
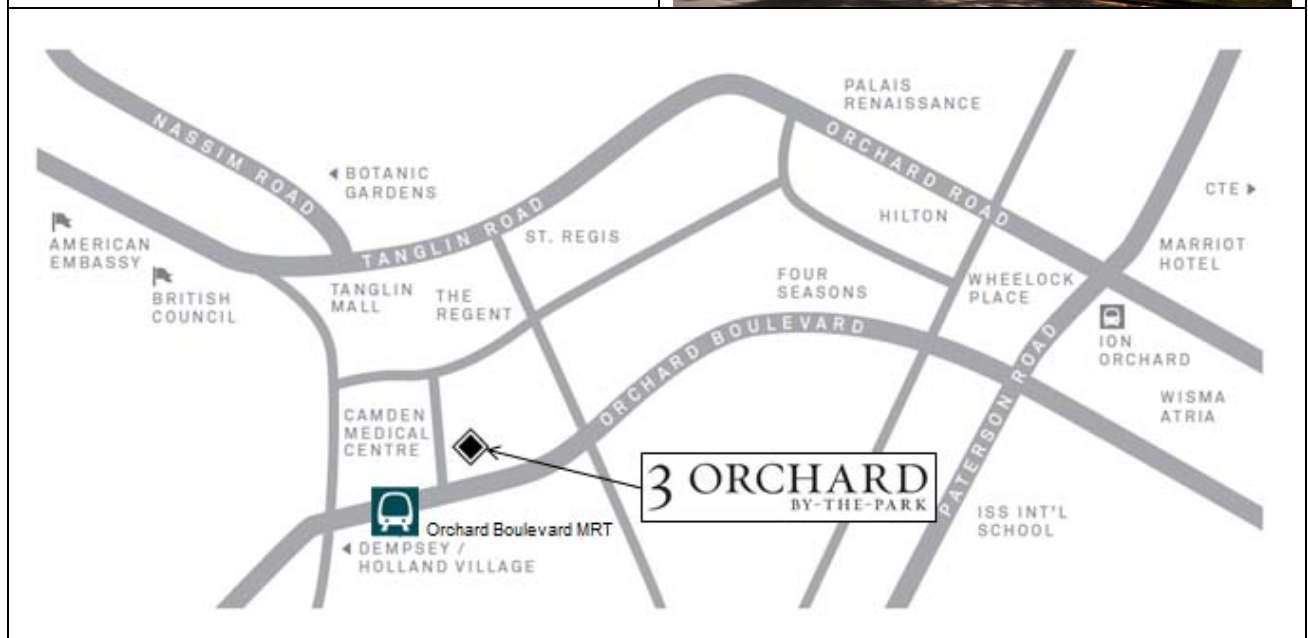


## FACT SHEET

Location	: Prime District 10, Orchard Boulevard	
Tenure	: Freehold	
Legal Descriptions	: Proposed erection of 3 towers of 25 storeys condominium development with basement carpark, swimming pool and communal facilities on lot 01070N TS 24 at Orchard Boulevard (Orchard planning area)	
Developer	: YTL WESTWOOD PROPERTIES PTE LTD (A member of YTL Group)	
Site area	: 5,776.6 sq.m / 62,179 sq.ft	
Total Strata Area	: 16,207 sq.m / 174,452 sq.ft (estimated and subject to change)	
Plot ratio	: 2.8	



TOP date	:	5 Jul 2017
Consultants:-		
• Architect	:	Antonio Citterio Patricia Viel and Partners and DP Architects
• Project ID	:	Antonio Citterio Patricia Viel and Partners
• Landscape	:	ICN Design International Pte Ltd
• Lighting	:	Light Cibles Pte Ltd
No. of units	:	77 units
No. of Car parking space	:	116 lots (includes 3 handicap lots ) (B1-27 lots, B2-40 lots, B3-49 lots)

### Facilities

- Swimming Pool with timber deck
- Library lounge
- Library terrace
- Private dining
- Gourmet dining
- Alfresco Dining
- Outdoor terrace
- Jacuzzi
- Children's pool
- Water longing deck
- Poolside Bar
- Gymnasium
- Feature Garden / Orchid Corners
- Boardwalk
- Pavilion
- Relaxation corner
- Grand entrance drop-off
- Covered parking space
- Bespoke Concierge



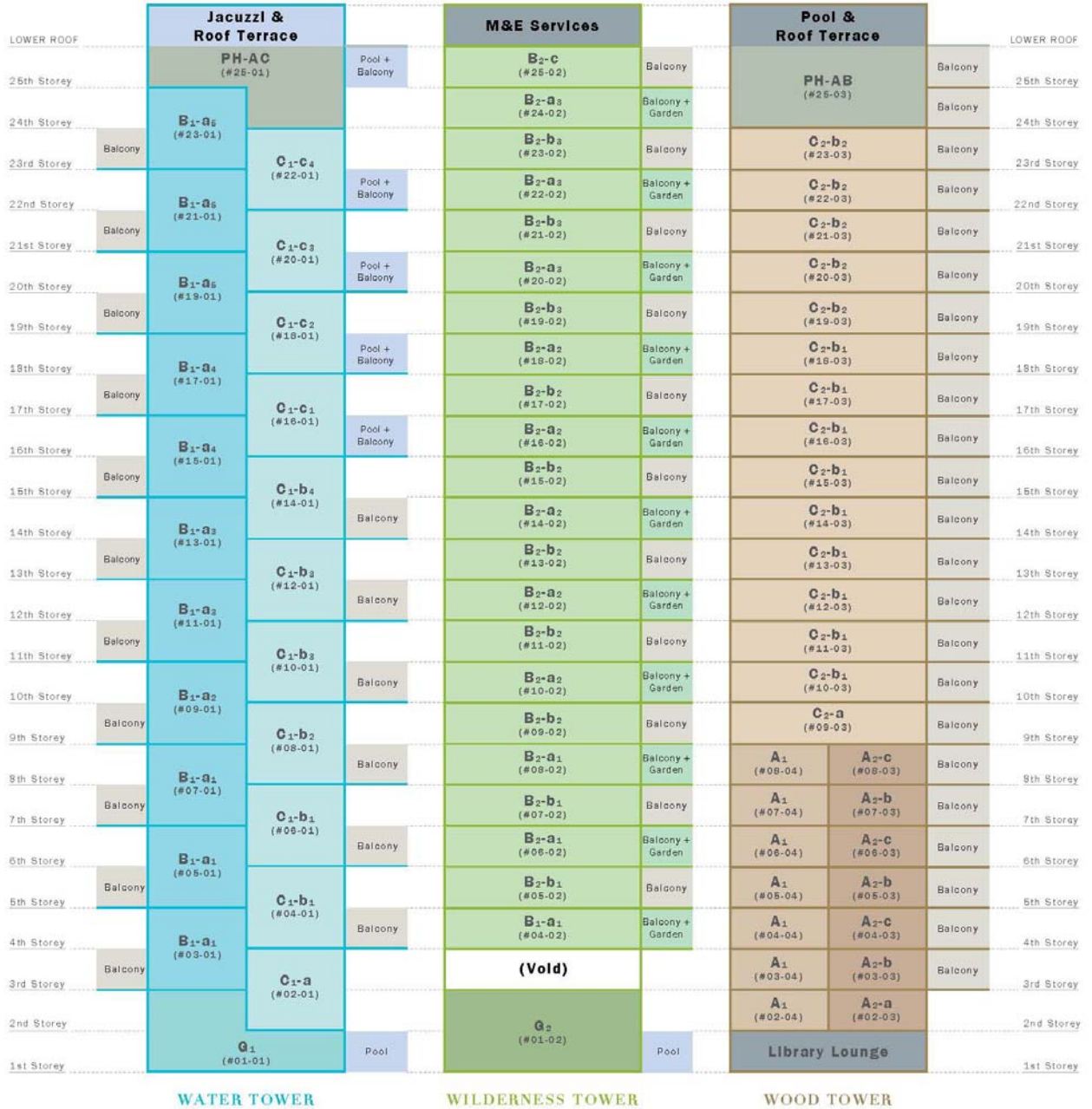


## Site Plan

- A Arrival Plaza
- B Orchid Garden
- C Management Office / Concierge
- D Library Lounge
- E Library Terrace
- F Gourmet Dining
- G Private Dining
- H Outdoor Terrace
- I Gym / Changing Room
- J Swimming Pool
- K Water Lounging Deck
- L Jacuzzi
- M Kid's Pool
- N Pavilion
- O Alfresco Dining
- P Poolside Kitchen
- Q Boardwalk
- R Relaxation Corner
- S Guard House
- T Entrance 1
- U Entrance 2



## Schematic Plan



### Unique Selling Points

- Strategically located in the heart of city, along the tree-lined Orchard Boulevard, away from the busy bustling city
- Freehold with no restriction on foreigner purchase
- Exclusive, only 77 units
- Within immediate locale of upcoming Orchard Boulevard MRT Station
- Walking distance to UNESCO World Heritage Botanic Garden.
- Designed by world-renowned Italian architect Antonio Citterio, first residential project in South-East Asia
- A unique collaboration between YTL and Antonio Citterio—'Designed by Master, Built as Master Pieces'
- Antonio Citterio holistically designed the architecture, from the exterior to interiors including fixtures and fittings of the development
- Sustainable building with Green Mark Gold<sup>Plus</sup> Award (see below for details)
- Lush landscape garden with extensive species of flora and fauna
- One and only Orchid corners with exclusive Vanda YTL and Vanda Broecelli orchids
- Show unit fully furnished with world-leading Italian brand furniture, Armani Casa
- Specially designed lifestyle kitchen cabinets, wooden boiserie feature wall.
- Private lift lobby access
- All units come with balcony, except for units on 2nd floor.
- 2, 3, 4-bedroom with garden and/or balcony
- Loft units with double-volume living space that come with garden or private pools
- Private garden terrace leading into apartment, 'Villas in the sky'
- 24-hr security for the convenience of all residents

### Summary of Unit Mix & Area – Blk 1 (Wood Tower) – 30 units

No. of Bedroom	Unit No.	Unit Type	No. of units	Area (sq.ft)
2 bedroom	#02-03, #02-04 to #08-04	A2-a / A1	8	1,066
2 bedroom (with balcony)	#03-03 to #07-03	A2-b	3	1,163
2 bedroom (with balcony)	#04-03 to #08-03	A2-c	3	1152
4 bedroom (with balcony)	#09-03 to #23-03	C2-a / C2-b1 / C2-b2	15	2,260
Penthouse	#25-03	Not released for sale		

### Maintenance Charges - \$155 per share value

No. of Bedroom	Unit No.	Unit Type	Area (sq.ft)	Share Value	Monthly Charges (\$)
2 bedroom	#02-03, #02-04 to #08-04	A2-a / A1	1,066	6	\$930
2 bedroom (with balcony)	#03-03 to #08-03	A2-b / A2-c	1,163 / 1152	7	\$1,085
4 bedroom (with balcony)	#09-03 to #23-03	C2-a / C2-b1 / C2-b2	2,260	9	\$1,395
Penthouse	#25-03	Not released for sale			

## Finishes and Fittings

Location		Finishes and fittings
Living / Dining	:	- Natural stone (White rose and Ottoman, 900 x 600mm)
Master Bedroom / bedrooms	:	- Timber flooring (American Walnut timber) - Poliform wardrobe (Master bedroom) - Local made wardrobe designed by A.C (Other bedrooms) (Laminate and melamine)
Master bath / Other baths / Powder Room	:	- Natural stone (Botticino marble) - HansGrohe fittings, Axor range (designed by A.C) - PozziGinori sanitary wares (designed by A.C)
Kitchen	:	- Arclinea kitchen system (designed by A.C) - Blum hinge system

## Other Provisions

<ul style="list-style-type: none"> <li>• Daikin VRV and/or split air-conditioning system with ducted fan coil units for all units.</li> <li>• EIB system for lighting, air-con and water heater control (Penthouse units)</li> <li>• Provision for future EIB controls for motorised blinds / curtains and air-con (for all units)</li> <li>• Jung dimmable switch for all units (at Living/Dining/Master Bedroom)</li> <li>• Fermax Audio &amp; Visual Intercom system (Spain)</li> <li>• Simonvoss Digital lock (Germany) using card access, pin code and manual key</li> <li>• Built-in shoe cabinets (4 bedroom &amp; Penthouse)</li> <li>• Synergraphic shower screen glass for all Master Bath (collaboration with Antonio Citterio on his design intent)</li> <li>• Hot water supply to all Bathrooms, Kitchen and W.C</li> <li>• Town gas to all units (except 2 bedroom units)</li> <li>• Miele Washer &amp; Dryer (Combi for 2 bedroom)</li> <li>• Miele appliances               <ul style="list-style-type: none"> <li>- Cooker hood &amp; hob - All units</li> <li>- Oven / Steam Oven – All units (except 2 bedroom &amp; with Combi oven instead)</li> <li>- Fridge / Wine chiller - All units (except 2 bedroom units)</li> <li>- Dishwasher - All units except (2 bedroom units)</li> <li>- Coffee Machine - All units except (2 bedroom units)</li> </ul> </li> </ul>
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## Ceiling heights

Location		Ceiling height (in m)
Living / Dining	:	3m (all regular units)
Master Bedroom / bedrooms	:	3m (all bedrooms, except #25-02)



### Green Mark Features

- Good Thermal Performance of building envelope (RETV): 18.19W/m<sup>2</sup>
- Use of LED lighting, 40% energy savings for common area lighting
- Use of motion sensors in lift lobbies, common toilets, staircases
- Use of energy efficient lift with VVVF (variable voltage variable frequency) drive and sleep mode to reduce standby energy use
- All lifts are equipped with automatically switched off mode for lights and the ventilation fan after a set period of standby time
- Private water meters to monitor water usage for swimming pool and carwash bay
- Use of automatic drip irrigation system with rain sensor for at least 50% of landscape area
- Use of Green Cement and Recycled Aggregate Concrete (RCA) for structural elements
- Use of sustainable products certified by local certification body (such as Singapore Green Building Council and Singapore Environment Council):
  - Waterproofing for wet areas
  - Engineered external wood decking
  - Recycled ceiling boards
  - Drywall partitions
  - Landscape drainage cells
  - Exterior wall paints
  - Precast concrete panels
- Extensive landscape area
- Extensive conservation of trees on site (15 conserved trees)
- Use of compost recycled from horticulture waste for landscape area
- Use of low Volatile Organic Compound (VOC) internal paints certified by local certification body
- Water efficient fixtures certified at least "Very Good" under WELS rating to reduce potable water use within the development
- Water efficient washing machines (3 ticks WELS rated) provided for all residential units
- Provision of energy efficient air conditioning system rated with 4 ticks under Singapore Energy Labelling Scheme
- Recycling bins available on basement 3
- One electric vehicle charging station available on Basement 3
- Provision of 8 bicycle lots at Basement 2 to encourage the use of green transport
- Green corner in Basement 2 as educational corner for residents
- Provision of Ecoplugs to monitor power consumption of electrical appliances

**Amenities within 1 to 2 km from 3 Orchard By-The-Park**

**Train Stations**

Orchard Boulevard (TS13) Thomson Line Due 2021

Orchard (NS22/TS14) Thomson Line Due 2021

**Bus Stops**

After Cuscaden Road – Bus: 75

Grange Residences – Bus: 75, 77, 7, 174, 174e, 123, 132, 105, 106, 11  
NR8

The Regent Singapore – Bus: 36, 36A, 36B

**Shopping Malls**

Tudor Court Shopping Gallery

Tanglin Mall

Tanglin Shopping Centre

Forum The Shopping Mall

Wheelock Place

Ion Orchard

Shaw House

Wisma Atria

Ngee Ann City

Paragon

Tangs Plaza

**Groceries & Supermarts**

Tanglin Market Place

Cold Storage Specialty Tanglin Shopping Centre

Jasons, The Gourmet Grocer

**Pre-schools**

Little Hands Montessori Kindergarten

Little Raindrops Montessori Pre-School

Kay Poh Road Baptist Kindergarten

JHS Montessori Kindergarten

White Lodge Kindergarten (Phoenix Park)

St James Church Kindergarten

Far Eastern Kindergarten

**Primary Schools**

River Valley Primary School

Anglo-Chinese School (Junior)

Singapore Chinese Girls' School



**Secondary Schools**

Raffles Girls' Secondary School  
Crescent Girls' School  
Gan Eng Seng  
Singapore Chinese Girls' School

**Tertiary**

National University of Singapore (Bukit Timah Campus)

**International Schools**

International Singapore School (ISS) Paterson Campus  
Overseas Family School  
Finnish Supplementary School  
Swedish Supplementary School  
Chatsworth International School (Orchard Campus)  
Chinese International School

**Lifestyle**

Tanglin Golf Course  
The American Club  
Tanglin Club  
Singapore Botanic Gardens  
Stardus Clubhouse  
Dempsey Hill

**Payment Terms & Details**

Terms	Remarks
Option fee	1% booking fee
Exercise	9% (2 weeks from date of issued Option)
Sale Completion	90% (10 weeks from date of exercise of Option)

**Bank details :**

Name : **YTL Westwood Properties Pte Ltd**  
Bank : Oversea-Chinese Banking Corporation Limited  
Address : OCBC Centre, 65 Chulia Street, Singapore 049513  
Account no. : 581-650124-001  
Swift Code : OCBCSGSG



### **About Antonio Citterio**

Antonio Citterio is an established world-renowned architect, interior designer and an industrial product designer for multiple premium brands including furniture for B&B Italia, Maxalto, Flexform and recently luxury brand Hermes; kitchen systems for Arclinea; bath and sanitary fittings for Axor; and lighting solutions for Flos. He has also designed top-rated hotels and resorts in the world including the Bulgari Hotels & Resorts in Bali and Milan and the Barvikha Hotel & Spa in Moscow.

### **About YTL Land & Development Berhad**

YTL Corporation's residential property development activities are undertaken through 64 per cent owned YTL Land & Development Berhad (YTL Land). YTL Land is listed on the Bursa Malaysia Main Board (Stock Code: 2577, Bloomberg: YTL LMK) with a market capitalisation of about RM497 million (USD122 million) in July 2016.

Having won multiple regional and international awards including the FIABCI Prix d'Excellence Award, YTL Land has built up an excellent track record of building high quality houses, condominiums and mixed-use properties with attractive and innovative designs. As a leader in sustainability practices, the company incorporates green designs into the engineering and architecture of their developments, promotes environmental renewal and cultivates sustainable ideas and habits within their communities.

With a growing land bank of more than 2,000 acres across Malaysia with an estimated sales value of RM 12 billion (USD3 billion), YTL Land's celebrated portfolio includes the high-profile masterplan of the 294 acre Sentul in Kuala Lumpur, Malaysia, as well as the award-winning Sandy Island and Kasara, the Lake villa collections in Sentosa Cove, Singapore's exclusive gated marina community. YTL Land will continue to expand its land bank across the world in gateway capitals and cities.