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|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name:                                    | Rivelle Tampines 悦湖轩                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Developer:                                       | Sim Lian JV (Tampines 7) Pte. Ltd.<br>Co. Reg. No. 202445793G<br>(Jointly developed by Sim Lian Land Pte Ltd & Sim Lian Development Pte Ltd)                                                                                                                                                                                                                                                                                                                                          |
| Address:                                         | 51 Tampines Street 95, Singapore 529405<br>53 Tampines Street 95, Singapore 529404<br>55 Tampines Street 95, Singapore 529403<br>57 Tampines Street 95, Singapore 529428<br>59 Tampines Street 95, Singapore 529429<br>61 Tampines Street 95, Singapore 529430<br>63 Tampines Street 95, Singapore 529431<br>65 Tampines Street 95, Singapore 529375<br>67 Tampines Street 95, Singapore 529376<br>69 Tampines Street 95, Singapore 529401<br>71 Tampines Street 95, Singapore 529402 |
| Tenure:                                          | 99 years leasehold commencing from 5 February 2025                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| District:                                        | 18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Expected Vacant Possession:                      | 30 June 2030                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Expected Legal Completion:                       | 30 June 2033                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Building Plan Approval No. and Date of Approval: | CX ES No. ES20250725-50006-CG01 dated 27 November 2025                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Developer's License No.                          | C1535                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site Area:                                       | 22,488.9 sqm / 242,068 sqft                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Gross Plot Ratio:                                | 2.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Permissible Max GFA:                             | 56,223 sqm / 605,179 sqft                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site Coverage:                                   | Approx. 30%                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Project Description:                             | Proposed Executive Condominium Housing Development Comprising 2 Blocks of 12-Storey, 5 Blocks of 13-Storey, 4 Blocks of 14-Storey Apartments (Total: 572 Units) With Landscape Deck, Basement Carpark, Communal Facilities on Lot 07831X MK 28 at Tampines Street 95 (Tampines Planning Area)                                                                                                                                                                                         |
| Total No. of Units:                              | 572                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Car park Facility:                               | 462 Basement Carpark Lots<br>(inclusive of 5 EV charging lots and 4 accessible parking lots)                                                                                                                                                                                                                                                                                                                                                                                          |

| Project Team                     |                                                                                              |
|----------------------------------|----------------------------------------------------------------------------------------------|
| Architect                        | ADDP Architects LLP                                                                          |
| Landscape Architect              | Ecoplan Asia Pte Ltd                                                                         |
| Structural Engineer              | BCK & Partners Pte Ltd                                                                       |
| Mechanical & Electrical Engineer | United Project Consultants Pte Ltd                                                           |
| Main Contractor                  | Sim Lian Construction Co. (Pte.) Ltd.                                                        |
| Bank Details                     |                                                                                              |
| Project Account No               | OCBC Bank Ltd. for Project Account No. 6041-1201-1001 for Sim Lian JV (Tampines 7) Pte. Ltd. |
| Bank Name                        | OCBC Ltd                                                                                     |
| Bank Address                     | 63 Chulia Street #06-00 OCBC Centre East Singapore 049514                                    |
| Swift Code                       | OCBCSGSG                                                                                     |
| Branch Name                      | OCBC Centre Branch                                                                           |
| Bank Code                        | 7339                                                                                         |
| Branch Code                      | 604                                                                                          |
| Account Number                   | 6041-1201-1001                                                                               |
| PayNow Proxy                     | 202445793GP01                                                                                |
| Conveyancing Solicitors          |                                                                                              |
| Dentons Rodyk & Davidson LLP     | 80 Raffles Place #33-00 UOB Plaza 1, Singapore, 048624                                       |

| Showflat Types |                           |            |             |
|----------------|---------------------------|------------|-------------|
| Unit Type      | Bedroom Type              | Area (sqm) | Area (sqft) |
| C2S            | 3 Bedroom Premium + Study | 86 sqm     | 926 sqft    |
| D1             | 4 Bedroom                 | 97 sqm     | 1,044 sqft  |
| E1             | 5 Bedroom                 | 128 sqm    | 1,378 sqft  |

| % of Unit Distribution |                        |              |     |
|------------------------|------------------------|--------------|-----|
| Unit Type              | Bedroom Type           | No. of Units | %   |
| 3-bedroom              | C1P, C2S               | 241          | 42% |
| 4-bedroom              | D1, D1a, D2S, D3F, D4P | 291          | 51% |
| 5-bedroom              | E1                     | 40           | 7%  |

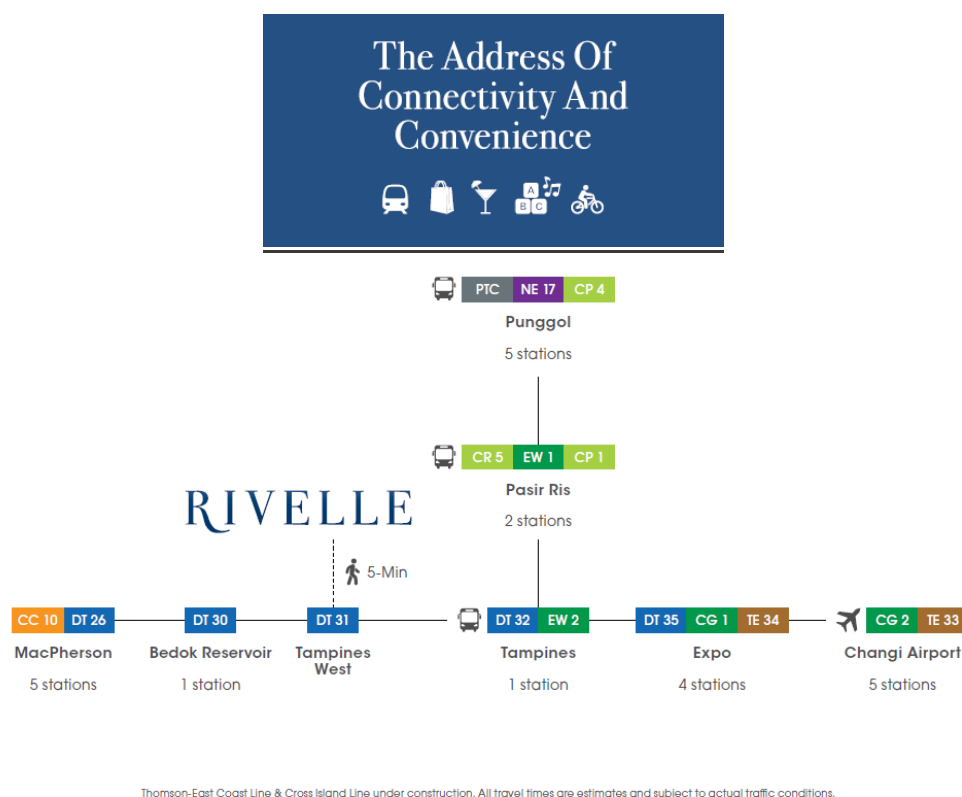
## Rationale of Name: Rivelle Tampines

### Rivelle – Shaped By Water, Crafted for Harmony

Water, the source of life, flows through Rivelle—nurturing, restoring, and filling every space with a sense of balance and harmony. Inspired by the gentle ripples of water, Rivelle is defined by its rippling waterscapes and abundance of over 70 facilities, creating a serene sanctuary for modern living.

Comprising 572 thoughtfully designed 3- to 5-bedroom units, Rivelle harmoniously blends everyday convenience with tranquil surroundings. Nestled within the mature Tampines estate and just moments from Bedok Reservoir, it is a rare haven where comfort, nature, and connectivity converge. Here, water inspires a home that restores, connects, and elevates the living experience for you and your loved ones.

### Locational Attributes – enjoy a network of connectivity at your doorstep: Walk | Cycle | Drive | MRT



- 5 mins walk – Tampines West MRT (DT31)
- 5 mins walk – Pinery Mall integrated with Early Childhood Development Facility & Community Plaza (U/C)
- 5 mins walk to SAFRA Tampines & yo:Ha Commercial
- 6 mins cycle to Tampines Round Market & Food Centre, Our Tampines Hub
- 9 mins cycle to Bedok Mall & Tampines Regional Centre- Tampines Mall, Tampines One & Century Square
- Primary School in the Vicinity – St Hilda's Primary School (Within 1-km), Tampines Primary School, Jun Yuan Primary School, St. Anthony's Canossian Primary School
- 7 mins cycle to Temasek Poly and within 10 mins drive to Temasek Junior College & Singapore University of Technology and Design (SUTD)
- 10 mins drive – Ikea Tampines, Courts Megastore, Giant Hypermarket
- 4 MRT stops – Expo
- 5 MRT stops – Jewel Changi Airport

Current as at 9 February 2026 | Draft. Subject to Changes without Prior Notice | Not for Circulation | Internal Reference Only. | Distances/Areas/Measurements are Estimates Only | Do Not Form Part of Contract

| Unit Type | Bedroom Type              | No. of Units | No. of Stacks | Typical Unit Size (Sqm) | Typical Unit Size (Sqft) | Share Value |
|-----------|---------------------------|--------------|---------------|-------------------------|--------------------------|-------------|
| CIP(p)    | 3-Bedroom Premium         | 6            | 7             | 82                      | 883                      | 6           |
| CIP       |                           | 82           |               |                         |                          |             |
| C2S(p)    | 3-Bedroom Premium + Study | 9            | 12            | 86                      | 926                      | 6           |
| C2S       |                           | 144          |               |                         |                          |             |
| DI(p)     | 4-Bedroom                 | 10           | 10            | 97                      | 1044                     | 6           |
| DI        |                           | 123          |               |                         |                          |             |
| DIa(p)    |                           | 1            | 1             | 97                      | 1044                     | 6           |
| DIa       |                           | 11           |               |                         |                          |             |
| D2S(p)    | 4-Bedroom + Study         | 3            | 4             | 103                     | 1109                     | 7           |
| D2S       |                           | 49           |               |                         |                          |             |
| D3F(p)    | 4-Bedroom Flexi           | 4            | 4             | 110                     | 1184                     | 7           |
| D3F       |                           | 49           |               |                         |                          |             |
| D4P(p)    | 4-Bedroom Premium         | 3            | 3             | 110                     | 1184                     | 7           |
| D4P       |                           | 38           |               |                         |                          |             |
| EI(p)     | 5-Bedroom                 | 3            | 3             | 128                     | 1378                     | 7           |
| EI        |                           | 37           |               |                         |                          |             |

| Bedroom Type      | Share Value | Maintenance Fees Per Share | Maintenance Fees Per Unit Per Month (estimated) |
|-------------------|-------------|----------------------------|-------------------------------------------------|
| CIP, C2S, DI, DIa | 6           | \$65                       | \$390                                           |
| D2S, D3F, D4P, EI | 7           | \$65                       | \$455                                           |

| No. of Units Per Floor |           |                                 |               |
|------------------------|-----------|---------------------------------|---------------|
| Block                  |           | Units Per Floor (Typical Units) | No. of Lift   |
| 57, 59                 | 12 Storey | 4                               | 2<br>(13 pax) |
| 53, 55, 61, 63, 69     | 13 Storey |                                 |               |
| 51, 65, 67, 71         | 14 Storey |                                 |               |

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## CEILING HEIGHT SCHEDULE

| ROOM                                     | UNIT TYPE       |                |                              |                 |                 |                 |                           |
|------------------------------------------|-----------------|----------------|------------------------------|-----------------|-----------------|-----------------|---------------------------|
|                                          | CIP<br>CIP(p)   | C2S,<br>C2S(p) | D1<br>D1(p)<br>D1a<br>D1a(p) | D2S<br>D2S(p)   | D3F<br>D3F(p)   | D4P<br>D4P(p)   | EI<br>EI(p)               |
| Balcony and Private Enclosed Space (PES) | 2.75m           | 2.75m          | 2.75m                        | 2.75m           | 2.75m           | 2.75m           | 2.75m                     |
| Living, Dining and Flexi                 | 2.70m           | 2.70m          | 2.70m                        | 2.70m           | 2.70m           | 2.70m           | 2.70m                     |
| Bedroom                                  | 2.30m/<br>2.70m | 2.70m          | 2.30m/<br>2.70m              | 2.30m/<br>2.70m | 2.30m/<br>2.70m | 2.30m/<br>2.70m | 2.30m/<br>2.40m/<br>2.70m |
| Dry Kitchen                              | -               | -              | -                            | -               | -               | 2.70m           | 2.70m                     |
| Study                                    | -               | 2.70m          | -                            | 2.70m           | -               | -               | -                         |
| Kitchen and Yard                         | 2.40m           | 2.40m          | 2.40m                        | 2.40m           | 2.40m           | 2.40m           | 2.40m                     |
| Hallway to Bedroom                       | 2.30m           | 2.30m          | 2.30m                        | 2.30m           | 2.30m           | 2.30m           | 2.30m                     |
| Bath                                     | 2.325m          | 2.325m         | 2.325m                       | 2.325m          | 2.325m          | 2.325m          | 2.325m                    |
| W.C.                                     | 2.30m           | 2.30m          | 2.30m                        | 2.30m           | 2.30m           | 2.30m           | 2.30m                     |
| Household Shelter                        | 2.70m           | 2.70m          | 2.70m                        | 2.70m           | 2.70m           | 2.70m           | 2.70m                     |

### Notes:

1. Ceiling height is measured from finished floor level to underside of slab/ false ceiling (where applicable).
2. The floor-to-ceiling height set out above are estimates. Ceiling height of Balcony and PES may vary in certain areas due to the thickness of screed cast to fall. Construction tolerance to be expected.
3. Ceiling height of localized bulkheads shall be at minimum of 2.30m (where applicable).

## **Additional Information:**

The following items will be provided by the Developer:

**a) Kitchen**

Built-in high and/or low-level kitchen cabinets in laminate and/or melamine finish with quartz countertop and tile backsplash complete with kitchen sink (Rigel), cooker hood (Küche) and gas cooker hob (Küche), built-in oven (Küche) and Samsung washer cum dryer.

*\*Fridge is not provided.*

**b) Wardrobe**

Built-in wardrobe in laminate and/or melamine finish with sliding door or swing door (where applicable).

*\*Master Bedroom Wardrobe of Type E1 / E1(p) comes with swing door.*

**c) Air-conditioning System**

Exposed single/ multi-split wall mounted fan coil unit (Mitsubishi Electric) provided to Living/Dining, Bedrooms and Study (where applicable).

**d) Hot Water Supply**

Hot water supply shall be provided to all Bath of each unit (exclude Kitchen and W.C.). The gas water heater control panel shall be placed beside lighting switch located outside common bath or hallway to bedroom (where applicable). Turn-on and utility charges shall be borne by the Purchaser.

**e) Town Gas**

Town gas supply shall be provided. Turn-on and utility charges shall be borne by the Purchaser.

**f) DB and/or Store**

DB cabinet and/or store shall be provided as cabinetry door in laminate and/or melamine finish.

## Additional Information:

| No. | Subject                                         | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | Expected TOP<br>(Subject to Authority Approval) | 30 September 2029                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2   | PPVC/ PBU Construction                          | <ul style="list-style-type: none"> <li>- All bedrooms are PPVC</li> <li>- Some of living are PPVC</li> <li>- All bathrooms are PBU</li> <li>- Part of bedroom walls can be hacked</li> </ul>                                                                                                                                                                                                                                                                                                               |
| 3   | AC Ledges                                       | <ul style="list-style-type: none"> <li>- Non-Strata Area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 4   | Ventilation                                     | <ul style="list-style-type: none"> <li>- Natural ventilation for all Kitchen, Bathroom and WC</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5   | Site Coverage                                   | <ul style="list-style-type: none"> <li>- Site Coverage: Approx. 30 %</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6   | Lobby                                           | <ul style="list-style-type: none"> <li>- Air-Conditioned Lift Lobbies at Basement I</li> <li>- Naturally Ventilated Lift Lobbies at 1<sup>st</sup> Storey</li> </ul>                                                                                                                                                                                                                                                                                                                                       |
| 7   | Car Park                                        | <ul style="list-style-type: none"> <li>- <b>Full Basement Carpark (BI)</b></li> <li>- 462 Basement Car Park Lots including 5 carpark lots with EV Charging Points; and 4 Accessible Lots</li> <li>- Carpark Lots are non-designated</li> <li>- BI Carpark lead directly to Block Lobbies, and Clubhouse Lobby</li> </ul>                                                                                                                                                                                   |
| 8   | Basement Carpark                                | <ul style="list-style-type: none"> <li>- Carpark Driveway: 2.4m</li> <li>- Carpark Lots: 2.2m</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                   |
| 9   | Washing Bays                                    | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 10  | Electric Vehicle Charging Lots                  | <ul style="list-style-type: none"> <li>- 5 Active EV charging lots</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 11  | Bicycle Lots                                    | <ul style="list-style-type: none"> <li>- 144 bicycle lots</li> <li>- Located across 1<sup>st</sup> Storey</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                       |
| 12  | Security System                                 | <ul style="list-style-type: none"> <li>- Secured Residential Blocks Lobbies at Basement I and Level I</li> <li>- Audio/Video Visitors' Call Panels (VCP) are located outside each residential lift lobby (BI and LI) for secured access</li> <li>- Residents access residential floors via card access at Basement I and Level I</li> <li>- Security Card Access is required for Basement I and Level I residential lift lobbies, Side Gate, and various facilities spaces within the Clubhouse</li> </ul> |
| 13  | Drop-off Point                                  | <ul style="list-style-type: none"> <li>- 1 Drop-Off Point</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 14  | Vehicular Entrances                             | <ul style="list-style-type: none"> <li>- Tampines Street 95 (Ingress and Egress)</li> <li>- Approx. 5m wide each for Ingress and Egress.</li> </ul>                                                                                                                                                                                                                                                                                                                                                        |
| 15  | Side Gate                                       | <ul style="list-style-type: none"> <li>- 2 Pedestrian Side Gates at Level I</li> <li>- Side Gate access only via Card Access for Residents only</li> <li>- Visitor Management System –Visitor Call Panel</li> </ul>                                                                                                                                                                                                                                                                                        |
| 16  | Household Shelter                               | <ul style="list-style-type: none"> <li>- Household Shelter for all unit types</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                   |

|    |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17 | Boundary                         | <ul style="list-style-type: none"> <li>- Approx. 1.8m high boundary reinforced concrete wall and/or welded wire mesh fence without paint finish and/or painted galvanized mild steel fin and/or paint finish and/or tile finish (where applicable)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 18 | Windows                          | <ul style="list-style-type: none"> <li>- Window with euro grey glass for bedrooms and frosted glass for bathrooms.</li> <li>- Minimum glass thickness is 6mm.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 19 | Window Limiters                  | - Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 20 | Balcony                          | <ul style="list-style-type: none"> <li>- Material of balcony railings: Frameless glass and powder coated aluminium top frame</li> <li>- Height of railing from balcony railing kerb: 1000 mm</li> <li>- 6 balcony sliding glass panels for Type D3F, D3F(p), D4P, D4P(p), EI, EI(p)</li> <li>- 3 balcony sliding glass panels for all other unit types.</li> <li>- 1 no. of Weatherproof Power Point provided at the balcony</li> <li>- No water point.</li> <li>- Scupper drain is provided in all unit types or where appropriate</li> <li>- Are residents allowed to install a ceiling fan at the balcony? <u>Yes</u></li> <li>- Are residents allowed to install Invisible Grill at the balcony? <u>Yes</u></li> <li>- Are residents allowed to install Zip Blinds at the balcony? <u>Yes</u></li> <li>- Application is subject to approval by the Management upon TOP</li> <li>- Are residents allowed to install balcony screen? <u>Residents may enclose the balcony with approved balcony screen</u><br/>(Refer to sample screen in Type EI show unit)<br/><b><u>The cost of screen and installation shall be borne by the Purchaser.</u></b></li> </ul> |
| 21 | Wardrobe                         | <p>Built-in wardrobe in laminate and/or melamine finish with sliding door to all Bedroom.</p> <p><i>*Master bedroom wardrobe of Type EI/EI(p) comes with swing door.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 22 | Kitchen Appliances               | Built-in high and/or low-level kitchen cabinets in laminate and/or melamine finish with quartz countertop and tile backsplash complete with kitchen sink (Rigel), cooker hood (Küche) and gas cooker hob (Küche), built-in oven (Küche) and Samsung washer cum dryer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 23 | Washer cum Dryer                 | Samsung Washer cum Dryer will be provided to all units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 24 | Sanitary Fittings (Exclude W.C.) | <ul style="list-style-type: none"> <li>- Villeroy &amp; Boch Shower Set with Overhead Shower (All Master Bath &amp; Junior Bath of Type EI only)</li> <li>- Villeroy &amp; Boch Shower Set (Typical Common Bath)</li> <li>- Villeroy &amp; Boch Paper Roll Holder</li> <li>- Villeroy &amp; Boch Wash Basin and mixer</li> <li>- Villeroy &amp; Boch Wall Hung WC</li> <li>- 1 Bib Tap</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 25 | Water Heater Provision           | <ul style="list-style-type: none"> <li>- All unit types shall be provided with Küche gas water heater and control panel</li> <li>- Hot water supply shall be provided to all Bath (exclude Kitchen and W.C)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

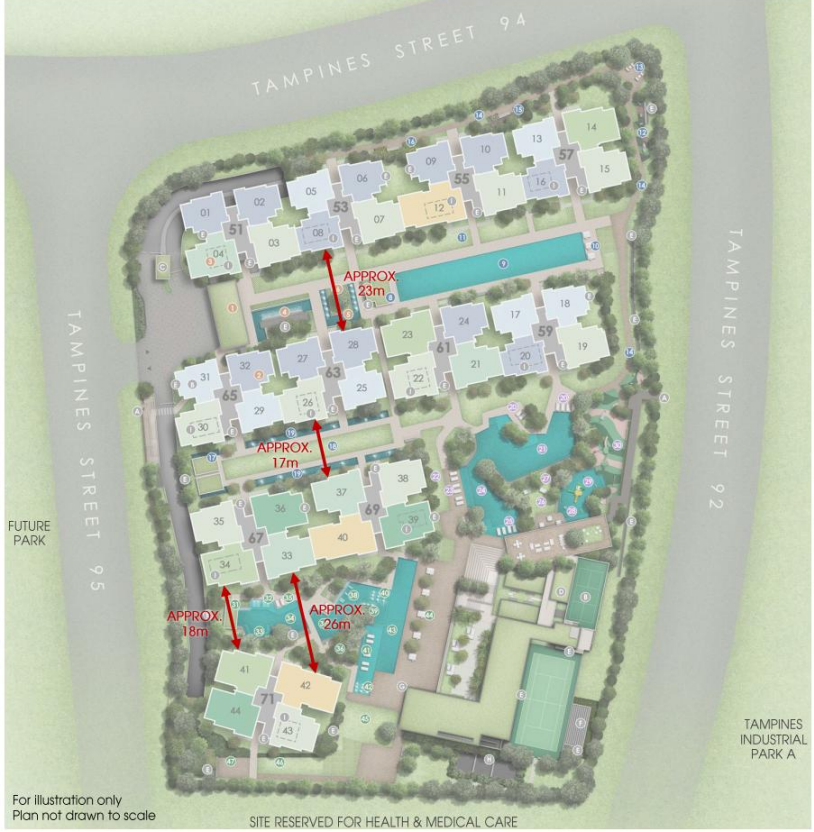
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|----|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26 | Data Point                      | Provided at Living, Kitchen, Bedroom, Study, Household Shelter (where applicable)                                                                                                                                                                                                                                                               |
| 27 | TV Point                        | TV Point provided                                                                                                                                                                                                                                                                                                                               |
| 28 | Lighting Point                  | <ul style="list-style-type: none"> <li>- Refer to Electrical Schedule</li> <li>- Light fittings are not provided</li> <li>- LED Lights at Kitchen Cabinet, Bath Vanity Cabinet are ID Treatment only</li> </ul>                                                                                                                                 |
| 29 | Smart Community                 | <ul style="list-style-type: none"> <li>- Digital Lockset to the Main Door</li> <li>- Secured Lobby with Intercom System</li> <li>- Power On/ Off Air-Conditioner and temperature control remotely via smart interface cards.</li> <li>- Smart Community App</li> <li>- Smart Facilities Access Card</li> <li>- Parcel Collection Box</li> </ul> |
| 30 | Refuse System                   | <ul style="list-style-type: none"> <li>- Pneumatic Waste Conveyance System</li> <li>- DV room located at Basement 1 of each block</li> <li>- 1 recyclable waste and 1 general waste refuse hopper located at Common Lift Lobby for all unit types</li> </ul>                                                                                    |
| 31 | Pool Pavilion                   | Area: Approx. 43 sqm<br>Ceiling Height: 2.7m                                                                                                                                                                                                                                                                                                    |
|    | Tranquil Water Pavilion         | Area: Approx. 30 sqm<br>Ceiling Height: 2.7m                                                                                                                                                                                                                                                                                                    |
|    | Spa Pavilion                    | Area: Approx. 26 sqm<br>Ceiling Height: 2.7m                                                                                                                                                                                                                                                                                                    |
|    | Kids' Party Room (Level 1)      | Area: Approx. 22 sqm<br>Ceiling Height: 3.4m                                                                                                                                                                                                                                                                                                    |
|    | Family Function Room (Level 1)  | Area: Approx. 60sqm<br>Ceiling Height: 3.4m<br>Capacity: approx. 20 pax                                                                                                                                                                                                                                                                         |
|    | Grand Function Room (Level 1)   | Area: Approx. 127 sqm<br>Ceiling Height: 3.6m<br>Capacity: approx. 40 pax*<br>*Function room can be split into 2 individual rooms with 20 pax capacity each                                                                                                                                                                                     |
|    | Gourmet Function Room (Level 3) | Area: Approx. 49 sqm<br>Ceiling Height: 3.4m<br>Capacity: approx. 20 pax                                                                                                                                                                                                                                                                        |
|    | Wisdom Room (Level 2)           | Area: Approx. 25 sqm<br>Ceiling Height: 3.0m                                                                                                                                                                                                                                                                                                    |
|    | Collab Room (Level 2)           | Area: Approx. 50 sqm<br>Ceiling Height: 3.0m                                                                                                                                                                                                                                                                                                    |
|    | Gymnasium (Level 3)             | Area: Approx. 74 sqm (4 Thread Mills available)<br>Ceiling Height: 3.4m                                                                                                                                                                                                                                                                         |
|    | Dance Studio (Level 3)          | Area: Approx. 18 sqm<br>Ceiling Height: 3.4m                                                                                                                                                                                                                                                                                                    |
|    | Game Studio (Level 3)           | Area: Approx. 21 sqm<br>Ceiling Height: 3.4m                                                                                                                                                                                                                                                                                                    |
|    | Arcade Room (Level 3)           | Area: Approx. 29 sqm<br>Ceiling Height: 3.4m                                                                                                                                                                                                                                                                                                    |

|    |                                                                                        |                                                                                                                     |                                                        |
|----|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
|    | BBQ Pavilion 1,2,3 & 4 (L1)                                                            | Area: Approx. 50 sqm each<br>Ceiling Height: 2.7m                                                                   |                                                        |
|    | BBQ Pavilion 5 & 6 (L2)                                                                | Area: Approx. 50sqm each<br>Ceiling Height: 2.7m                                                                    |                                                        |
|    | Alfresco Lounge                                                                        | Area: Approx. 41 sqm<br>Ceiling Height: 2.7m                                                                        |                                                        |
| 32 | Jogging Trail                                                                          | Approx. 175 m                                                                                                       |                                                        |
| 33 | Maintenance Fees<br>(estimated and subject to approval from the relevant authorities.) | <b>Bedroom Type</b>                                                                                                 | <b>Maintenance Fees Per Unit Per Month (estimated)</b> |
|    |                                                                                        | 3, 4 & 5 Bedroom                                                                                                    | \$65 per share value                                   |
| 34 | Pool / Waterbody                                                                       | 1. The area of 8 pools is approx. 7% of site area<br>2. The area of all water features is approx. 1.3% of site area |                                                        |
|    |                                                                                        | <b>Pool / Waterbody</b>                                                                                             | <b>Approx. Size / Depth</b>                            |
|    |                                                                                        | 50m Lap Pool                                                                                                        | Approx 7.5m width by 50m length<br>Depth: 1.2 m        |
|    |                                                                                        | 30m Lap Pool                                                                                                        | Approx 5 m width by 30m length<br>Depth: 1.2 m         |
|    |                                                                                        | Leisure Pool                                                                                                        | Approx 7m width by 22m length<br>Depth: 0.9 m          |
|    |                                                                                        | Family Pool                                                                                                         | Approx 4m width by 18m length<br>Depth: 0.9 m          |
|    |                                                                                        | Kids' Pool/ Kids' Water Play                                                                                        | Approx 6m width by 13m length<br>Depth: 0.5 m          |
|    |                                                                                        | Wellness Pool                                                                                                       | Approx 5m width by 17m length<br>Depth: 0.9 m          |
|    |                                                                                        | Aqua Aerobic Pool                                                                                                   | Approx 5m width by 18m length<br>Depth: 0.9 m          |
|    |                                                                                        | Aqua Gym                                                                                                            | Approx 4.5m width by 7m length<br>Depth: 0.9 m         |
| 35 | Any Choice of Finishes                                                                 | Not Applicable.                                                                                                     |                                                        |
| 36 | Request to omit walls?                                                                 | We do not accept any purchaser's request for modification.                                                          |                                                        |

| Q&A                                              |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FACILITIES                                       |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Where are the recreational facilities located?   | 1 <sup>st</sup> Storey Deck and Rivelle Clubhouse Level 1, Level 2 & Level 3 with a total area of approx. 3,500 sqm (inclusive of indoor recreational rooms with its area of approx. 475 sqm, indoor and outdoor landscaped areas, restrooms, changing room, leisure pickleball court and leisure tennis court, stargazing lawn, sky dining deck etc)                                                               |
| How many BBQ pits and where are they located?    | 6 BBQ pavilions in total<br>Located at Level 1 & Level 2 of Rivelle Clubhouse                                                                                                                                                                                                                                                                                                                                       |
| Are the BBQ pits charcoal or electric or gas?    | Gas BBQ                                                                                                                                                                                                                                                                                                                                                                                                             |
| How many Function Rooms are there?               | 3 nos. of Function Rooms at Rivelle Clubhouse-<br>(1) Grand Function Room (Level 1)<br>(2) Family Function Room (Level 1)<br>(3) Gourmet Function Room (Level 3)                                                                                                                                                                                                                                                    |
| What appliances are there in the Function Rooms? | <p>Grand Function Room</p> <ul style="list-style-type: none"> <li>- Induction Hob</li> <li>- Sink</li> <li>- Refrigerator</li> </ul> <p>Family Function Room</p> <ul style="list-style-type: none"> <li>- Induction Hob</li> <li>- Sink</li> </ul> <p>Gourmet Function Room</p> <ul style="list-style-type: none"> <li>- Induction Hob</li> <li>- Sink</li> <li>- Wine-chiller</li> <li>- Microwave Oven</li> </ul> |
| How do visitors access Rivelle Clubhouse?        | <p><u>Vehicular Access</u></p> <p>Register at the Guardhouse, park at the Basement (Visitor) Lots, and proceed to the Basement Rivelle Clubhouse Lift Lobby.</p> <p><u>Pedestrian Access (Level 1)</u></p> <p>Drop off at the Arrival Bay, register at the Guardhouse, and proceed to the Level 1 Rivelle Clubhouse.</p>                                                                                            |
| How do visitors access residential units?        | <p><u>Vehicular Access</u></p> <p>Register at the Guardhouse, park at the Basement (Visitor) Lots, and proceed to the respective Residential Lift Lobby via the Visitor Call Panel (VCP).</p> <p><u>Pedestrian Access (Level 1)</u></p> <p>Drop off at the Arrival Bay, register at the Guardhouse, and proceed to the respective Residential Lift Lobby via the Visitor Call Panel (VCP).</p>                      |

| INTERNAL UNITS                                                              |                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is this Pre or Post-GFA Harmonization?                                      | - Post-GFA Harmonization                                                                                                                                                                                                                                  |
| Is AC Ledge Area included in Strata Area?                                   | <ul style="list-style-type: none"> <li>- No.</li> <li>- AC Ledge is Non-Strata.</li> <li>- Unit area is fully usable (AC Ledge spaces excluded)</li> <li>- AC Ledge is part of Common Property</li> </ul>                                                 |
| What type of floor finishes for Living/ Dining?                             | Vinyl flooring with skirting                                                                                                                                                                                                                              |
| What type of floor finishes for Bedrooms?                                   | Vinyl flooring with skirting                                                                                                                                                                                                                              |
| What is the type and brand of Air-Con?                                      | <ul style="list-style-type: none"> <li>- Single/ multi-split air-conditioning system with exposed wall mounted fan coil unit provided to Living, Dining, Bedroom and Study where applicable.</li> <li>- Brand of Air-Con – Mitsubishi Electric</li> </ul> |
| Is FCU provided for Flexi Space?                                            | Not provided.                                                                                                                                                                                                                                             |
| Is FCU provided for Study?                                                  | Yes, FCU is provided.                                                                                                                                                                                                                                     |
| Any unit using Induction Hob?                                               | Not Applicable                                                                                                                                                                                                                                            |
| Which type is using Gas Hob?                                                | All units (Town Gas)                                                                                                                                                                                                                                      |
| Is there hot water in the Kitchen?                                          | Not Applicable                                                                                                                                                                                                                                            |
| Is the interior of wardrobe lighted?                                        | Not Applicable                                                                                                                                                                                                                                            |
| Any light fittings provided in the Kitchen Cabinets & Bath Vanity Cabinets? | Not Applicable                                                                                                                                                                                                                                            |
| Any soft closing provided for Kitchen & Bath Vanity Cabinet?                | Yes                                                                                                                                                                                                                                                       |
| Are there any floor finishes beneath the Wardrobe?                          | No                                                                                                                                                                                                                                                        |
| What type of water heater is installed in the Bathroom?                     | Gas Water Heater                                                                                                                                                                                                                                          |
| Is kitchen hood extracted or recirculated?                                  | Recirculated                                                                                                                                                                                                                                              |
| What is the clear opening width of Main Door?                               | Unit main door frame width is 1050 mm                                                                                                                                                                                                                     |
| Can the walls between bedrooms be removed?                                  | Yes. Please refer to Annex B3 for wall allowed to be hacked                                                                                                                                                                                               |
| Any powerpoint or tap provided at the balcony?                              | <ul style="list-style-type: none"> <li>- 1 weatherproof powerpoint provided at the balcony</li> <li>- No tap point provided</li> </ul>                                                                                                                    |
| What are the brands of fittings and fixtures?                               | Villeroy & Boch, Küche, Rigel, Samsung and Mitsubishi Electric Air-Con                                                                                                                                                                                    |

|                                                   |                                                                                                                                                                                                                                                   |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is Washer cum Dryer provided?                     | Yes.<br>All Unit comes with Samsung Washer cum Dryer.                                                                                                                                                                                             |
| What are the special features in the Unit Layout? | <ul style="list-style-type: none"> <li>- Unit flexibility (wall can be removed between Bedrooms, Study &amp; Living)</li> <li>- Landscape Living/ Dining for Type D3F, D4P and EI.</li> <li>- Wet and Dry Kitchen for Type D4P and EI.</li> </ul> |
| Units with High Ceiling?                          | Not Applicable                                                                                                                                                                                                                                    |
| Are windows tinted? Color?                        | Euro grey tinted windows without Low E<br>All Bedroom Window and Balcony Sliding Door in Euro grey tinted glass with Low E                                                                                                                        |

| COMMON AREAS                                       |                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| How many common lifts in the Development?          | 2 common lifts for each block                                                                                                                                                                                                                                                                                                                               |
| How wide is the corridor of the common lift lobby? | Approx. 2m                                                                                                                                                                                                                                                                                                                                                  |
| What type of Waste Disposal System?                | Pneumatic waste and recyclable conveyance system (PWCS)                                                                                                                                                                                                                                                                                                     |
| Where are the bin chutes located?                  | Along the common corridors on every typical floor                                                                                                                                                                                                                                                                                                           |
| What is the landscape coverage?                    | Total softscape area approx. 36%                                                                                                                                                                                                                                                                                                                            |
| Distance between opposite blocks                   |  <p>For illustration only<br/>Plan not drawn to scale</p> <p>SITE RESERVED FOR HEALTH &amp; MEDICAL CARE</p> <p>LEGEND</p> <p>↔ Distance between blocks</p> <p>Note: All distances and heights shown are estimated only and are subject to final site verification.</p> |

|                                                             |                                                                                                                                                                                  |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                             |                                                                                                                                                                                  |
| Is there Concierge in the project?                          | The Concierge Counter will be attended by Security personnel to manage and register deliveries.                                                                                  |
| How high is the Main Drop Off at Arrival Bay?               | Approx. 4.5m                                                                                                                                                                     |
| Is Wifi provided at Common Area?                            | Not Applicable                                                                                                                                                                   |
| Are there Parcel Collection Station?                        | Yes                                                                                                                                                                              |
| Where are the letterboxes located?                          | Near Basement I Lift Lobbies of each Residential Block                                                                                                                           |
| Where are the water tanks located?                          | Roof of each Residential Block                                                                                                                                                   |
| Where is the MDF Room located?                              | Basement I                                                                                                                                                                       |
| Are there Solar Panels at the Roof Top?                     | Yes. It shall be located at the roof top of selected blocks only. Actual location subject to confirmation.                                                                       |
| Can Side Gate & Lift Lobby Gate activate by Smart Home App? | Side Gates - Accessible by Visitors. All Visitors shall enter via the Visitor Call Panel (VCP)<br>Lift Lobby Gate- There is Visitor Call Panel (VCP) at each Lift Lobby entrance |
| Is the lift activated by access card to the specific level? | Not Applicable                                                                                                                                                                   |
| <b>CARPARK</b>                                              |                                                                                                                                                                                  |
| Is the Carpark I:I ratio?                                   | 80% carpark provision (462 lots)<br>Parking on first-come-first-serve basis                                                                                                      |
| How many Bicycle Parking are there?                         | 144 bicycle lots located at Level I of the project.                                                                                                                              |
| How many EV Charging Points provided?                       | 5 nos.<br>Location subject to authority approval.                                                                                                                                |
| What is the carpark ceiling height clearance?               | 2.2 m to underside of services.<br>Localized area will be lower.                                                                                                                 |

## Developers' Profile



## Icon of Excellence

The Sim Lian group of companies, including its subsidiaries Sim Lian Land and Sim Lian Development, is a leading real estate development and construction company with over 47 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, the Group excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian's outstanding list of residential property development projects includes Emerald of Katong, Aurelle of Tampines, The Botany at Dairy Farm, Treasure at Tampines, Waterview, A Treasure Trove, Parc Vera, The Pearl at Mount Faber, Clover by the Park, Viz at Holland, Rochelle at Newton, The Lincoln Residences and more. Iconic integrated developments include Hillion Mall and Hillion Residences, and Vision Exchange in Jurong Lake District. The Group has expanded regionally with presence in Australia and Malaysia, with notable investment portfolio in retail, office and service apartments.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria Sim Lian adheres to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having been ranked amongst the Top 10 Developers in Singapore by BCI Asia in 2015 and 2016.

The Group is committed to value creation and takes great pride in developing contemporary and efficient spaces that meet the evolving needs of its users. With a focus on quality and service excellence, Sim Lian remains steadfast to its pursuit of Creating Space, Creating Homes.

JOINTLY DEVELOPED BY

**SIM LIAN LAND PTE LTD | SIM LIAN DEVELOPMENT PTE LTD**



**[WWW.SIMLIAN.COM.SG](http://WWW.SIMLIAN.COM.SG)**

## Company Brief:

Sim Lian Group Limited was listed on the Mainboard of the Singapore Exchange for 16 years from 2000 – 2016:

These are the esteemed projects developed by the Group:

| S/No                                           | Projects                  | No. of Units | TOP                |
|------------------------------------------------|---------------------------|--------------|--------------------|
| <b>A. Condominium</b>                          |                           |              |                    |
| 1                                              | The Jade                  | 280          | 2004               |
| 2                                              | The Pearl at Mount Faber  | 192          | 2005               |
| 3                                              | Viz at Holland            | 165          | 2008               |
| 4                                              | Bleu @ East Coast         | 62           | 2009               |
| 5                                              | Carabelle                 | 338          | 2009               |
| 6                                              | The Amery                 | 78           | 2010               |
| 7                                              | Clover by the Park        | 616          | 2011               |
| 8                                              | The Lincoln Residences    | 99           | 2011               |
| 9                                              | Rochelle at Newton        | 129          | 2012               |
| 10                                             | Waterview                 | 696          | 2014               |
| 11                                             | Parc Vera                 | 452          | 2014               |
| 12                                             | A Treasure Trove          | 882          | 2015               |
| 13                                             | Treasure at Tampines      | 2,203        | 2023               |
| 14                                             | The Botany at Dairy Farm  | 386          | 2026               |
| 15                                             | Emerald of Katong         | 846          | Under Construction |
| <b>B. Executive Condominium</b>                |                           |              |                    |
| 16                                             | The Dew                   | 248          | 2003               |
| 17                                             | The Tampines Trilliant    | 670          | 2015               |
| 18                                             | Wandervale                | 534          | 2018               |
| 19                                             | Treasure Crest            | 504          | 2018               |
| 20                                             | Aurette of Tampines       | 760          | Under Construction |
| <b>C. Design, Build and Sell Scheme (DBSS)</b> |                           |              |                    |
| 21                                             | The Premiere              | 616          | 2008               |
| 22                                             | Parc Lumiere              | 360          | 2011               |
| 23                                             | Centrale 8                | 708          | 2014               |
|                                                |                           |              |                    |
| <b>D. Mixed Development</b>                    |                           |              |                    |
| 24                                             | Vision Exchange           | 740          | 2017               |
| 25                                             | Hillion Mall & Residences | 546          | 2016 / 2017        |

## Architect's Profile & Notable Projects

Founded in 1986, ADDP Architects LLP (hereinafter referred to as "ADDP") is an established architectural practice in Singapore, recognized for its strong design capabilities and consistent delivery of high-quality built environments. Over the decades, ADDP has amassed an extensive and diverse portfolio ranging from executive condominiums, private condominiums to mixed-use developments.

With a reputation for innovation, sustainable design, and practical spatial planning, ADDP continues to contribute significantly to Singapore's urban landscape. Its work demonstrates a deep understanding of modern living needs, creating developments that balance functionality, aesthetics, and environmental responsibility.

Presented here are some of ADDP's hallmark projects, showcasing the firm's dedication to creating thoughtful, well-crafted developments.

### **Condominium**

Penrith  
The Robertson Opus  
Springleaf Residence  
LyndenWoods  
Upperhouse  
Avenue South Residence  
The Tapestry  
Kopar at Newton  
Seaside Residences

### **Executive Condominium**

Novo Place  
Copen Grand  
Parc Central Residences

### **Mixed Development**

Piccadilly Grand  
Sky Eden  
Sceneca Residence  
Lentor Modern