Park Station -Downtown Line (Interchange with future Cross Island Line)



Facing towards Jalan Anak Bukit



Facing towards Dunearn Road



Facing towards Upper Bukit Timah Road



Source: URA



THE
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RESIDENCES

UNIQUE SELLING POINTS

INTEGRATED DEVELOPMENT WITH TRANSPORT HUB

Integrated Transport Hubs (ITHs) are fully air-conditioned bus interchanges that are seamlessly linked to MRT stations and adjoining commercial developments.


(Source: LTA)


An integrated development with a transportation hub combines residential living, retail and lifestyle spaces, as well as improved connectivity, all in one location. Access fully air-conditioned public infrastructure facilities such as MRT stations, bus interchanges, and passenger concourses is seamless and direct.

AN INTEGRATED DEVELOPMENT

Located at the foothills of the Bukit Timah Nature Reserve, The Reserve Residences is thoughtfully curated and features:

 An integrated development comprising residences, serviced residences, retail and community spaces.

 Integrated transport hub with bus interchange and underground linkway to the Beauty World MRT Station.

 A diverse mix of 1- to 5-bedroom residences and penthouses to cater to different lifestyles.

As a vital gateway to the rest of the city with arterial roads, a bus interchange and an extensive MRT network, this integrated development will revitalise Bukit Timah.

RETAIL MALL*





THE DESIGN VISION

The vibrant heart of Bukit Timah. A direct gateway to Singapore's oldest nature reserve, and also a vital gateway to the city. With arterial roads and an extensive downtown MRT network, this integrated development is located in a revitalized centre of gravity that attracts residents and visitors from nearby neighbourhoods like Hillview, King Albert Park and Sixth Avenue.

Inspired by the pristine landscape of the Bukit Timah Nature Reserve, the development is the perfect base to explore the lush surroundings; a beautiful home on nature's doorstep; a community built upon family; rooted, connected, growing.

THE RESERVE RESIDENCES

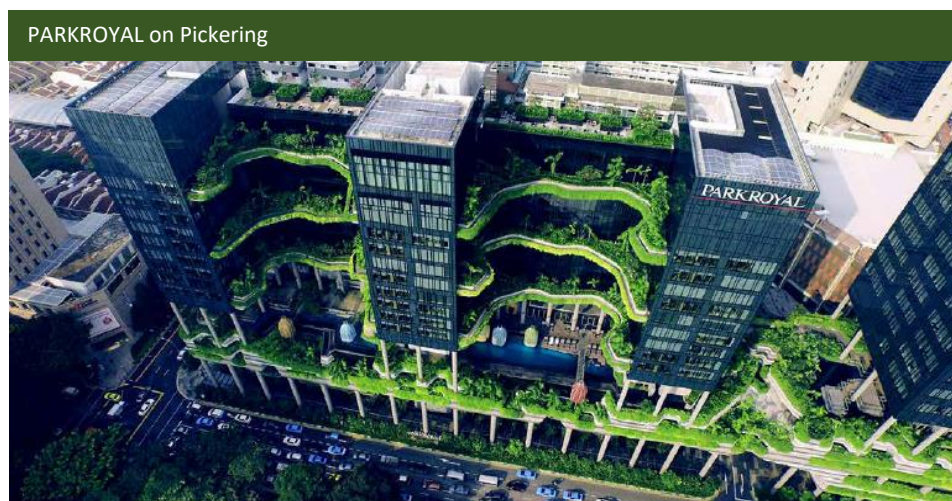
Located at the foothills of the Bukit Timah Nature Reserve, The Reserve Residences is thoughtfully curated and features a dynamic blend of 1- to 5-bedroom luxury residences, housed within an integrated development including serviced residences, shops, F&B, community and public spaces, with direct access to Beauty World MRT Station and the upcoming bus interchange.



DESIGN CONSULTANTS

ARCHITECT

WOHA Architects is a multinational award-winning architectural industrial design firm focused on developing integrated architectural and urban solutions to 21st-century problems such as climate change, population growth, and rapid urbanisation. Through their design strategies, they hope to improve residents' quality of life in high-density megacities by integrating landscape, architecture, and urbanism in high-rise buildings.





DESIGN CONSULTANTS



ARCHITECT

Chan Ee Mun

WOHA Architects



LANDSCAPE ARCHITECT

Henry Steed

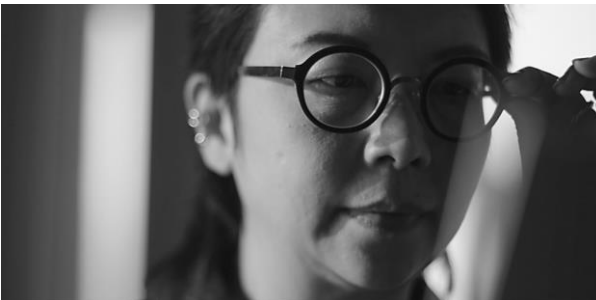
ICN Design International



BRANDING & INTERIOR DESIGN (SHOWFLAT)

Tiah Nan Chyuan

FARM



INTERIOR DESIGN (SHOWFLAT)

Hilary Loh

2nd Edition

DEVELOPMENT INFORMATION

| | |
|--|--|
| Developer | Sino Group & Far East Organization |
| Location | Jalan Anak Bukit |
| District | District 21 (Rest of Central Region) |
| Address | 9, 11, 13, 15, 17, 19, 21, 23 Jalan Anak Bukit |
| Total Units | <ul style="list-style-type: none"> Residential - 732 units Serviced Residences – approximately 160 units |
| Site Area | <ul style="list-style-type: none"> Plot 1 - 32,185 sqm / 346,439 sqft (Plot ratio 3.0) Plot 2 - Underground pedestrian link to Beauty World MRT station |
| Gross Floor Area (GFA) Distribution | <ul style="list-style-type: none"> Residential – 63,080 sqm / 678,993 sqft Serviced Residences – 9% Retail – 20,408 sqm/ 219,672 sqft (excluding CSFS) Bus Interchange (BI) – 4% (including 400 sqm of BI commercial space) |
| No. of Storey | <ul style="list-style-type: none"> 4 Low-Rise Towers: 6 to 11 Storeys (approx. 49m from Upper Bukit Timah Road) 2 Mid-Rise Towers: 4 to 16 Storeys (approx. 60m from Upper Bukit Timah Road) 2 High-Rise Towers: 4 to 32 Storeys (approx. 114m from Upper Bukit Timah Road) |
| Carpark Facility | <ul style="list-style-type: none"> L1 Carpark - Mall and Serviced Residences L3, L4, L5 Carpark – Residential (No dedicated carpark lots) |
| Tenure | 99 years leasehold wef 29 November 2021 |
| Estimated TOP Date | Q1 2028 |
| Expected Legal Completion | 31 Dec 2031 |
| Architect | WOHA Architects Pte Ltd |
| Landscape Architect | ICN Design International Pte Ltd |
| Quantity Surveyor | Threesixty Cost Management Pte Ltd |
| M&E Engineer | Bescon Consulting Engineers Pte Ltd |
| C&S Engineer | KTP Consultants Pte Ltd |
| Acoustic | Arup Singapore Pte Ltd |
| Greenmark | Building System and Diagnostics Pte Ltd |

FLOOR-TO-CEILING HEIGHT SCHEDULE

| Product Type | Approximate Floor to Ceiling (at localized location) |
|------------------------|--|
| The Reserve Residences | 2.87m (2.4m) |
| Horizon | 2.87m (2.4m) |
| Creekside | 3BR: 3.2m (2.7m) 4BR: 3.15m (2.7m) |
| Treetops | 3.2m (2.7m) |

| Unit Type | Bedroom Type | Tower/Stack | Area (Sqft) |
|-----------|--------------|--|-------------|
| A2 | 1-Bedroom | 9, 11 (06-85 to 16-85, 06-95 to 16-95) | 495 |
| B7A | 2-Bedroom | 15 (18-112 to 30-112) | 743 |
| C8 | 3-Bedroom | 19, 21, 23 (07-121 to 11-121, 07-123 to 11-123, 07-125 to 11-125) | 1,163 |
| D4 | 4-Bedroom | 15 (06-116 to 16-116, 18-116 to 30-116) | 1,625 |

RESIDENTIAL SITE PLAN (LEVEL 4)



LEVEL 4

FACILITIES

LEVEL 4

LEGEND

- 1 600m Jogging Trail
- 2 Petunia Pavilion
- 3 Paloma Pavilion
- 4 Angelica Dining Pavilion with BBQ
- 5 Anise Dining Pavilion with BBQ
- 6 Hammock Garden
- 7 Foliage Garden (Thematic)
- 8 Palm Grove (Thematic)
- 9 Outdoor Fitness 1
- 10 The Perch Living Room

UNIT PLAN

LEVEL 4

HORIZON

4-Bedroom
Type D2-D4

TREETOPS

- 4-Bedroom + Study
Type G1
- 4-Bedroom + Study (Duplex)
Type G2
- 5-Bedroom
Type G3 G4
- 5-Bedroom (Duplex)
Type G5

OTHERS

- A Residential Entrance (Level 3)
- D Substation (Level 1)
- B Water Tanks (Level 12,17,31,32)
- E Bin Centre (Level 1)
- C Genset (Level 6)
- F Cooling Towers (Level 4)

RESIDENTIAL SITE PLAN (LEVEL 5)



LEVEL 5

FACILITIES

LEVEL 5

LEGEND

- | | | |
|---------------------------------|---------------------------|-------------------|
| 1 Adventure Playground | 12 Terrace Deck | 23 Play Lawn |
| 2 Outdoor Fitness 2 | 13 Grand Lawn | 24 Shorea Cabanas |
| 3 Lovage Dining Pavilion | 14 The Perch Reading Room | 25 Pool Cabanas |
| 4 Changing Room with Sauna | 15 Commune Deck | 26 Garden Decks 1 |
| 5 The Raintree Function Room | 16 50m Lap Pool | 27 Terrace Steps |
| 6 The Alstonia Function Room | 17 Aqua Gym with Spa | 28 Dog Run |
| 7 Casuarina Entertainment Rooms | 18 Spa Pool | |
| 8 Water Cascade | 19 Family Pool | |
| 9 The Willow Function Room | 20 Aqua Cove | |
| 10 Lemongrass Dining Pavilion | 21 Play Pool | |
| 11 Linden Dining Pavilion | 22 Kid's Pool | |

UNIT PLAN

LEVEL 5

THE RESERVE RESIDENCES

- 1-Bedroom Type A1,A2
- 2-Bedroom Type B1-B7A
- 2-Bedroom + Study Type B8-B9A
- 3-Bedroom Type C1-C4
- 3-Bedroom + Study Type C5

HORIZON

- 3-Bedroom Flexi Type C9-C10P
- 4-Bedroom Type D2-D4

TREETOPS

- 4-Bedroom + Study (Duplex) Type G2
- 5-Bedroom (Duplex) Type G5

OTHERS

- Residential Entrance (Level 3)
- Substation (Level 1)
- Water Tanks (Level 12,17,31,32)
- Bin Centre (Level 1)
- Genset (Level 6)
- Cooling Towers (Level 4)

RESIDENTIAL SITE PLAN (LEVEL 6-16)



LEVEL 6-16

FACILITIES LEVEL 6

LEGEND

- 1 Retreat Cabanas
- 2 Kid's Play Corner
- 3 Zen Decks 1
- 4 Garden Deck 2
- 5 Outdoor Fitness 3
- 6 Swing Garden
- 7 Tennis Court
- 8 Recreational Court

UNIT PLAN LEVEL 6-11

CREEKSIDE

- 3-Bedroom Type C6-C8P
- 4-Bedroom Type D1,D1P

LEVEL 6-16

THE RESERVE RESIDENCES

- 1-Bedroom Type A1,A2
- 2-Bedroom Type B1-B7A
- 2-Bedroom + Study Type B8-B9A
- 3-Bedroom Type C1-C4
- 3-Bedroom + Study Type C5

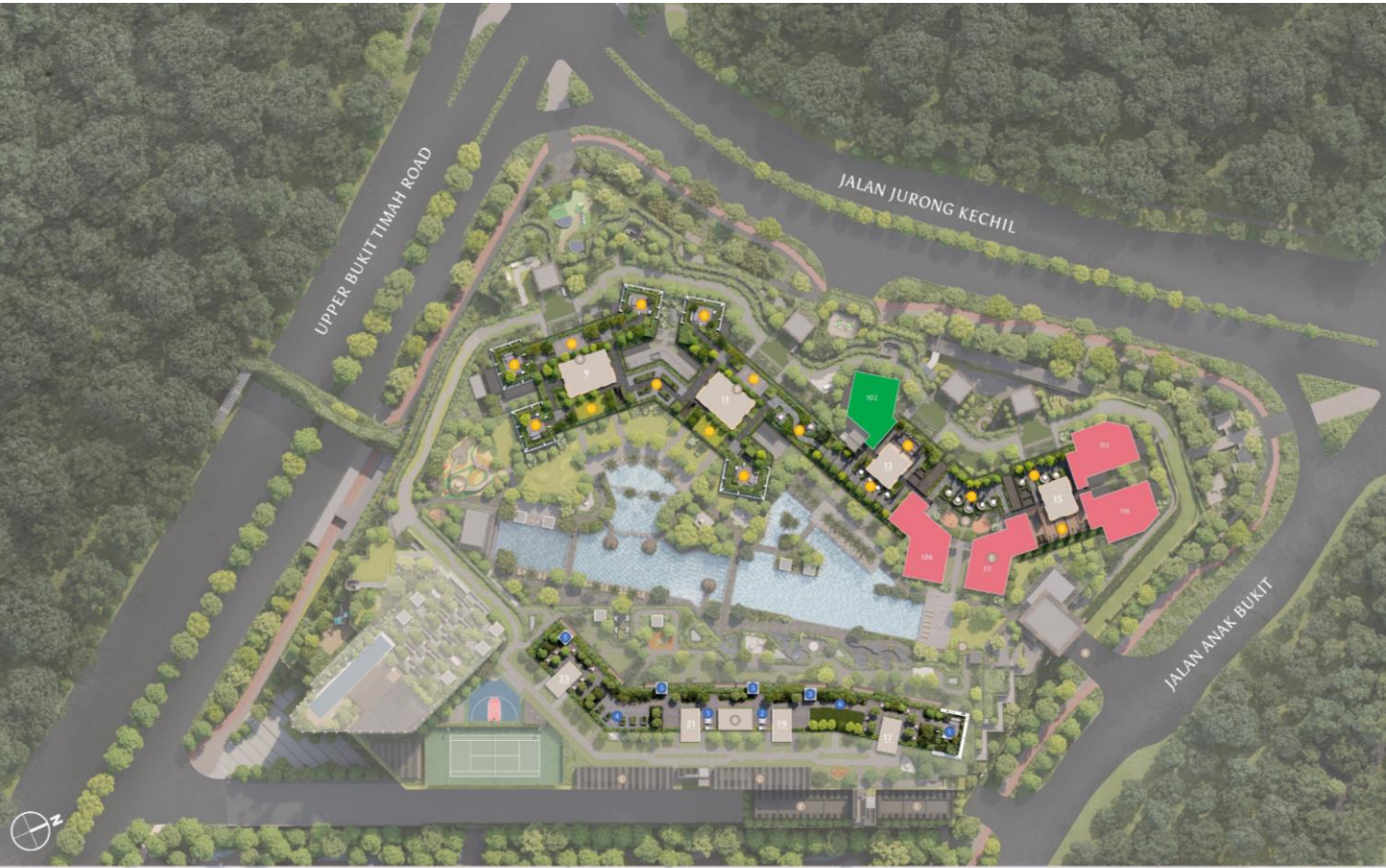
HORIZON

- 3-Bedroom Flexi Type C9-C10P
- 4-Bedroom Type D2-D4

OTHERS

- A Residential Entrance (Level 3)
- B Substation (Level 1)
- B Water Tanks (Level 12,17,31,32)
- E Bin Centre (Level 1)
- C Genset (Level 6)
- F Cooling Towers (Level 4)

RESIDENTIAL SITE PLAN (LEVEL 12-17)



LEVEL 12,17

FACILITIES

LEVEL 12

LEGEND

- 1 Tarragon Dining Pavilion
- 2 Thyme Dining Pavilion
- 3 Tansy Dining Pavilion
- 4 Community Garden 1
- 5 Creekside Cabanas
- 6 Succulent Garden (Thematic)

LEVEL 17

LEGEND

- 1 Cinnamon Dining Pavilion
- 2 Cayenne Dining Pavilion
- 3 Cumin Dining Pavilion
- 4 Chicory Dining Pavilion
- 5 Cassia Dining Pavilion
- 6 The Tembusu Living Room
- 7 The Nest Work Pods
- 8 Vista Gym
- 9 Meadow Garden (Thematic)
- 10 Zen Decks 2
- 11 Community Garden 2
- 12 Vista Glades

UNIT PLAN

LEVEL 17

TREETOPS

- 4-Bedroom + Study (Sky Terrace)
Type D5
- 5-Bedroom (Sky Terrace)
Type E1-E3

OTHERS

- A Residential Entrance (Level 3)
- D Substation (Level 1)
- B Water Tanks (Level 12,17,31,32)
- E Bin Centre (Level 1)
- C Genset (Level 6)
- F Cooling Towers (Level 4)

RESIDENTIAL SITE PLAN (LEVEL 18-30)



LEVEL 18-30

UNIT PLAN LEVEL 18-30

THE RESERVE RESIDENCES

- 2-Bedroom
Type B1-B7A
- 2-Bedroom + Study
Type B8-B9A
- 3-Bedroom
Type C1-C4
- 3-Bedroom + Study
Type C5

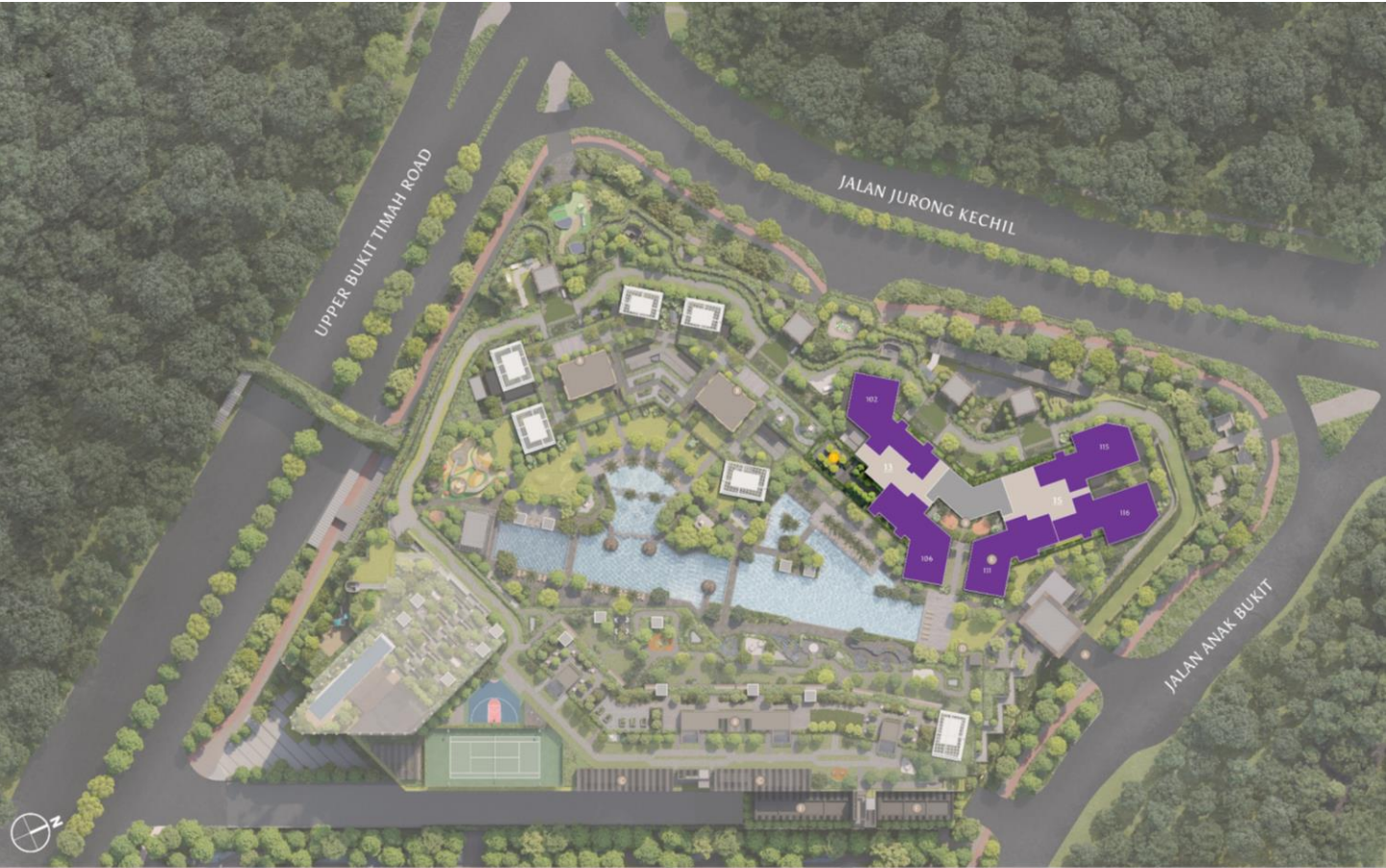
HORIZON

- 3-Bedroom Flexi
Type C9-C10P
- 4-Bedroom
Type D2-D4

OTHERS

- Residential Entrance (Level 3)
- Substation (Level 1)
- Water Tanks (Level 12,17,31,32)
- Bin Centre (Level 1)
- Genset (Level 6)
- Cooling Towers (Level 4)

RESIDENTIAL SITE PLAN (LEVEL 32)



LEVEL 32

FACILITIES LEVEL 32

- LEGEND
- Canopy Deck

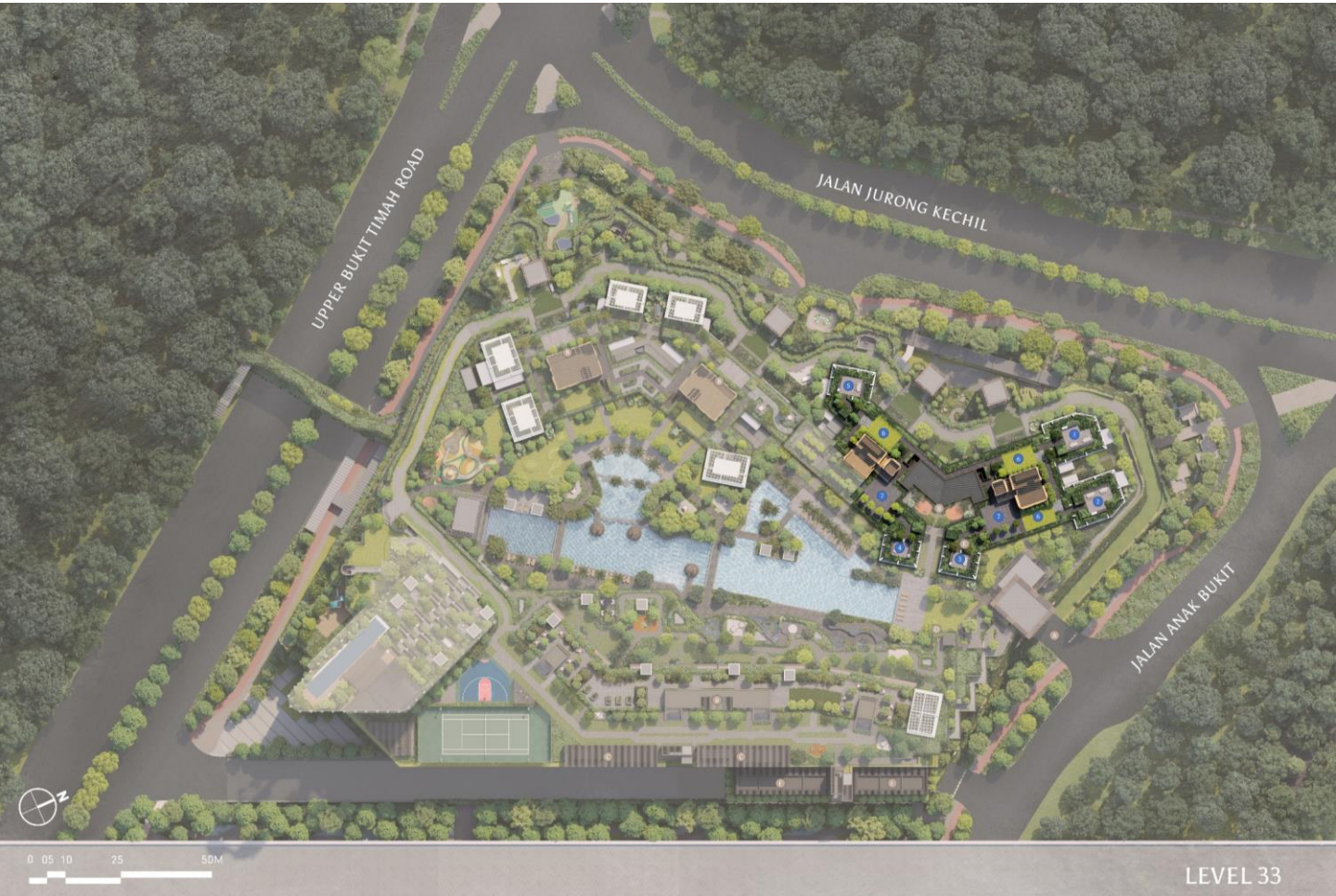
UNIT PLAN LEVEL 32

- TREETOPS
- 5-Bedroom (Penthouse) Type P1-P4

OTHERS

- A Residential Entrance (Level 3)
- D Substation (Level 1)
- B Water Tanks (Level 12,17,31,32)
- E Bin Centre (Level 1)
- C Genset (Level 6)
- F Cooling Towers (Level 4)

RESIDENTIAL SITE PLAN (LEVEL 33)



LEVEL 33

FACILITIES

LEVEL 33

LEGEND

- 1 Sage Dining Pavilion
- 2 Saffron Dining Pavilion
- 3 Savory Dining Pavilion
- 4 Sorrel Dining Pavilion
- 5 Safflower Dining Pavilion
- 6 Sky Lawns
- 7 Sky Decks

OTHERS

- A Residential Entrance (Level 3)
- D Substation (Level 1)
- B Water Tanks (Level 12,17,31,32)
- E Bin Centre (Level 1)
- C Genset (Level 6)
- F Cooling Towers (Level 4)



RESIDENTIAL KEY FACILITIES

Over 70 facilities spanning across three main levels (L4, L5, L6) and sky terraces (L12, L17, L32 and L33)



50m lap pool (L5)



Poolside pavilion (L5)

RESIDENTIAL KEY FACILITIES

Over 70 facilities spanning across three main levels (L4, L5, L6) and sky terraces (L12, L17, L32 and L33)



Gym (L17)



Function Room (L17)

OVERVIEW - RESIDENTIAL UNIT MIX (SUBJECT TO CHANGE)

| COLLECTION | UNIT TYPE | | NO. OF UNITS | | Approximate Sizes | | Approximate Share Value per unit | Estimated Maintenance Charges | | |
|------------------------|-------------------------------|--------------------------|--|------|-------------------|-----------------|----------------------------------|-------------------------------|-------|-------|
| | | | | | M ² | FT ² | | | | |
| THE RESERVE RESIDENCES | A | A1 | 1 Bedroom (w/o Balcony) | 56 | 100 | 41 | 441 | 5 | \$325 | |
| | | A2 (SF) | 1 Bedroom | 44 | | 46 | 495 | 5 | \$325 | |
| | B | B1 | 2 Bedroom + 1 Bath (w/o Balcony) | 11 | 101 | 52 | 560 | 6 | \$390 | |
| | | B2 | 2 Bedroom + 1 Bath | 44 | | 57 | 614 | 6 | \$390 | |
| | | B3 | | 46 | | 57 | 614 | 6 | \$390 | |
| | | B4 | 2 Bedroom + 2 Bath | 11 | 149 | 60 | 646 | 6 | \$390 | |
| | | B4A | | 14 | | 61 | 657 | 6 | \$390 | |
| | | B5 | | 33 | | 61 | 657 | 6 | \$390 | |
| | | B5A | | 42 | | 62 | 667 | 6 | \$390 | |
| | | B6 | | 14 | | 62 | 667 | 6 | \$390 | |
| | | B7 | | 22 | | 68 | 732 | 6 | \$390 | |
| | | B7A (SF) | | 13 | | 69 | 743 | 6 | \$390 | |
| | | B8 | 28 | 67 | 721 | 6 | \$390 | | | |
| | | B9 | 2 Bedroom + Study | 11 | 54 | 74 | 797 | 6 | \$390 | |
| | | | | B9P | | 1 | 74 | 797 | 6 | \$390 |
| | | | | B9A | | 14 | 75 | 807 | 6 | \$390 |
| | C | C1 | 3 Bedroom | 14 | 98 | 82 | 883 | 6 | \$390 | |
| | | | | C2 | | 22 | 87 | 936 | 6 | \$390 |
| | | | | C2A | | 13 | 88 | 947 | 6 | \$390 |
| | | C3 | 11 | 89 | | 958 | 6 | \$390 | | |
| C4 | | 3 Bedroom (HS) | 23 | 97 | | 1044 | 6 | \$390 | | |
| | | | C4P | 1 | | 97 | 1044 | 6 | \$390 | |
| C5 | 3 Bedroom + Study | 14 | 113 | 1216 | 7 | \$455 | | | | |
| CREEKSIDE | C | C6 | 3 Bedroom + 2 Bath (HS) | 15 | 42 | 104 | 1119 | 7 | \$455 | |
| | | | | C6P | | 3 | 124 | 1335 | 7 | \$455 |
| | | C7 | 3 Bedroom+ 2 Bath (HS & Private Lift) | 5 | | 104 | 1119 | 7 | \$455 | |
| | | | | C7P | | 1 | 124 | 1335 | 7 | \$455 |
| | | C8 (SF) | 3 Bedroom + 3 Bath (HS) | 15 | | 108 | 1163 | 7 | \$455 | |
| | | C8P | | 3 | | 128 | 1378 | 7 | \$455 | |
| | D | 4BR (HS & Private Lift) | 5 | 6 | 176 | 1894 | 8 | \$520 | | |
| | | | D1P | | 1 | 203 | 2185 | 9 | \$585 | |
| HORIZON | C | C9 | 3 Bedroom (Flexi-Space & Private Lift) | 37 | 76 | 122 | 1313 | 7 | \$455 | |
| | | | | C9P | | 1 | 122 | 1313 | 7 | \$455 |
| | | C10 | 3 Bedroom (Flexi-Space, HS & Private Lift) | 37 | | 123 | 1324 | 7 | \$455 | |
| | | | | C10P | | 1 | 123 | 1324 | 7 | \$455 |
| | D | D2 | 4 Bedroom (HS & Private Lift) | 36 | 91 | 137 | 1475 | 7 | \$455 | |
| | | | | D2P | | 1 | 137 | 1475 | 7 | \$455 |
| | | D3 | 4 Bedroom (Private Lift) | 2 | | 151 | 1625 | 8 | \$520 | |
| | | | | D3P | | 2 | 162 | 1744 | 8 | \$520 |
| D4 (SF) | 4 Bedroom (HS & Private Lift) | 50 | 151 | 1625 | 8 | \$520 | | | | |
| TREETOPS | D | D5 | 4 Bedroom + Study (HS & Private Lift) | 1 | 5 | 145 | 1561 | 7 | \$455 | |
| | | E1 | 5 Bedroom (Private Lift) | 2 | | 164 | 1765 | 8 | \$520 | |
| | E2 | 1 | | 178 | | 1916 | 8 | \$520 | | |
| | E3 | 1 | | 178 | | 1916 | 8 | \$520 | | |
| | G | G1 | 4 Bedroom + Study | 1 | 5 | 185 | 1991 | 8 | \$520 | |
| | | G2 | 4 Bedroom + Study (Duplex) | 1 | | 209 | 2250 | 9 | \$585 | |
| | | G3 | 5 Bedroom | 1 | | 217 | 2336 | 9 | \$585 | |
| | | G4 | | 1 | | 218 | 2347 | 9 | \$585 | |
| | | G5 | | 1 | | 279 | 3003 | 10 | \$650 | |
| | P | 5 Bedroom (Private Lift) | P1 | 1 | 231 | 2486 | 9 | \$585 | | |
| | | | P2 | 1 | 231 | 2486 | 9 | \$585 | | |
| | | | P3 | 2 | 234 | 2519 | 9 | \$585 | | |
| | | | P4 | 1 | 261 | 2809 | 10 | \$650 | | |

TOTAL NUMBER OF UNITS

732

ADDITIONAL INFORMATION

| | |
|--|--|
| PPVC Construction | No |
| Prefabricated Bathroom Unit (PBU) | Yes |
| Toilet Ventilation | Mechanical Ventilation or Natural Ventilation |
| Washing Bays | Yes |
| Household Shelter | Selected 3 and 4 Bedrooms |
| Refuse System | Pneumatic Waste Conveyance System Bin Centre located at Level 1 Refuse Chutes are located along the common corridor. |

SECURITY, SUBSTATION, GENSET AND OTHER ANCILLARY

| | |
|---|---|
| Substations | Level 1 |
| Gensets | Level 6 |
| Retail/Service Residence Cooling Tower | Level 4 (Carpark Area) |
| Water Tanks | Level 12,17,31 and 32 |
| F&B Kitchen Exhausts | The kitchen exhaust discharge points are located at various locations around the podium area. The kitchen exhaust air will be treated (subject to tenants' maintenance) before discharging to the exterior and at locations complying to code, so that smell or other public health nuisance can be avoided or minimised. |
| Access Point from Retail Mall | Residential Component can be accessed via Lifts and Escalator from Retail Mall |
| Residential Guardhouse | Level 3 |
| Security System | Visitor Call Panel using Telephony System, CCTV, Card Access |

ADDITIONAL INFORMATION

RESIDENTIAL CARPARK

| | |
|----------------------------|--|
| Carpark Facility | L1 Carpark - Mall and Serviced Residences L3, L4, L5 Carpark – Residential (No dedicated carpark lots) |
| Vehicular Entrances | Residential ingress and egress is along Jalan Anak Bukit, separated from Retail Mall and Serviced Residences |
| Electric Car Lots | 6 lots |
| Bicycle Lots | 183 lots |
| Car Park Lots | 586 lots (Include Electric Car lots) |
| Motorcycle Lots | Yes |

LIFT, LIFT LOBBY, DROP OFF POINT

| | | | |
|--|--|--|-------------------------------------|
| Drop Off Point | L3 | | |
| Lobby | Air-conditioned / Natural Ventilated | | |
| Residential Lifts | Towers | Units Per Floor (Typical Units) | No. of Common Lift per Tower |
| | 4 Low-Rise Towers | 2 | 1 - 2 |
| | 2 Mid-Rise Towers | 9 – 11 | 3 |
| | 2 High-Rise Towers | 9 | 3 |
| Residential Lift Capacity | 13 | | |
| Loading and unloading bay for Residential mover | Level 3 | | |
| Distance between Residential Towers | Minimum 30m | | |
| Acoustic treatment done to units facing the PIE viaduct | <p>Various acoustic treatment will be done to affected units as follows:</p> <ol style="list-style-type: none"> 1) Acoustic Ceiling 2) Balcony Screen 3) Acoustic Façade Treatment with Fins and/or Ledges and Window Restrictors | | |

ADDITIONAL INFORMATION

ACCESS POINT FOR RESIDENCES



Residential to Retail

- 1** Lift
(L4 Residential to Basement connection to MRT)
- 2** Escalator
(L4 Residential to L3 retail)
- 3** Lift
(L5 Residential to L1 Retail)

Residential to Residential Drop-Off

- 4** Lift
(L3 to L6)
- 5** Lift
(L3 to L33)

Within Residential

- 6** Lift
(L4, L5, L17 & L33)
- 7** Lift
(L3, L4, L5, L17 & L33)
- 8** Lift
(L4 to L17)
- 9** Lift
(L4 to L33)
- 10** Lift
(L5 to L12)

Private lift

- 11** Private Lift
(L4 to L16)
- 12** Private Lift
(L4 to L32)
- 13** Private Lift
(L5 to L12)

Arrival Points

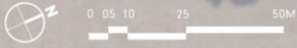
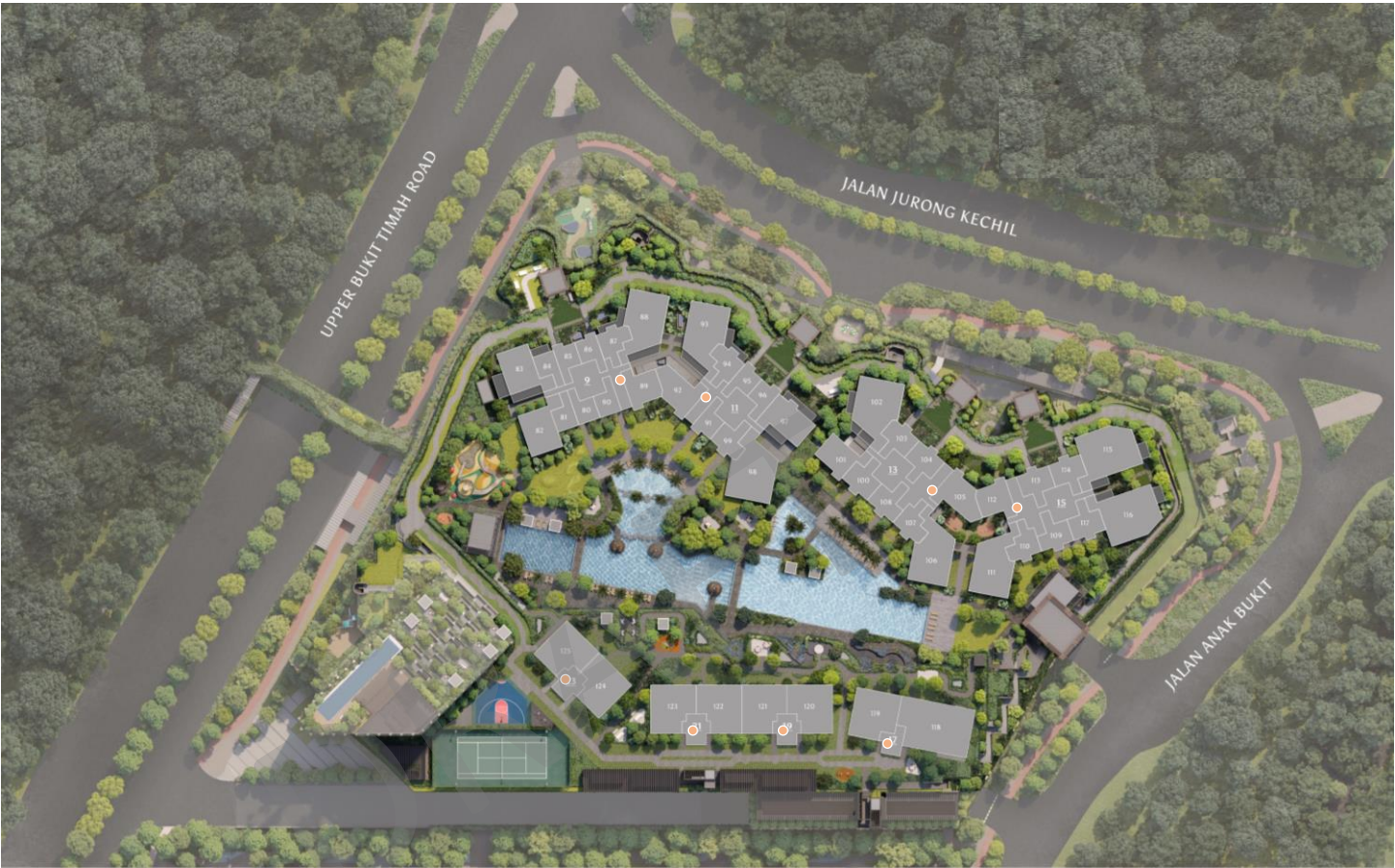
- 14** Residential Drop-off (L3)
- 15** Residential Entrance (L3)
- 16** Residential Side Gate (L3)



ADDITIONAL INFORMATION
DISTANCE BETWEEN TOWERS



ADDITIONAL INFORMATION
REFUSE CHUTE LOCATIONS



LEGEND
● Refuse chute

ADDITIONAL INFORMATION

UNIT PROVISION

| | |
|------------------------------------|---|
| Interior/Finishes | <p><u>The Reserve Residences / Horizon / Creekside</u></p> <ul style="list-style-type: none"> Living / Dining / Kitchen / Bathroom / Balcony – Tiles Bedroom – Engineered Timber <p><u>Treetops</u></p> <ul style="list-style-type: none"> Living / Dining / Dry-Kitchen – Marble Bathroom / Balcony / Kitchen – Tile Bedroom – Engineered Timber |
| Air Conditioning | <p><u>The Reserve Residences/ Horizon/ Creekside</u></p> <ul style="list-style-type: none"> Living, Dining, Study, Master Bedroom, Flexi-Space and Bedrooms – wall-mounted fan coil units <p><u>Treetops</u></p> <ul style="list-style-type: none"> Living, Dining, Master Bedroom – ducted fan coil units Junior Master Bedroom, Bedrooms, Study, Flexi-space and Family Room – wall-mounted fan coil units |
| Water Heater Provision | Electric Water Heater |
| Windows | <ul style="list-style-type: none"> Single-glazed Casement/Full Height Windows Grey colour Low Emissivity Glass |
| Curtain Wall System | Yes |
| Household Shelter | Selected 3 and 4 Bedrooms |
| Balcony / PES Information | <ul style="list-style-type: none"> All Balconies / PES are sheltered, except for Creekside with PES which are partially sheltered Watertap point and power point provided Balcony Screens provided for selected units. For units w/o balcony screens, Buyer have the option to install at their own cost. Installation of zip-track is subject to MCST approval |
| Kitchen Appliances | Refer to Kitchen Appliances Schedule |
| Sanitary Wares and Fittings | Refer to Sanitary Wares and fittings Schedule |
| Smart Home Provision | Smart Gateway, Digital Doorlock, Smoke Detector, Lighting Control, Aircon Control (all FCUs), IP Camera and Video Doorbell |

ADDITIONAL INFORMATION

FACILITIES AND AMENITIES

| | |
|--|---|
| Function room (Air-conditioned) | The Perch living room (Level 4) - approx. 86sqm The Perch reading room (Level 5) - approx. 77sqm The Alstonia function room (Level 5)- approx. 130sqm The Raintree function room (Level 5) - approx. 130sqm The Tembusu living room (Level 17) - approx. 45sqm |
| BBQ Pavilions | Refer to the residential site plan. |
| Sky/Roof Terrace | L17 Sky Terrace (approx. 60m from Upper Bukit Timah Road) L12 Roof Terrace (approx. 49m from Upper Bukit Timah Road) L33 Roof Terrace (approx. 114m from Upper Bukit Timah Road) |
| E-Deck | L4 E-Deck: Approx. 18m from Upper Bukit Timah Road L5 E-Deck: Approx. 22m from Upper Bukit Timah Road L6 E-Deck: Approx. 26m from Upper Bukit Timah Road |
| Working pods | 12 nos. located at Level 17 |
| Gym | Approx. 120sqm at Level 17. Equipment: gym equipment supplier to advise/ confirm |
| Pool / Waterbody | <ul style="list-style-type: none"> • 50m Lap Pool (1.2m depth) • Family Pool (1.2m depth) • Kid's Pool (0.3m depth) • Play Pool (0.5m depth) • Spa Pool (0.9m depth) • Aqua Gym (1.0m depth) • Party Pool (1.2m depth) |
| Jogging Trail | Refer to the residential site plan. |
| Sauna/Steam Room | Refer to the residential site plan. |
| Tennis Court | Located at Level 6 |
| Concierge Service | N.A. |

ADDITIONAL INFORMATION

MCST AND SHARE VALUE ALLOCATION

| | |
|--|---|
| <p>Residential vs Retail Component</p> | <p>The total share value for the development (Residential, Commercial and SR Components) is 10,000 of which 4,620 is allocated to residential component (Residential) and 4,358 is for commercial component.</p> |
| <p>% of Consensus from Commercial and Residential</p> | <p>An en-bloc sale is governed by the Land Titles (Strata) Act. The sale is to be supported by the requisite majority consent under the Act: Developments less than 10 years old (from date of issue of TOP) – at least 90% by share value and strata area Developments 10 years and older (from date of issue of TOP) – at least 80% by share value and strata area</p> |
| <p>Tiers of Management Committee in the development</p> | <p>This is a two-tier MC development with one Main MC and one Residential Sub MC. The Management Fund (MF) comprises Main MC and Residential Sub MC funds. MF from Retail and SR Component goes to the Main MC fund. Purchasers of TRR will have to contribute MF to the Residential Sub MC and Main MC fund.</p> |
| <p>5 Years ABSD Rule</p> | <p>The Residential component is subject to the 5 years ABSD rule.</p> |

KITCHEN APPLIANCES SCHEDULE

| Product Type | Unit Type | Kitchen Appliances | | | | | | | | | | | | | | Total No. of Appliances / Unit | |
|--|-----------|--------------------|------------|-------------------|--------------|--------------|-------------|------|------------------------|---------------------|-----------------------|--------------|----------------|--------|-------|--------------------------------|-------------|
| | | Hood | | Hob | | | Oven | | Fridge | | | Washer/Dryer | | | | | |
| | | 60 cm Hood | 90 cm Hood | 2 Zones Induction | 3 Gas Burner | 5 Gas Burner | Combi-steam | Oven | Fridge (Free-standing) | Fridge (Integrated) | Fridge (Side-by-side) | Wine Chiller | Washer - Dryer | Washer | Dryer | | Dish washer |
| The Reserve Residences | 1BR, 2BR | ✓ | - | ✓ | - | - | - | ✓ | ✓ | - | - | - | ✓ | - | - | - | 5 |
| The Reserve Residences / Creekside / Horizon | 3BR | - | ✓ | - | ✓ | - | - | ✓ | - | - | ✓ | - | ✓ | - | - | - | 5 |
| Creekside / Horizon | 4BR | - | ✓ | - | ✓ | - | ✓ | - | - | - | ✓ | ✓ | - | ✓ | ✓ | ✓ | 8 |
| Treetops | 4BR, 5BR | - | ✓ | - | - | ✓ | ✓ | ✓ | - | - | ✓ | ✓ | - | ✓ | ✓ | ✓ | 9 |
| | PH | - | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | 11 |
| Brands | | SMEG | | | | | | | | | | VINTEC | SMEG | | | | |

SANITARY WARES AND FITTINGS SCHEDULES

| Product Type | Unit Type | Master Bathroom | | | | | | | | | | | | | | | | | | |
|---|---------------|-----------------|-------------------|-----------------------------|--------------------|-------------------------|-----------------|-------|-------------|-------|--------------|-------|-------------|-------|-------------|-------|--------------|-------|------------|-------|
| | | Sanitary Wares | | | | | Fittings | | | | | | | | Accessories | | | | | |
| | | Wash Basin | Water Closet (WC) | Water Closet (WC) w Washlet | Bathtub (Built-in) | Bathtub (Free-standing) | Handheld shower | | Rain shower | | Shower Mixer | | Basin Mixer | | Bidet Spray | | Paper Holder | | Towel Hook | |
| Chrome | Black | | | | | | Chrome | Black | Chrome | Black | Chrome | Black | Chrome | Black | Chrome | Black | Chrome | Black | Chrome | Black |
| The Reserve Residences / Creekside / Horizon | 1BR, 2BR, 3BR | ✓ | - | ✓ | - | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - |
| Creekside / Horizon | 4BR | ✓ | - | ✓ | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - |
| Treetops | 4BR, 5BR | ✓ | - | ✓ | ✓ | - | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ |
| | PH | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ |
| Brands | | Duravit | TOTO | | BLB | Duravit | Hansgrohe | | | | | | | | | | | | | |

SANITARY WARES AND FITTINGS SCHEDULES

| Product Type | Unit Type | Bathroom / Junior Master Bathroom | | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------------------------------|-------------------|-----------------------------|--------------------|-------------------------|-----------------|-------|-------------|-------|--------------|-------|-------------|-------|-------------|-------|--------------|-------|------------|-------|
| | | Sanitary Wares | | | | | Fittings | | | | | | Accessories | | | | | | | |
| | | Wash Basin | Water Closet (WC) | Water Closet (WC) w Washlet | Bathtub (Built-in) | Bathtub (Free-standing) | Handheld shower | | Rain shower | | Shower Mixer | | Basin Mixer | | Bidet Spray | | Paper Holder | | Towel Hook | |
| Chrome | Black | | | | | | Chrome | Black | Chrome | Black | Chrome | Black | Chrome | Black | Chrome | Black | Chrome | Black | Chrome | Black |
| The Reserve Residences / Creekside / Horizon | 1BR, 2BR, 3BR, 4BR | ✓ | ✓ | - | - | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - |
| Treetops | 4BR, 5BR, PH | ✓ | - | ✓ | - | - | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ |
| Brands | | Duravit | TOTO | | BLB | Duravit | Hansgrohe | | | | | | | | | | | | | |

SANITARY WARES AND FITTINGS SCHEDULES

| Product Type | Unit Type | Powder | | | | | | | | | | Kitchen | | | Dry-Kitchen | | | |
|---|---------------|----------------|-------------------|-----------------------------|-------------|-----------|-------------|---|--------------|---|------------|---------|------------|-------|-------------|------------|-------|---|
| | | Sanitary Wares | | | Fittings | | | | Accessories | | | Sink | Sink Mixer | | SINK | Sink Mixer | | |
| | | Wash Basin | Water Closet (WC) | Water Closet (WC) w Washlet | Basin Mixer | | Bidet Spray | | Paper Holder | | Towel Hook | | Chrome | Black | | Chrome | Black | |
| The Reserve Residences / Creekside / Horizon | 1BR, 2BR, 3BR | - | - | - | - | - | - | - | - | - | - | - | ✓ | ✓ | - | - | - | - |
| Creekside / Horizon | 4BR | - | - | - | - | - | - | - | - | - | - | - | ✓ | ✓ | - | - | - | - |
| Treetops | 4BR, 5BR | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | ✓ | - | ✓ | ✓ | - | ✓ |
| | PH | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | - | ✓ | ✓ | - | ✓ | ✓ | - | ✓ |
| Brands | | Duravit | TOTO | | | Hansgrohe | | | | | | Blanco | Hansgrohe | | Blanco | Hansgrohe | | |

ELECTRICAL SCHEDULE

| Unit Type | Items | | | | | | | | | | | | |
|---|----------------|-------------|--------------------|---------------------|-------------------|------------------|--------------------|------------|--------------------|------------------|-----------------|------------|------------|
| | Lighting Point | Power Point | Water Heater Point | Washer/ Dryer Point | Cooker Hood Point | Cooker Hob Point | Refrigerator Point | Oven Point | Wine Chiller Point | Dishwasher Point | Isolator for CU | Data Point | Bell Point |
| A1 & A2 | 6 | 9 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | 2 | 4 | 1 |
| B1, B2 & B3 | 7 | 11 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | 2 | 5 | 1 |
| B4, B4A, B5, B5A, B6, B7, B7A, B8, B9, B9A & B9P | 10 | 12 | 2 | 1 | 1 | 1 | 1 | 1 | - | - | 2 | 5 | 1 |
| C1, C2, C2A, C3, C4, C4P & C5 | 11 | 14 | 2 | 1 | 1 | - | 1 | 1 | - | - | 3 | 6 | 1 |
| C6, C6P, C7, C7P, C8, C8P, C9, C9P, C10 & C10P | 13 | 14 | 3 | 1 | 1 | - | 1 | 1 | - | - | 3 | 6 | 1 |
| D1, D1P, D2, D2P, D3, D3P & D4 | 18 | 18 | 4 | 2 | 1 | - | 1 | 1 | 1 | 1 | 4 | 7 | 1 |
| D5, E1, E2 & E3 | 19 | 19 | 4 | 2 | 1 | - | 1 | 2 | 1 | 1 | 4 | 7 | 1 |
| G1, G2, G3 & G4, G5 | 19 | 19 | 4 | 2 | 1 | - | 1 | 2 | 1 | 1 | 4 | 7 | 1 |
| P1, P2, P3 & P4 | 23 | 23 | 5 | 2 | 1 | 1 | 2 | 2 | 1 | 1 | 4 | 8 | 1 |

- Note:
- All type and rating of switches and power points above are subject to equipment power requirements and selection
 - All isolators for CU are subject to air-con equipment configuration.
 - Single/Twin gang socket is counted as 1 number of 13A power points.

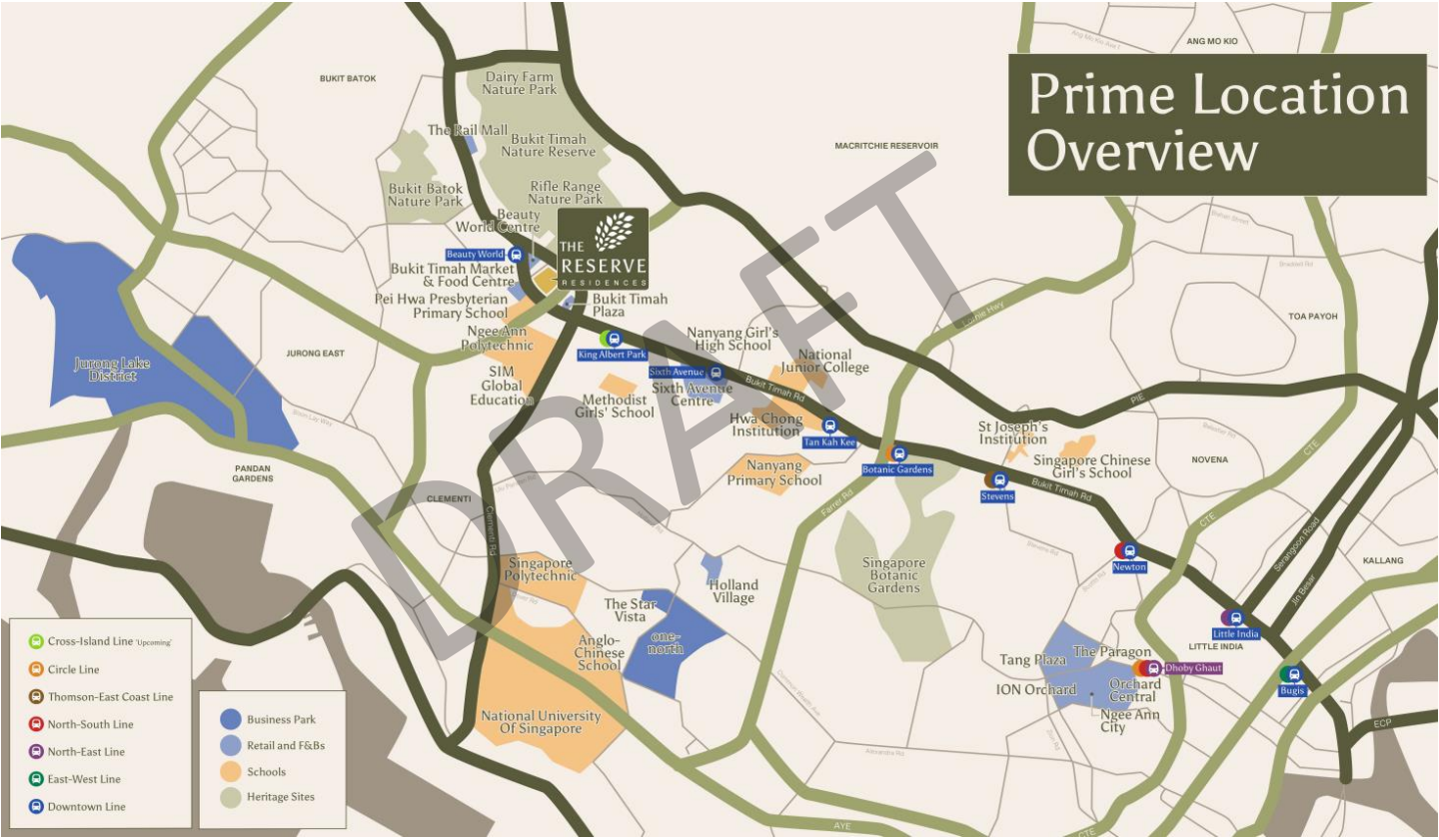
HARD FINISHES SCHEDULE

| | Product Type | | |
|--------------------------------------|---|---|--------------------------|
| | The Reserve Residences | Creekside / Horizon | Treetops |
| Living / Dining / Dry Kitchen | Tiles 600 x 600mm | Tiles 1200 x 600mm | Marble |
| Bedroom | Engineered Timber | Engineered Timber | Engineered Timber |
| Master bath / Common Bath | Tiles Floor: 600 x 300mm Wall: 600 x 600mm | Tiles Floor: 600 x 300mm Wall: 600 x 600mm | Tiles |
| Dry Kitchen | - | Tiles 1200 x 600mm | Marble |
| Kitchen | Tiles 600 x 600mm | Tiles 1200 x 600mm | Tiles |
| Balcony | Tiles 600 x 300mm | Tiles 600 x 600mm | Tiles |

INTEGRATED DEVELOPMENT (RETAIL MALL)

| | |
|-------------------------------------|---|
| Number of Storeys | <ul style="list-style-type: none"> • 4 Storeys and 1 Underground Pedestrian Link • CSFS at Level 4 |
| Proposed Retail Mix | Planned for Supermarket, Clinic, F&B, Shops, Education Centre etc (Subject to confirmation) |
| Mall Operator | Far East Malls |
| Accessibility | <ul style="list-style-type: none"> • Direct Access to Retail Mall from Residential • Direct Access to Beauty World MRT station and Bus Interchange |
| Bus Interchange | <ul style="list-style-type: none"> • Level 2 at approx. 4,250 sqm • Bus Interchange Ingress and Egress is along Jalan Jurong Kechil and Upper Bukit Timah Road |
| Retail Carpark | <ul style="list-style-type: none"> • Retail Ingress and Egress is along Jalan Anak Bukit, separated from Residential • 126 Carpark Lots, Accessible Lots and 1 Family Lot at Level 1 • Mechanical Ventilated |
| Parking Lots with EV Charger | Level 1 |
| Motorcycle Lots | Level 1 |
| Link Bridge | <ul style="list-style-type: none"> • Future connection to the future community club at Level 2 • Future Link Bridge to be built by others |

LOCATION OVERVIEW



PRIME LOCATION

| | | |
|----------------------------|----------------------------------|--------------------------------------|
| Retail And F&Bs | Bukit Timah Market & Food Centre | 2 Mins Walk, 0.2 KM |
| | Bukit Timah Plaza | 5 Mins Walk, 0.4 KM |
| | Beauty World Centre | 6 Mins Walk, 0.5 KM |
| | The Grandstand | 7 Mins Drive, 3.2 KM |
| | The Rail Mall | 1 Stop, Hillview MRT Station |
| | Six Avenue Centre | 2 Stops, Sixth Avenue MRT Station |
| | Coronation Shopping Plaza | 3 Stops, Tan Kah Kee MRT Station |
| | Adam Food Centre | 4 Stops, Botanic Gardens MRT Station |
| | Serene Centre | 4 Stops, Botanic Gardens MRT Station |
| | Cluny Court | 4 Stops, Botanic Gardens MRT Station |
| | Chip Bee Gardens | 6 Stops, Holland Village MRT Station |
| | Holland Village | 6 Stops, Holland Village MRT Station |
| | The Star Vista | 7 Stops, Buona Vista MRT Station |
| | Orchard Shopping Belt | 7 stops, Orchard MRT Station |

Source: Google Maps, OneMap, Streetdirectory

PRIME LOCATION

| | | |
|--|---|--------------------------------------|
| Primary Schools Within 1 KM (By Radius) | Pei Hwa Presbyterian Primary School | 3 Mins Walk, 0.6 KM |
| | Methodist Girls' School | 1 Stop, King Albert Park MRT Station |
| Other Primary Schools (By Distance) | Raffles Girls' Primary School | 3 Stops, Tan Kah Kee MRT Station |
| | Nanyang Primary School | 5 Stops, Farrer Road MRT Station |
| | Singapore Chinese Girl's School (Primary) | 5 Stops, Stevens MRT Station |
| Secondary Schools | Nanyang Girl's High School | 7 Mins Drive, 3.5 KM |
| | Anglo-Chinese School (Independent) | 11 Mins Drive, 5.9 KM |
| | St. Joseph Institution | 12 Mins Drive, 6.5 KM |
| | St. Margaret's Secondary School | 13 Mins Drive, 6.6 KM |
| | Hwa Chong Institution | 3 Stops, Tan Kah Kee MRT Station |
| | Singapore Chinese Girl's School (Secondary) | 5 Stops, Stevens MRT Station |
| Tertiary Schools | Ngee Ann Polytechnic | 4 Mins Drive, 2.3 KM |
| | SIM Global Education | 6 Mins Drive, 2.9 KM |
| | Singapore University of Social Science | 3 Mins Drive, 1.6 KM |
| | National Junior College | 5 Mins Drive, 3.1 KM |
| | National University of Singapore | 12 Mins Drive, 5.9 KM |
| | Singapore Polytechnic | 8 Stops, Dover MRT Station |
| | INSEAD | 8 Stops, one-north MRT Station |

Source: Google Maps, OneMap, Streetdirectory

PRIME LOCATION

| | | |
|--|-------------------------------------|--------------------------------------|
| Attractions A Heritage Trail: History & Fauna | Bukit Timah Nature Reserve | 9 Mins Walk, 0.8 KM |
| | Rifle Range Nature Park | 9 Mins Walk, 0.8 KM |
| | Hindhede Nature Park | 16 Mins Walk, 1.4 KM |
| | Former Ford Factory | 4 Mins Drive, 1.9 KM |
| | Bukit Batok Nature Park | 6 Mins Drive, 2.9 KM |
| | Dairy Farm Nature Park | 1 Stop, Hillview MRT Station |
| | Singapore Botanic Gardens | 4 Stops, Botanic Gardens MRT Station |
| Recreational Facilities | Bukit Timah Community Club | 8 Mins Walk, 0.7 KM |
| | Temasek Club | 4 Mins Drive, 1.7 KM |
| | The Rainforest Sports Hub Turf Club | 6 Mins, Drive, 2.9 KM |
| | Swiss Club Singapore | 7 Mins Drive, 3.0 KM |
| | The British Club | 9 Mins Drive, 3.3 KM |
| | Singapore Island Country Club | 12 Mins, Drive, 7.7 KM |
| Regional Financial, Research & Business Hubs | one-north | 8 Stops, one-north MRT Station |
| | Singapore Science Park I | 9 Stops, Kent Ridge MRT Station |
| | Singapore Science Park II | 10 Stops, Haw Par Villa MRT Station |
| | Marina Bay | 11 Stops, Bayfront MRT Station |

Source: Google Maps, OneMap, Streetdirectory



PRIME LOCATION

Transportation

Beauty World MRT Station (DT5)
- Directly connected via underpass (u/c)
King Albert Park MRT Station (DT6)
- Interchange with future Cross Island Line

Integrated Bus Interchange (u/c)

Bus Stop (B42079 - Opp Pei Hwa Presby Pr Sch)
at Upper Bukit Timah Road
Bus Service No: 67, 75, 66, 170

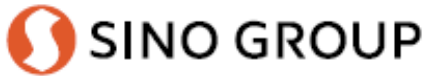
Bus Stop (B42071 - Pei Hwa Presby Pr Sch)
at Upper Bukit Timah Road
Bus Service No: 41, 52, 61, 67, 75, 77, 157, 170, 170A, 174, 184, 852, 961, 961M, 970, 985

Bus Stop (B42259 - Aft Upp Bt Timah Rd)
at Jalan Jurong Kechil
Bus Service No: 41, 52, 61, 77, 157, 174, 970, 985

Source: Google Maps, OneMap, Streetdirectory



DEVELOPERS' INFORMATION



Established in 1971, Sino Group is one of Hong Kong's leading property developers. Its core business of developing properties for sale and investment is complemented by a full range of property services as well as hotel and hospitality. The Group's business interests comprise a diversified portfolio of residential, office, industrial, retail and hospitality properties across Hong Kong, mainland China, Singapore and Australia. It has been involved in over 250 projects, spanning more than 130 million square feet.

The Group employs more than 11,000 dynamic and committed staff members, who share the mission of building a better community.



Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong-based sister company Sino Group, they are one of Asia's largest real estate groups, with operations in Singapore, Malaysia, Australia, Japan, China (Mainland and Hong Kong) and USA. Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. Far East Organization includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited. Far East Organization is the winner of 13 FIABCI World Prix d'Excellence awards, the highest honour in international real estate.

