

NEWS RELEASE**UOL'S AMBER45 OFF TO A STRONG START**

- *80% of units released were sold at an average price of about \$2,200 psf*
- *Riding on Amber45's success, UOL is targeting to launch The Tre Ver at Potong Pasir*

Singapore, 14 May 2018 – UOL Group Limited (UOL) has sold 80 units of Amber45 out of the 100 units released at an average price of about \$2,200 psf at its launch last weekend.

“Located in a prime location, Amber45 is a boutique freehold 139-unit development with contemporary design and extensive facilities. Therefore, we were not surprised by the strong response with Singaporeans accounting for 94% of the buyers,” said Anthony Wong, UOL’s General Manager (Marketing).

Facilities at Amber45 include a tennis court, clubhouse, gymnasium, entertainment room and children’s playground. There are also various water amenities such as a 50-metre lap pool, bubble pools, aqua gym, hydro massage, forest spas and a party pool. As part of its smart home offerings, each unit is integrated with voice-activated functions and smart digital locks. Through voice-activated functions, residents are able to control their light and air-conditioning. Additionally, using a single mobile phone application, residents are able to answer video calls and grant visitors access to the condominium and its facilities, as well as book the facilities.

Riding on the brisk sales of Amber45, UOL will be launching The Tre Ver, a 729-unit condominium (former Raintree Gardens site at Potong Pasir) which is a well located development with a 200-metre Kallang River frontage. It will be another green development designed by the award-winning architect WOHA who was also behind the iconic PARKROYAL on Pickering.

Mr Wong added that the Group has been receiving many enquiries for this project.

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About UOL Group Limited

UOL Group Limited is one of Singapore's leading public-listed property companies with an extensive portfolio of development and investment properties, hotels and serviced suites. With a track record of over 50 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. Its list of property development projects includes residential units, office towers and shopping malls, hotels and serviced suites. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited (PPHG), owns two acclaimed brands namely "Pan Pacific" and PARKROYAL. PPHG now owns and/or manages over 30 hotels in Asia, Oceania and North America with more than 10,000 rooms in its portfolio.

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Appendix

AMBER45 FACTSHEET

DEVELOPMENT DETAILS	
Developer	UOL Development (Amber) Pte Ltd
Development Layout	Proposed condominium comprising one block of 21-storey residential units with communal facilities and one level of basement carpark
Tenure of Land	Freehold
Site Area	6,490 sqm/69,858 square feet
Plot Ratio	2.1
Total No. of Units	139
No. of Carpark Lots	139
Expected Date of Vacant Possession	10 November 2021
Architect	ADDP Architects LLP
Location	45 Amber Road Singapore 439886
Development's Facilities	<ol style="list-style-type: none"> 1. Forest Spa 2. Bubble Pool 3. Foot Massage 4. Hydro Massage 5. Water Hammock 6. Children's Bubble Pool 7. Aqua Gym 8. Spa Alcove 9. Spa Bed 10. 50-metre Lap Pool 11. Amber Lawn 12. Amber Pavilion 13. Amber Lounge 14. Party Pool 15. Amber Clubhouse 16. Entertainment Room 17. Gymnasium 18. Children's Playground 19. Tennis Court 20. Social Pavilion

Configuration & Size	20 units of 2-bedroom	614 to 764 square feet
	40 units of 2-bedroom premium	700 to 872 square feet
	40 units of 3-bedroom + guest room	1,130 to 1,324 square feet
	19 units of 4-bedroom	1,346 to 1,518 square feet
	20 units of 4-bedroom premium	1,593 to 1,798 square feet
Unique Selling Points	<p>Boutique Development</p> <ul style="list-style-type: none"> • Wide frontage for living room and dining areas for four-bedroom premium units • Integrated smart home features in all units • Comprehensive facilities including a 50-metre lap pool and tennis court <p>Connectivity</p> <p><i>MRT and Public Transport</i> Walking distance to the upcoming Tanjong Katong and Marine Parade MRT stations on the future Thomson-East Coast MRT Line</p> <p><i>Driving</i> Seamless connectivity to all parts of the island via the East Coast Parkway, and minutes away to Changi Airport and the Central Business District</p> <p>Education Close proximity to many schools:</p> <ul style="list-style-type: none"> • Primary Schools: Haig Girls' School (approx. 953 m), Tao Nan School (approx. 1.06 km), CHIJ Katong Primary School (approx. 1.04 km), Ngee Ann Primary School (approx. 1.74 km) • Secondary Schools: Tanjong Katong Girls' School* (approx. 700 m), Tanjong Katong Secondary School (approx. 624 m), Chung Cheng High School Main (approx. 1.03 km), Dunman High School (approx. 1.6 km) • Junior College: Victoria Junior College (approx. 1.95 km) • International Schools: Chatsworth International School (approx. 275 m), Canadian International School (approx. 410 m) <p>Food and Dining Accessible to the wide array of dining options in East Coast Park, Katong and Siglap areas</p>	

	<p>Shopping and Entertainment</p> <p>Various malls in the vicinity including Parkway Parade and 112 Katong</p> <p><i>*Due to upgrading works, the school is currently operating from 2 Bedok South Road, Singapore 469268</i></p>
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