

General Announcement::More than 70 Per Cent of Units at Treasure Crest EC Snapped Up on First Booking Weekend

Issuer & Securities

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| Issuer/ Manager | SIM LIAN GROUP LIMITED |
| Securities | SIM LIAN GROUP LIMITED - SG1J19886816 - S05 |
| Stapled Security | No |

Announcement Details

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| Announcement Title | General Announcement |
| Date & Time of Broadcast | 18-Jul-2016 17:28:19 |
| Status | New |
| Announcement Sub Title | More than 70 Per Cent of Units at Treasure Crest EC Snapped Up on First Booking Weekend |
| Announcement Reference | SG160718OTHR9ZA6 |
| Submitted By (Co./ Ind. Name) | Kuik Sin Pin |
| Designation | Group CEO |
| Description (Please provide a detailed description of the event in the box below) | <p>The Board of Directors of Sim Lian Group Limited refers to the announcements dated 28 June 2016, 7 July 2016 and 13 July 2016 relating to the Treasure Crest Executive Condominium at Anchorvale Crescent and wishes to provide a sales update. More than 70 per cent of units at Treasure Crest EC were snapped up within the first two days of booking over this past weekend.</p> <p>Approximately 62 per cent were booked by first-timers, including those who made the purchase under the Fiancee/Fiancee Scheme, with the rest purchased by HDB upgraders. There are remaining of 12 units available for purchase under the 30 per cent quota set aside for second-time homebuyers. The quota for second-time homebuyers will be lifted on 16 August 2016.</p> <p>First to be completely snapped up were the spacious 56 four-bedroom units, which are approximately 1,345 square feet (approximately 125 square metres) in size. Catering to families' need for ample space to live in and grow, units at Treasure Crest have been designed such that the master bedroom of all unit types can fit a king-sized bed, and queen-sized beds for the other bedrooms.</p> <p>Please refer to the attached press release for more information.</p> |

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| Attachments | <p>160718_SimLianGroup_More.than.70.Per.Cent.of.Units.at.TreasureCrest.EC.Snapped.Up.pdf</p> <p>Total size =68K</p> |
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MEDIA RELEASE

More than 70 Per Cent of Units at Treasure Crest EC Snapped Up on First Booking Weekend

Four-bedroom units first to sell out

Singapore, July 18, 2016 – Strong demand for the Treasure Crest executive condominium by Mainboard listed Sim Lian Group Limited ('Sim Lian Group') saw 362 of the 504 units sold within the first two days of booking over this past weekend. Majority of the homebuyers are currently residing in the North-East region of Singapore, specifically, Punggol, Sengkang and Hougang.

Approximately 62 per cent were booked by first-timers, including those who made the purchase under the Fiancé/Fiancée Scheme¹, with the rest purchased by HDB upgraders. There are 12 remaining units available for purchase under the 30 per cent quota set aside for second-time homebuyers², which will be lifted on 16 August 2016.

First to be completely snapped up were the spacious 56 four-bedroom units, which are approximately 1,345 square feet (approximately 125 square metres) in size. Catering to families' need for ample space to live in and grow, units at Treasure Crest have been designed such that the master bedroom of all unit types can fit a king-sized bed, and queen-sized beds for the other bedrooms.

Homebuyers cite the spacious units, ideal location and attractive pricing of Treasure Crest as key reasons for their keen interest in the executive condominium which is located in the thriving Sengkang New Town.

Units are attractively priced at an average of S\$742 psf. Prices start from S\$677,000 (S\$707 psf) for a three-bedroom unit and S\$735,000 (S\$683 psf) for a three-bedroom premium unit.

¹ This scheme allows you to buy a HDB resale flat with your fiancé or fiancée under certain conditions. For more information, please refer to <http://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/resale/eligibility-schemes>

² 70% of flat supply is set aside for first-timer families during the initial launch period (1 month). For more information on priority schemes, please refer to <http://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/new/priority-schemes&rendermode=preview>



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The qualifying income ceiling for ECs has been increased to S\$14,000 and first-time buyers are eligible for CPF Housing Grants of up to S\$30,000. Homebuyers have a choice of a normal payment scheme or a deferred payment scheme.

Scheduled to receive its Temporary Occupation Permit (TOP) by 2019, 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.

Interested homebuyers can visit the Treasure Crest sales gallery at Anchorvale Crescent, which is open from 10am to 7pm daily.

This 99-year leasehold development 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 nine freehold 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