

General Announcement::More Than 2.1 Times Subscribed Treasure Crest by Sim Lian Group - Average price S\$742psf

Issuer & Securities

Issuer/ Manager	SIM LIAN GROUP LIMITED
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Announcement Details

Announcement Title	General Announcement
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Announcement Sub Title	More Than 2.1 Times Subscribed Treasure Crest by Sim Lian Group - Average price S\$742psf
Announcement Reference	SG160713OTHRQ1Z2
Submitted By (Co./ Ind. Name)	Ang Lay Hua
Designation	Joint Company Secretary
Description (Please provide a detailed description of the event in the box below)	<p>Mainboard listed Sim Lian Group Limited today announced that the average price for Treasure Crest is S\$742 psf, making it amongst the most competitively priced executive condominiums currently available in the market today. Prices start from S\$649,000 (S\$677 psf) for a three-bedroom unit.</p> <p>Balloting and booking will take place at the Treasure Crest sales gallery, which is located at Anchorvale Crescent, on Saturday, 16 July 2016.</p> <p>Successful e-applicants are required to drop their ballot tickets from 10am to 11am at the sales gallery to establish their queue position to book a unit. Members of the public without e-applications may book a unit from 4pm onwards, on a first-come-first-serve basis. A second-timer quota of 30% for the units applies and will be lifted on 16 August 2016.</p> <p>The 504-unit development is more than 113 per cent oversubscribed, having received a total of 1,077 e-applications within the 10-day e-application period which ended on 10 July 2016. More than 4,000 people visited the sales gallery over the same period with more interested parties continuing to make visits ahead of the booking day this Saturday.</p> <p>Please refer to the attached media release for more information.</p>
Attachments	<p>160713_SimLianGroup_TreasureCrest_Amongst.Most.Competitively.Priced.EC.in.Singapore.pdf</p> <p>Total size =68K</p>

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SIM LIAN GROUP LIMITED

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Company Registration No. 200004760C Website: www.simlian.com.sg

MEDIA RELEASE

More Than 2.1 Times Subscribed Treasure Crest by Sim Lian Group Amongst the Most Competitively Priced Executive Condominiums

1,077 e-applicants to vie for the spacious 504 units available for booking this Saturday

Singapore, July 13, 2016 – Mainboard listed Sim Lian Group Limited ('Sim Lian Group') today announced that the average price for Treasure Crest is S\$742 psf, making it amongst the most competitively priced executive condominiums currently available in the market today. Prices start from S\$649,000 (S\$677 psf) for a three-bedroom unit.

Balloting and booking will take place at the Treasure Crest sales gallery, which is located at Anchorvale Crescent, on Saturday, 16 July 2016.

Successful e-applicants are required to drop their ballot tickets from 10am to 11am at the sales gallery to establish their queue position to book a unit. Members of the public without e-applications may book a unit from 4pm onwards, on a first-come-first-serve basis. A second-timer quota of 30% for the units applies and will be lifted on 16 August 2016.

The 504-unit development is more than 113 per cent oversubscribed, having received a total of 1,077 e-applications within the 10-day e-application period which ended on 10 July 2016. More than 4,000 people visited the sales gallery over the same period with more interested parties continuing to make visits ahead of the booking day this Saturday.

Strong positive response to Treasure Crest has been attributed to the development's attractive pricing, ideal location, as well as the spacious layout of its efficiently designed units. This is based on feedback provided by visitors to the sales gallery and e-applicants. The master bedroom of all unit types can comfortably fit a king-sized bed and the other bedrooms have sufficient space for queen-sized beds.



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The larger units, namely, the three-bedroom premium and four-bedroom units remain the more popular choice amongst potential homebuyers, who are a balanced mix of both first-timers and HDB upgraders. First-timers, including those applying under the Fiancé/Fiancée Scheme, accounted for approximately 48 per cent of the 1,077 e-applicants. The rest of the e-applicants were HDB upgraders. Majority of these applicants are currently residing in the North-East region of Singapore, specifically, Punggol, Sengkang and Hougang.

Located in the thriving Sengkang New Town, Treasure Crest is well connected and in close proximity to key transportation nodes, shopping and lifestyle conveniences, reputable schools and nature attractions. It is a short walk away from the key transportation nodes such as Cheng Lim LRT Station, Sengkang MRT Station and Sengkang Bus Interchange, and is close to TPE with easy connections to KPE, CTE and SLE, providing seamless access to other parts of the island.

Scheduled to receive its Temporary Occupation Permit (TOP) by 2019, the 99-year leasehold development features a total of 504 units – 84 three-bedroom units, 364 three-bedroom premium units and 56 four-bedroom units – across eight residential blocks of 15 storeys each. The spacious units range from 958 to 1,345 square feet (89 to 125 square metres) in size, and have been designed to meet families' need for ample space to live in and grow.

Treasure Crest is the second executive condominium launched by Sim Lian Group this year following the introduction of Wandervale in February. Located at Choa Chu Kang Ave 3, Wandervale also saw strong uptake with 75 per cent sold to date.

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About Sim Lian Group

Sim Lian Group Limited is a property development, investment and construction group which has been listed on the Mainboard of the Singapore Exchange since 2000.

The Group has been creating quality spaces for 40 years, first earning an outstanding track record and award-winning expertise in construction before successfully expanding into property development and investment both locally and abroad. It now has a broad portfolio of residential, commercial, industrial, retail and mixed-use developments, built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian Group has launched 24 development projects to date, including three projects in Malaysia. The Group also has a property investment portfolio of two freehold commercial properties and eight investment-grade neighbourhood shopping centres in Australia.

Sim Lian Group's portfolio of projects include The Lincoln Residences, Rochelle At Newton, Viz at Holland, The Pearl @ Mount Faber, Clover By The Park, Hillion Mall, Hillion Residences, A Treasure Trove, Parc Vera, Waterview, Carabelle, The Amery, Bleu at East Coast, The Jade, The Tampines Trilliant, The Dew, The Premiere at Tampines, Wandervale, Vision Exchange, Centrale 8 At Tampines, Parc Lumiere and UB.One. Projects in Malaysia include Taman Bukit Bayu, and mixed-use developments, KL Trillion and Desa Baiduri.

The reputation of the company is well-recognised in Singapore, having ranked amongst the Top 100 Brands in Singapore for five consecutive years from 2009 to 2013 by independent brand strategy and valuation consultancy, Brand Finance. Sim Lian Group is also recognised as a top ten developer in Singapore by BCI Asia in 2015 and 2016.

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



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Fact Sheet

Name of Project : Treasure Crest (万宝园)

Developer : Sim Lian (Anchorvale) Pte. Ltd.

Location : Anchorvale Crescent

Number of Units : 504

Number of Storeys: 8 blocks of 15-storey

Site : 187,831.13 square feet / 17,450.10 square metres

Land Tenure : 99 years commencing from 5 May 2015

Unit Types & Sizes:

Unit Types	No. of Units	Approximate Area (square feet)
Three- Bedroom	84	958
Three- Bedroom Premium	364	1,076 - 1,249
Four- Bedroom	56	1,345

Facilities : Entrance Portico, Waterfall Garden, Clubhouse, Clubhouse Deck, Lap Pool, Garden Cabanas, Outdoor Lounge, Jacuzzi Alcove Spa, Aqua Massage Spa, Heated Dip Pool, Water Deck with Foot Reflexology Path, Children's Waterplay Pool, Children's Playground, Poolside Party Room, Event Deck, Lobby Garden Courtyard, Gourmet BBQ Dining Pavilion, Sun Deck, Reading Garden, Recreational Tennis Court

Expected TOP : 2019

Architect : SEP Partnership