



MEDIA RELEASE

Hillion Mall at Singapore's first integrated development and transport hub in the West to open 24 February 2017

The family and active lifestyle mall will invigorate Bukit Panjang with four levels of vibrancy

Singapore, January 10, 2017 – Hillion Mall which obtained its Temporary Occupation Permit (TOP) on 30 December 2016 will open on 24 February this year to become the pulse of Bukit Panjang, catering to more than 220,000 residents¹ and 760,000 commuters² in one of the fast-growing neighbourhoods. It will celebrate its opening with a series of carnival-themed events and activities for all members of the community.

The mall, the first of its kind in the western part of Singapore, is seamlessly connected with Hillion Residences as well as a bus interchange (U/C), MRT station on the Downtown Line and LRT services to make Bukit Panjang the ninth town in Singapore to have an integrated transport hub³. Directly connected to Bukit Panjang MRT Station via an underpass at Basement Three, commuters will have direct access to the entire transport network from the mall. Hillion Mall is also well served by the Bukit Timah Expressway (BKE) and the Kranji Expressway (KJE).



¹ Source: Analysis of data from Singstat and Knight Frank Research

² Monthly traffic source: SBS Transit (Year 2016)

³ Wandervale EC draws over 400 e-applications (22 February 2016). Available at: <http://www.businesstimes.com.sg/real-estate/wandervale-ec-draws-over-400-e-applications>

Hillion

Recognising these opportunities, tenants have taken up over 100 retail shops or over 90 per cent of the mall's approximate 174,730 square feet of net lettable area. Developed by Sim Lian JV (BP Retail) Pte. Ltd.⁴, approximately one-third of the mall has been dedicated



to the food and beverage sector, while close to 45 per cent of the retail space has been allocated to lifestyle choices.

Several eateries which are fresh to the food scene in Singapore will make their debut at Hillion Mall, bringing much excitement to the foodies in the community. They include Ha-Jun Korean, Kowloon Bay HK Café and Yuba Hut, a restaurant that serves traditional Japanese cuisine with a modern twist.

Tian Bao Szechuan Kitchen, known for its mouth-watering selection of dim sum and traditional Szechuan cuisine, will also be establishing its first presence in the heartlands, with its other outlet at Ngee Ann City.

Catering to the needs of young families, the mall will also introduce the first indoor playground in Bukit Panjang with Fun Kids' Place. The environment is specially designed to integrate fun with fitness, triggering the children's growth and cognitive development while at play. Fun Kids' Place can also be used as a site for birthday parties, where families can create precious memories together.

Mr. Kuik Sing Beng, Executive Director of Sim Lian Group said, "In designing Hillion Mall as a family and active lifestyle hub, we focused on creating enjoyable experiences for everyone, young and old.

⁴ Jointly developed by Sim Lian Group Limited & Sim Lian Development Pte. Ltd.



In addition to its ideal location within the integrated hub, we have specially curated a combination of popular household brands with fresh retail concepts over four levels at Hillion Mall to meet the daily lifestyle needs of the community of families, students and the working crowd in the area,” he explained.

The four levels of vibrancy are:

Basement Two: Your Everyday Essentials

24-hour supermarket NTUC FairPrice, The Seafood Market by Song Fish, Unity Pharmacy, GNC Live Well, Eu Yan Sang and ZTP Ginseng Birdnest are some tenants providing convenience for shoppers picking up their daily essentials. Pet owners will also be delighted to find the widest range of necessities for their pets at Pet Lovers Centre.

There are also food and beverage (F&B) household names such as Han’s Café, Ya Kun Kaya Toast, Barcook Bakery, Hong Kong Sheng Kee Dessert, Let’s Eat!, Ayam Penyet President, Tip Top Curry Puff, Pastamania, KFC and Pontian Wanton Noodles amongst the many choices available.

Basement One: Fashion, Café & Lifestyle Haven

Amore Fitness & Boutique Spa, Best Denki, Miniso, Linen Gallery, Sea Horse, SingTel Exclusive Retailer and Starhub Exclusive Partners are amongst the numerous brands to meet all lifestyle, electronics and telecommunications needs.

F&B options include Saizeriya, Chateraise, Ilaollao, Kraftwich™ by Swissbake, Maki-San, Long John Silver’s, Torigo, McDonald’s and Starbucks.

Furthermore, there are pampering beauty services at Salon #1 Hair and Beauty and Pixie Nail Spa, to name a few. Retail therapy is also now a stone’s throw away from home with stores such as Pierre Cardin, Kiyo, Spectacle Hut, Happy Walker and Iberyl.



Level One: Asian Gourmet Delights

Hillion Mall will feature curated fresh gourmet experiences with 'Asian Fusion' and 'Seoul Street' clusters, offering a varied range of savoury cuisines.

Favourites amongst Singaporeans such as Dian Xiao Er, Sushi Express, DaeSsikSin Korean BBQ, Men-ichi Japanese Ramen, My Briyani House, A-One Claypot House, MOF ㉿ My Izakaya and Danro Collagen Hotpot Buffet are more examples of the dining options at the mall.

Level Two: Enriching Experiences

Parents will appreciate the convenience to renowned schools offering stimulating and artistic learning experiences. These include PCF Sparkletots Preschool, Cristofori Music School, Dancepointe Academy and Artary.

Other complementing tenants on this level include Kopitiam, X'treme Professional Hair Studio, Nail Addiction, Du Yi Bookshop and Raffles Medical and Raffles Dental.

Sitting atop Hillion Mall is the 546-unit Hillion Residences which features a wide variety of unit types from one-bedrooms to family-friendly, spacious units such as the penthouses. All four-bedroom units have been snapped up and Hillion Residences is expected to receive its Temporary Occupation Permit by September 2018.

Sim Lian JV (BP Retail) Pte. Ltd. has appointed Knight Frank as the project's Retail Consultant and Managing Agent. Hillion is also Sim Lian Group's first mixed-use development in Singapore.

For more information, please refer to Hillion Mall's Facebook page at www.fb.me/HillionMall

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About Hillion Mall

Hillion Mall is strategically located in the heart of Bukit Panjang and positioned amongst three modes of transport– Bukit Panjang MRT station, Bukit Panjang LRT Station and Bukit Panjang bus interchange. It serves as a one-stop shopping, lifestyle, retail and dining destination for shoppers.

The active lifestyle mall houses a good mix of retailers, spread over four levels, from global to domestic brands to cater to every shopper's needs. The mall, with a net lettable area of approximately 174,730 square feet, is anchored by well-established brands including 24-hour NTUC FairPrice, Kopitiam, Amore Fitness & Boutique Spa, PCF Sparkletots Preschool and Best Denki.

About Sim Lian Group

Since its establishment 40 years ago, Sim Lian Group, a property development, investment and construction group, has been creating quality spaces and homes for families in Singapore.

The Group first earned 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 25 development projects to date, including three projects in Malaysia. The Group also has a property investment portfolio of two freehold commercial properties and nine 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, Vision Exchange, Centrale 8 At Tampines, Parc Lumiere, UB.One, as well as two well-received Executive Condominiums launched in 2016, namely, Wandervale and Treasure Crest. 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, and was listed on the Mainboard of the Singapore Exchange for 16 years from 2000 to 2016.

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

SIM LIAN GROUP LIMITED

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Fact Sheet

Name of Project: Hillion Mall (山乐坊)

Developer: Sim Lian JV (BP Retail) Pte. Ltd.
(Jointly developed by Sim Lian Group Limited & Sim Lian Development Pte Ltd)

Location: 17 Petir Road Singapore 678278

No. of retail levels: 2-storey retail podium with 2 levels of retail basement

Net Lettable Area: Approx. 174,730 square feet

No. of shops: Approx. 100 shops

Tenant mix: A family and lifestyle mall with essential offerings such as supermarket, pharmacy, health-care, food & beverage options, beauty services, enrichment and childcare centres and other complementary trades

Residential Hillion Residences (山乐园)

Number of units: 546 units

Number of storeys: 3 residential blocks of 22 and 23 storeys

Site area: Approx. 204,000 square feet

Land tenure: 99 years commencing from 4 January 2013

Number & sizes:

Unit Types	No. of Units	Approximate Area (square feet)
One bedroom	328	463 - 549
Two bedroom	164	710 - 872
Three bedroom	12	1163
Four bedroom	24	1,356 – 1,410
Penthouse	18	2,616 – 3,208

Facilities: Lap pool, wading pool, spa pool, cascading pool, lounge pool, aqua gym, function rooms, gymnasium, reading room, male and female changing/shower rooms with sauna, pool deck, children's playground, BBQ and gourmet dining areas, recreational tennis court, fitness stations, garden lounge, jogging track



Expected TOP: 30 September 2018

Architect: Design Link Architects

Retail Consultant and
Managing Agent: Knight Frank