

For Immediate Release

NEWS RELEASE

UOL, SINGLAND AND CAPITALAND DEVELOPMENT UNVEIL PARKTOWN RESIDENCE, LARGEST INTEGRATED DEVELOPMENT IN SINGAPORE

- *First mega property launch of 2025, directly linked to retail mall, future Tampines North MRT station, bus interchange, green boulevard, community club and hawker centre*
- *PARKTOWN Residence comprises 1,193 spacious, upscale homes*
- *Apartments starting from \$1.07 million for one-bedroom plus study*
- *Previews start from Friday, 7 February 2025 (2pm)*

Singapore, 6 February 2025 – PARKTOWN Residence, the largest residential and lifestyle development integrated with a transportation hub in Singapore, will open for public previews from 7 February 2025 (2pm), with sales booking on 22 February 2025, joint developers UOL Group Limited (UOL), Singapore Land Group Limited (SingLand) and CapitaLand Development (CLD) said today. The project is a 50:50 joint venture between UOL-SingLand and CLD.

The apartments at PARKTOWN Residence, a 99-year leasehold development, are attractively priced from:

- \$1.07 million for a one-bedroom plus study (463 sq ft)
- \$1.33 million for a two-bedroom unit (592 sq ft)
- \$2.07 million for a three-bedroom unit (926 sq ft)
- \$2.85 million for a four-bedroom unit (1,335 sq ft)
- \$3.78 million for a five-bedroom unit (1,679 sq ft)

Strategically located at Tampines Street 62, PARKTOWN Residence, the first mega property launch of the year, will feature 1,193 residential units seamlessly connected to a

diverse mix of retail spaces, dining options and enrichment schools. It will also include a green boulevard that forms part of the newly opened Tampines Boulevard Park, a supermarket, a community club and a hawker centre. It will be directly linked to the future Tampines North MRT station on the Cross Island Line and a bus interchange, offering residents easy access to other parts of Singapore.

UOL Group Chief Executive Liam Wee Sin said: “PARKTOWN Residence is a fully integrated development that enfold a green boulevard where you can feel the immensity of space within a five-hectare site. It stands out as the first mega property launch of the year in Tampines, one of the most popular mature residential estates in Singapore. We are excited to unveil the concept of upscale living in a one-stop lifestyle hub, blending high-quality amenities with high liveability.”

CLD (Singapore) Chief Executive Officer Tan Yew Chin said: “What sets PARKTOWN Residence apart is its vision of a home inspired by nature. This self-sustaining community landmark brings together convenience, connectivity and liveability under one roof, with amenities including enrichment schools, a supermarket, a hawker centre, a community club, and an integrated transport hub. With a retail mall spanning over 146,000 sq ft, PARKTOWN Residence represents a vibrant and thriving community. Residents can also enjoy an active, eco-conscious lifestyle with access to a growing cycling network that will connect them to Pasir Ris, East Coast Park and the Round Island Route.”

The design of PARKTOWN Residence draws inspiration from the shape of Tampines town, which resembles a leaf with a vein network that represents interconnected roads, rail lines, park connectors and cycling paths. Outdoor enthusiasts can also explore green spaces like Tampines Eco Green, which is home to various natural habitats such as freshwater wetlands and a secondary forest.

Within the development, residents will enjoy a comprehensive range of facilities spread across four thematic zones: The Aquatic Oasis, The Garden Oasis, The Adventure Oasis, and The Lifestyle Oasis. Each zone is designed to elevate daily living with features such as garden lounges, two 50-metre infinity lap pools, a hydrotherapy pool, an aqua gym, two gyms with private gym pods, co-working lounges, function rooms, tennis and multi-purpose courts, outdoor fitness stations and child-friendly spaces like kid’s water play and entertainment. Other amenities include a firefly trail, a forest jogging trail, yoga pavilion, and culinary pavilions

perfect for family gatherings.

UOL General Manager (Residential Marketing) Anson Lim said: “The launch of PARKTOWN Residence is timely, aligning with Singapore’s strong economic rebound in late 2024, which saw growth of 4.0 per cent. Launching PARKTOWN Residence at the start of the year leverages this momentum as we anticipate continued recovery this year, supported by improved household incomes and economic stability. The last private residential launch in Tampines was about five years ago in March 2019. There will be a strong pent-up demand. With its exceptional location and product attributes, PARKTOWN Residence is expected to attract healthy interest from prospective homebuyers.”

The development’s prime location offers easy access to an array of nearby amenities. Families with children will benefit from proximity to established schools such as Angsana Primary School, Poi Ching School, Ngee Ann Secondary School, Temasek Polytechnic, Temasek Junior College and Singapore University of Technology and Design. Food and shopping options can be found at Tampines Mall, IKEA Tampines, COURTS Megastore and Tampines Round Market & Food Centre.

In addition, Our Tampines Hub, Singapore’s first integrated community and lifestyle hub, is a short drive away. It comprises a regional library, a hawker centre, various sports facilities, and a Festive Arts Centre, among many other facilities.

PARKTOWN Residence is envisioned as a town in a park surrounded by lush greenery and cycling paths. It promises to offer a vibrant and dynamic lifestyle that caters to the needs of modern families and professionals.

PARKTOWN Residence is expected to achieve its Temporary Occupation Permit by mid-2030.

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About UOL Group Limited (www.uol.com.sg)

UOL Group Limited (UOL) is a leading Singapore-listed property and hospitality group with total assets of about \$23 billion. The Company has a diversified portfolio of development and investment properties, hotels and serviced suites in Asia, Oceania, Europe, North America and Africa. With a track record of over 60 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely “Pan Pacific”, PARKROYAL COLLECTION and PARKROYAL. The Company’s Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

UOL has won numerous accolades including Distinguished Patron of the Arts Award by National Arts Council, Champions of Good by National Volunteer & Philanthropy Centre, Sustainability Impact Awards by The Business Times and UOB, Community Chest Awards, the Building and Construction Authority Quality Excellence Award, Council on Tall Buildings and Urban Habitat Awards, and FIABCI Prix d’Excellence Award.

About CapitaLand Development (www.capitalanddevelopment.com)

CapitaLand Development (CLD) is the development arm of CapitaLand Group, with a portfolio worth S\$21.9 billion as at 30 September 2024. Focusing on its core markets of Singapore, China and Vietnam, CLD’s well-established real estate development capabilities span across various asset classes, including integrated developments, retail, office, lodging, residential, business parks, industrial, logistics and data centres. Its strong expertise in master planning, land development and project execution has won numerous accolades including the Building and Construction Authority Quality Excellence Award and FIABCI Prix d’Excellence Award.

CLD aspires to be a developer of choice that goes beyond real estate development to enrich lives and uplift communities. It is committed to continue creating quality spaces for work, live and play in the communities in which it operates, through sustainable and innovative solutions. In 2025, CapitaLand Group celebrates 25 years of excellence in real estate and continues to innovate and shape the industry.

As part of CapitaLand Group, CLD places sustainability at the core of what it does. As a responsible real estate company, CLD complements CapitaLand’s businesses through its contributions to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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Appendix

PARKTOWN RESIDENCE FACTSHEET

DEVELOPMENT DETAILS		
Developer	Topaz Residential Pte. Ltd. & Topaz Commercial Pte. Ltd. (Joint Venture by CapitaLand Development Pte. Ltd., UOL Group Limited & Singapore Land Group Limited)	
Development	Located at Tampines Avenue 11/Tampines Street 62, this integrated development comprises a one-storey podium with retail, commercial spaces, a community club, hawker centre, bus interchange and communal facilities. It includes two basement levels for retail and parking. Above, there are residential units across two blocks of six or seven storeys, eight blocks of 11 storeys and two blocks of 12 storeys, totalling 1,193 units.	
Land Tenure	99 years commencing from 9 October 2023	
Site Area	50,679.70 sqm	
Gross Plot Ratio	2.5	
Total No. of Units	1,193 units	
No. of Carpark Lots	Basement 1 – Residential Carpark 961 carpark lots (including 10 lots equipped with EV charging stations, and seven accessible lots)	
Expected Date of Vacant Possession	30 June 2030	
Architect	P&T Consultants Pte Ltd	
Location	1 Tampines Street 62, Singapore 529411 3 Tampines Street 62, Singapore 529412 5 Tampines Street 62, Singapore 529413 7 Tampines Street 62, Singapore 529414 9 Tampines Street 62, Singapore 529415 11 Tampines Street 62, Singapore 529387 13 Tampines Street 62, Singapore 529388 15 Tampines Street 62, Singapore 529389 17 Tampines Street 62, Singapore 529390 19 Tampines Street 62, Singapore 529391 21 Tampines Street 62, Singapore 529382 23 Tampines Street 62, Singapore 529383	
Unit Types	73 units of 1-Bedroom + Study	463 & 506 sq ft
	160 units of 2-Bedroom	592 sq ft
	292 units of 2-Bedroom Premium	678 & 721 sq ft
	134 units of 2-Bedroom Premium + Study	764 sq ft
	135 units of 3-Bedroom	926, 936 & 947 sq ft
	158 units of 3-Bedroom Premium	1055, 1,066 & 1,076 sq ft
	115 units of 3-Bedroom Premium + Study	1,163, 1,173 & 1,184 sq ft
	57 units of 4-Bedroom	1,335, 1,345 & 1,356 sq ft
	47 units of 4-Bedroom Premium	1,485 & 1,496 sq ft
	22 units of 5-Bedroom	1,679 sq ft

Development's Facilities	<u>THE AQUATIC OASIS</u> 1. Hydrotherapy Pool 2. Aqua Gym 3. Wellness Pool 4. Sun Lounge 5. 50m Lap Pool 2 6. Poolside Lounge 7. Sun Deck 2 8. Misty Stream 9. Tranquil Pond 10. Junior Adventure 11. Kid's Water Play 12. Aquatic Therapy Lounge 13. Changing Room 14. Gym 2 15. Dance Studio/ Yoga Room 16. Function Room 3 17. Function Room 4 18. Game's Room 19. Kid's Function Room 1 20. Kid's Entertainment Room 21. Kid's Function Room 2 22. Chillout Deck 23. Massage Jets 24. Aqua Terrace 25. Cove Pool 26. Water Terrace 27. Relaxation Pool 28. 50m Lap Pool 1 29. Cabanas 30. Sun Deck 1 31. Function Room 1 32. Function Room 2 33. Changing Room 34. Gym 1 <u>THE GARDEN OASIS</u> 1. Garden Lounge 1 2. Garden Lounge 2 3. Bean Bag Lounge 4. Ginger Grove 5. Firefly Trail 6. Valley Grove 7. Amphitheatre 8. Teal Forest 9. Grand Lawn 2 10. Butterfly Trail 11. Co-working Lounge 1 12. Music Room 13. KTV Room 1 14. KTV Room 2 15. Grand Lawn 1
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	16. Floral Garden 17. Co-working Lounge 2 18. Berry Garden 19. Floral Trail <u>THE ADVENTURE OASIS</u> 1. Paws Playground 2. Forest Jogging Trail (600m) 3. Tennis Court 4. Multipurpose Court 5. Outdoor Fitness 1 6. Putting Green 7. Outdoor Fitness 2 <u>THE LIFESTYLE OASIS</u> 1. Lookout Pavilion 2. Gastronomy Pavilion 3. Reading Pavilion 4. BBQ Pavilion 1 5. BBQ Pavilion 2 6. BBQ Pavilion 3 7. Gourmet Pavilion 8. Culinary Pavilion 9. Yoga Pavilion
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Unique Selling Points	Tampines' first fully integrated development One-stop lifestyle hub • Distinctive destination with retail, F&B and commercial uses • Multi-modal transport hub with direct connection to MRT station (future Tampines North MRT station) & bus interchange • Community landmark with community club, hawker centre, community plaza and green boulevard for community events • Attractive public spaces - Part of the main spine of Tampines North, Tampines Boulevard Park comprises a 15m wide pedestrian thoroughfare located in the middle of the site • Live & play amidst greenery - Open-air spaces and surrounded by lush greenery, it continues the experience of walking through the park from Tampines Boulevard Park. Good connectivity Well connected to other parts of the island via the Tampines Expressway, Pan-Island Expressway, and Kallang-Paya Lebar Expressway. Near schools and tertiary institutions Popular primary schools within 1km radius include Angsana Primary School. Near to many educational institutions like Poi Ching School, United World College of South-East Asia (East Campus), Gongshang Primary School, Temasek Polytechnic, Elias Park Primary School, St. Hilda's Primary School, Temasek Junior College, Ngee Ann Secondary School, and Singapore University of Technology and Design. Jobs closer to home Minutes' drive to Punggol Digital District, future Paya Lebar Airbase Development, Changi City, and Changi Aviation Park. Practical and functional layouts 1,193 units featuring efficient and practical layouts.
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