



SIM LIAN GROUP LIMITED

205 Upper Bukit Timah Road #02-01 Singapore 588181 Tel: 63036200 Fax: 67696617
Company Registration No. 200004760 C Website: www.simlian.com.sg

MEDIA RELEASE

Sim Lian Group introduces strata offices, medical suites and F&B spaces with Vision Exchange in Jurong Regional Centre

Singapore, March 20, 2014 – Sim Lian JV (Vision) Pte. Ltd.¹ will on Saturday launch for sale the first phase of Vision Exchange, a 25-storey office tower with two levels of food & beverage (F&B) space and medical suites. The 99-year leasehold commercial development is strategically located at the heart of Jurong Gateway which is set to become the biggest commercial hub outside the city centre².

Vision Exchange features 740 units consisting of 640 offices, 53 medical suites and 47 F&B units on a 124,097 square feet (11,529 square metres) site along Venture Avenue, and is slated for completion in 2018. The development has a total Gross Floor Area (GFA) of approximately 688,890 square feet (64,000 square metres). A total of 250 units will be released in phase one with average prices of S\$2,150 psf for office units and S\$4,498 psf for medical suites and F&B units.

The development provides businesses direct access and connectivity to:

- A resident catchment population of one million³,
- Global companies at the International Business Park with Sony, Acer, Dell, German Centre for Industry and Trade, and The Nordic European Centre,
- Medical facilities such as Ng Teng Fong General Hospital and Jurong Community Hospital,

¹ Joint venture between Sim Lian Land Pte Ltd & Sim Lian Development Pte Ltd

² Jurong Lake District – Jurong Gateway: <http://www.ura.gov.sg/uol/master-plan/View-Master-Plan/master-plan-2008/Growth-Area/Jurong-Lake-District/Jurong-Gateway.aspx>

³ Explore Jurong Lake District: <http://www.ura.gov.sg/uol/master-plan/View-Master-Plan/master-plan-2008/Growth-Area/Jurong-Lake-District/Explore-Jurong-Lake-District.aspx>

- Visitors to nearby attractions including the Jurong Lake, Science Centre Singapore and shopping options nearby, and
- Tertiary institutions and research hubs such as the Nanyang Technological University (NTU), National University of Singapore (NUS), One-North and the Science Park.

Designed to suit multiple needs, unit sizes at Vision Exchange range from 183 to 1,690 Sqft (17 – 157 square metres) with the option of combining units for larger work or retail spaces. Buyers will be exempted from Seller’s Stamp Duty (‘SSD’) and Additional Buyer Stamp Duty (‘ABSD’) with no restrictions on ownership, and foreigners are also eligible to purchase. The showroom is located at Venture Avenue (entrance via Jurong East St 11) and is open daily from 10am to 9pm.

Mr. Kuik Sing Beng, Executive Director of Sim Lian Group said, “Vision Exchange is one of the few strata offices in Jurong Regional Centre, and businesses will benefit from being at the heart of this thriving commercial and leisure destination in Singapore. We are confident that Vision Exchange will be a good investment to owner occupiers and investors, and will complement the ‘live, work, play and learn’ environment⁴ for the community.”

Vision Exchange is a sustainable and energy efficient building with Building & Construction Authority (‘BCA’) Green Mark GoldPlus with full height facade glazing offering an expansive view of the lush greenery around Jurong Lake.

World-class Connectivity

Businesses will benefit from Vision Exchange’s close proximity to more than 3,000 global and local companies around the International Business Park as well as the Jurong and Tuas Industrial Estates⁵. The statutory boards Agri-Food & Veterinary

⁴ Jurong Lake District – Jurong Gateway: <http://www.ura.gov.sg/uol/master-plan/View-Master-Plan/master-plan-2008/Growth-Area/Jurong-Lake-District/Jurong-Gateway.aspx>

⁵ Explore Jurong Lake District: <http://www.ura.gov.sg/uol/master-plan/View-Master-Plan/master-plan-2008/Growth-Area/Jurong-Lake-District/Explore-Jurong-Lake-District.aspx>

Authority of Singapore (AVA) and Building & Construction Authority (BCA) will also relocate to the area by 2015⁶.

Ease of Commuting

Vision Exchange is easily accessible both by public and private transportation, offering excellent connectivity within Singapore and across the causeway with Iskandar Malaysia, Johor. It is minutes away from the PIE and AYE, and is also connected to both the Jurong East MRT station and bus interchange via sheltered pedestrian walkway. Approximately 1.8 million commuters pass through these transportation nodes monthly⁷.

Connectivity of Vision Exchange will be further enhanced with the upcoming Tuas West extension (TWE) on the East-West train line in 2016⁸. This will be followed by completion of the Jurong Region line by 2025⁹.

Access to Amenities

Vision Exchange is at the centre of activities in Jurong. It is a short walk from shopping centres such as JEM, Westgate, IMM and JCube, as well as Ng Teng Fong General Hospital and Jurong Community Hospital. Other amenities nearby include the CPF Jurong Building, Jurong Country Club, as well as an upcoming 550-room hotel by Genting Group¹⁰.

Celebrating Nature

In addition, a stone's throw away from Jurong Lake, Vision Exchange includes a large landscaped sky terrace on the fifth floor featuring a gymnasium, multi-purpose pavilions, fitness station, event plaza, a jogging track and an outdoor lounge. There are also

⁶ MND Website – Press release: MND signs Heads of Terms Agreement to lease office space in Jurong Gateway, <http://app.mnd.gov.sg/Newsroom/NewsPage.aspx?ID=1868&category=Press%20Release&year=2011&RA1=&RA2=&RA3=>

⁷ AsiaOne (28 November 2012), "Half of Jurong mall already pre-leased"

⁸ Four new MRT stations for Tuas West Extension:

<http://www.lta.gov.sg/content/dam/lta/web/corp/PublicationsResearch/files/ReportNewsletter/Connect/Connect-June-Final.pdf>

⁹ Bringing new and extended rail lines to you by 2025/2030:

http://www.lta.gov.sg/content/dam/lta/web/corp/PublicationsResearch/files/ReportNewsletter/Connect/Connect-2013-Feb_FA.pdf

¹⁰ Genting Singapore Official Website – Press release: Genting Singapore breaks ground on new hotel,

http://www.gentingsingapore.com/press/130711_GENS_Announcement.pdf

designated bicycle parking spaces to complement the Jurong Lake 'Remaking Our Homeland' (ROH) Primary Cycling Path and the Park Connector network.

Vision Exchange is Sim Lian Group's first development in Singapore primarily focused on commercial spaces. It follows successes in the development of residential and projects across Singapore and Malaysia over 13 years. In the last 12 months, Sim Lian Group acquired a prime freehold commercial development in Sydney as well as a retail portfolio of five neighbourhood shopping centres in East Australia.

- End -

About Sim Lian Group

Sim Lian Group Limited has been building homes for families in Singapore for over 35 years. Listed on the Mainboard of the Singapore Exchange in 2000, the company was established as a construction company in 1976 before embarking on property development in 2001. The Group is an award-winning property development and construction company, creating homes for families based on the strong foundations of prime location, quality workmanship and maximised usable space.

Sim Lian Group has launched 22 development projects to date, including three projects in Malaysia as well as industrial and mixed-use developments. The Group has also recently acquired a retail portfolio of five neighbourhood shopping centres in East Australia and a prime freehold commercial development in Sydney.

Sim Lian Group's portfolio of projects include Hillion Residences, Hillion Mall, The Tampines Trilliant, Parc Vera, A Treasure Trove, Waterview, Centrale 8 At Tampines, Parc Lumiere, Rochelle At Newton, The Lincoln Residences, Clover By The Park, Carabelle, The Premiere @ Tampines, UB.One, The Amery, Bleu @ East Coast, Viz at Holland, The Pearl @ Mount Faber, The Jade Condominium and The Dew Executive Condominium. Projects in Malaysia include Taman Bukit Bayu, and mixed-use developments, KL Trillion and Desa Baiduri. Sim Lian Group is ranked amongst the Top 100 Brands in Singapore in 2009, 2010, 2011, 2012 and 2013 by Brand Finance.

For more information, visit www.simlian.com.sg.

SIM LIAN GROUP LIMITED

Creating Space | Creating Homes

For further media enquiries, please contact:

Kerri Tan (Ms.)

Ogilvy Public Relations

Tel: +65 6417 3907 / + 65 9018 0566

Email: kerri.tan@ogilvy.com

Q Akashah (Ms.)

Ogilvy Public Relations

Tel: +65 6213 7881 / +65 9825 1944

Email: akashah.q@ogilvy.com

Fact Sheet

Name of Project:

VISION
E X C H A N G E

Developer:

Sim Lian JV (Vision) Pte. Ltd.
(Joint venture between Sim Lian Land Pte Ltd & Sim Lian Development Pte Ltd)

Location:

2 Venture Drive Singapore 608526

Number of units:

740 units

- 47 Food & Beverage space
- 53 Medical Suites
- 640 Offices

Type of Development:

1 Office Tower of 25- storey
2 levels of F&B and Medical Suites on 1st and 2nd Storey

Site area:

11,528.9 sqm / 124,097.08 sqft (approx.)

Land tenure:

99 years commencing from 10 June 2013

Number & sizes:

Unit Types	No. of Units	Approximate Area (square feet)
Offices	640	441 – 1690
Medical Suites	53	183 – 1163
Restaurants	47	301 – 1023

Facilities:

Event plaza, outdoor lounge, multipurpose pavilions, gymnasium, water feature, jogging track, fitness station, sky terraces at 8th, 10th, 12th, 14th and 16th storey

Expected TOP:

31 December 2018

Architect:

Design Link Architects Pte. Ltd.