



CITY DEVELOPMENTS LIMITED

For immediate release

JOINT NEWS RELEASE BY CAPITALAND LIMITED AND CITY DEVELOPMENTS LIMITED

**Sengkang Grand Residences sales gallery
opens for viewing on Friday, 25 October 2019**

- ***Landmark integrated development at the heart of Sengkang Central with over 300,000 sq ft of lifestyle conveniences under one roof***
- ***First-of-its-kind integrated development with a retail mall, community club, hawker centre, community plaza, childcare centre, bus interchange and seamless connectivity to Buangkok MRT Station***

Singapore, 23 October 2019 – CapitaLand Limited and City Developments Limited (CDL) will commence the preview of the highly-anticipated Sengkang Grand Residences sales gallery from Friday, 25 October 2019. Comprising 680 units across nine blocks and situated right in the heart of Sengkang Central, Sengkang Grand Residences is part of an iconic first-of-its-kind integrated development with a retail mall, community club, hawker centre, community plaza, childcare centre, bus interchange and seamless connectivity to Buangkok MRT Station. Bookings for Sengkang Grand Residences are scheduled to start from Saturday, 2 November 2019.

Designed for space efficiency, a wide variety of unit types are available for selection. Unit sizes range from 474 square feet (sq ft) for a one-bedroom plus study, to 1,324 sq ft for a four-bedroom premium plus flexi unit type. Apartment units will be fully furnished with appliances from premium French brand De Dietrich as well as quality wares and fittings from Hansgrohe, Franke and Duravit. Apartments are attractively priced from S\$798,000 for a one-bedroom plus study unit, S\$998,000 for a two-bedroom unit, S\$1.498 million for a three-bedroom unit, and S\$2.1 million for a four-bedroom premium plus flexi unit.

CDL Group General Manager, Mr Chia Ngiang Hong, said, “Sengkang Grand Residences offers a one-of-its-kind vibrant urban living experience with seamless access to over 300,000 sq ft of lifestyle conveniences under one roof. Envisioned as the new heartbeat of Sengkang, the integrated development exemplifies the importance of placemaking and adds a new dimension to the concept of ‘integrated developments’ with its dynamic mix of residential and retail components with active civic spaces that serve the needs of the wider community. Residents can enjoy convenience to a myriad of amenities and multiple recreational options at their doorsteps as well as unmatched transport connectivity. Together with our partner CapitaLand, we will create a distinctive development with bustling community spaces that will redefine the Buangkok neighbourhood and uplift the area’s vibrancy.”

Mr Ronald Tay, CEO of CapitaLand Singapore, Malaysia & Indonesia, Residential & Retail, said, “Set to emerge as the new focal point for the Buangkok neighbourhood, the upcoming integrated development will inject vibrancy and enrich the lifestyle and community offerings for residents in the North-East region. Given its convenient location atop a transport hub and direct access to a mall and community amenities, we are optimistic that Sengkang Grand Residences will be well-received. Together with our partner CDL, we look forward to activating the precinct with placemaking initiatives and bringing added value to the wider community with a premium integrated development.”

Leveraging synergies from CapitaLand’s and CDL’s proven expertise in mixed-use developments, the joint venture (JV) will transform this plum 3.7-hectare site at Sengkang Central into the first integrated community and lifestyle hub in the North-East region.

Complementing the residential component, the integrated development also comprises a three-storey mall spanning over 160,000 sq ft of gross floor area. Residents in the vicinity will enjoy convenient access to specialty stores, services, childcare facilities and a supermarket. They can participate in community events at the plaza or shop at the various retail offerings. Buangkok residents can also look forward to an exciting line-up of activities at the upcoming community club.

Unparalleled connectivity and access to amenities

Besides easy access to community and retail amenities at their doorsteps, residents will enjoy seamless and sheltered connectivity to Buangkok MRT Station and the future bus interchange. Green Highline, a garden ramp, provides direct connectivity from the adjacent Compassvale Ancilla Park to the residences and hawker centre on the second storey of the integrated development.

Residents will enjoy excellent connectivity to public transportation nodes via the North-East MRT Line and future Cross Island MRT Line as well as easy access to major expressways such as CTE and KPE in the vicinity, making the Central Business District a mere 20-minute drive away. Sengkang Grand Residences is also well connected to major hubs such as the Seletar Aerospace Park and future Punggol Digital District.

Myriad of experiences in themed lifestyle clubs

Sengkang Grand Residences houses a comprehensive range of recreational facilities with two clubhouses and five exclusive lifestyle zones (Recreation, Adventure, Fitness, Wellness and Sensory Clubs), with each offering its own immersive facilities. Within the Recreation Club, dine under the stars at the Poolside BBQ Pavilion, or partake in community gardening at the Teepee Gardens. The Adventure Club features Trampoline Thrill, Tower Tree Slide and Pets’ Play area that will delight children. A plethora of health and wellness facilities await, starting from the Fitness Club with its 50-metre Lap Pool and Parkour Gym, the Wellness Club with its relaxing Aqua Hammock and colour-changing Spectrum Spa Pool, and The Sensory Club, which offers a scenic TreeTop Walk and Five Senses Gardens. For nature and outdoor lovers, Punggol Park, Coney Island, Punggol Waterway and Punggol Reservoir are within close reach.

Eco-conscious, sensitive community design

With sustainable building design at its heart, the project features a passive cooling architectural design with residential blocks oriented to provide good natural ventilation in the common areas and residential units, as well as facade glazing to reduce solar heat gain. Units also have deep-recessed balconies which provide shade for the interiors. The development will be built using the innovative Prefabricated Prefinished Volumetric Construction (PPVC) method which improves site productivity and product quality control.

The CapitaLand-CDL JV clinched the site – the largest commercial and residential site awarded since 2015 – for S\$777.78 million in August 2018. The bid was submitted on a Two-envelope Concept and Price Revenue tender system, with emphasis on the design concept.

The Sengkang Grand Residences sales gallery, located beside Sengkang MRT Station, is open daily from 10.00 am to 7.00 pm. Marketing agents are ERA and PropNex. For enquiries, please call the sales hotline: +65 8783 1818 or visit www.sengkanggrand.com.sg.

About CapitaLand Limited (www.capitaland.com)

CapitaLand Limited (CapitaLand) is one of Asia's largest diversified real estate groups. Headquartered and listed in Singapore, it owns and manages a global portfolio worth S\$129.1 billion as at 30 June 2019. CapitaLand's portfolio spans across diversified real estate classes which includes commercial, retail; business park, industrial and logistics; integrated development, urban development; as well as lodging and residential. With a presence across more than 200 cities in over 30 countries, the Group focuses on Singapore and China as its core markets, while it continues to expand in markets such as India, Vietnam, Australia, Europe and the USA.

CapitaLand has one of the largest real estate investment management businesses globally. It manages eight listed real estate investment trusts (REITs) and business trusts as well as over 20 private funds. Since it pioneered REITs in Singapore with the listing of CapitaLand Mall Trust in 2002, CapitaLand's REITs and business trusts have expanded to include Ascendas Reit, CapitaLand Commercial Trust, Ascott Residence Trust, CapitaLand Retail China Trust, Ascendas India Trust, CapitaLand Malaysia Mall Trust and Ascendas Hospitality Trust.

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About City Developments Limited (CDL) (www.cdl.com.sg)

City Developments Limited (CDL) is a leading global real estate operating company with a network spanning 103 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, integrated developments and shopping malls.

With over 55 years of experience in real estate development, investment and management, CDL has developed over 43,000 homes and owns over 18 million square feet of lettable floor area globally. The Group's London-based hotel subsidiary, Millennium & Copthorne Hotels (M&C), is one of the world's largest hotel chains with over 135 hotels worldwide, many in key gateway cities.

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Twitter: @CityDevLtd / twitter.com/citydevltd

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CapitaLand

Analyst contact

Grace Chen

Head, Investor Relations

Tel: +65 6713 2883

Email: grace.chen@capitaland.com

Media contact

Tan Bee Leng

Head, Group Communications

Tel: +65 6713 2871

Email: tan.beeleng@capitaland.com

City Developments Limited

Belinda Lee

Head, Investor Relations &

Corporate Communications

Tel: +65 6877 8315

Email: belindalee@cdl.com.sg

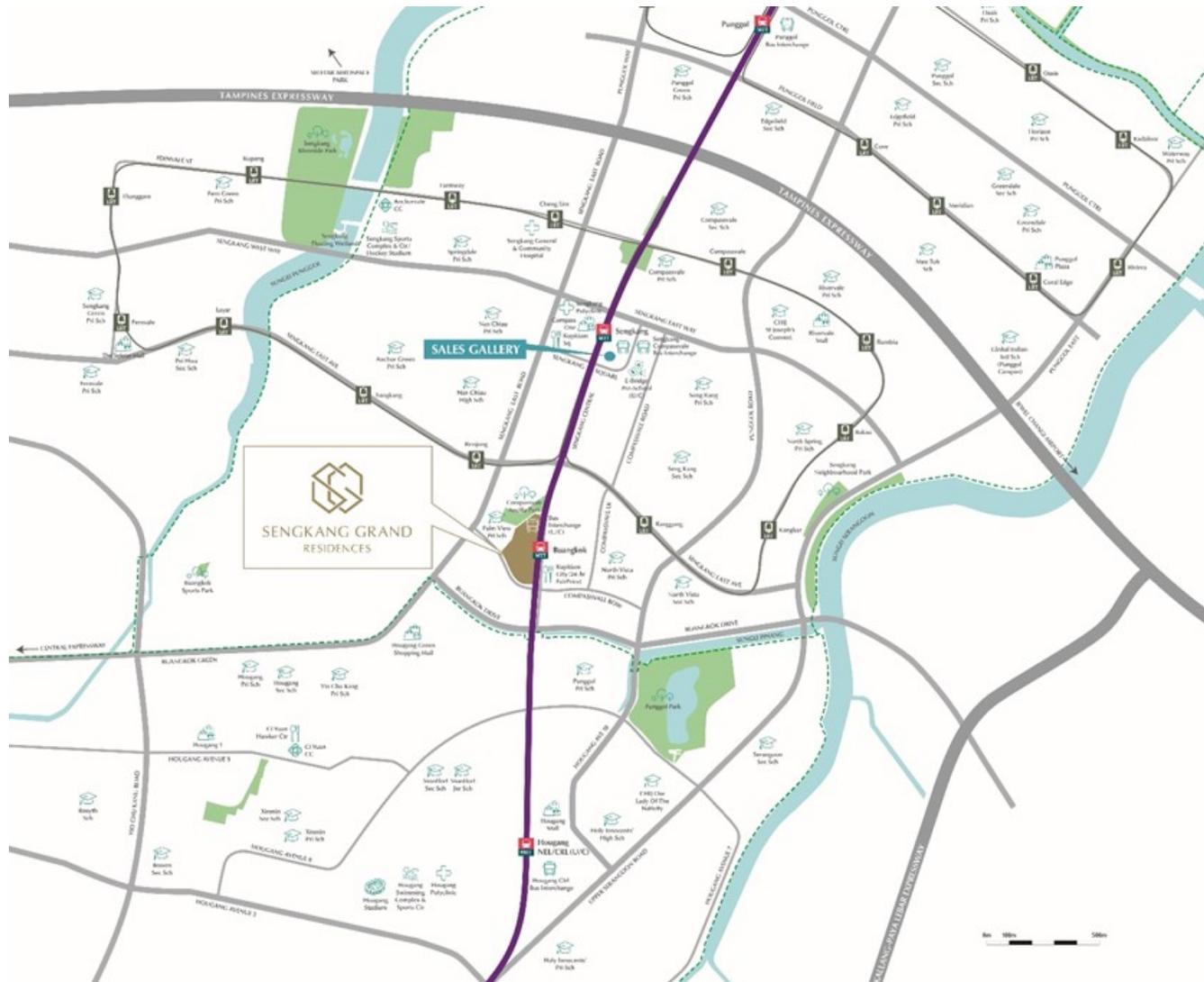
FACT SHEET

DEVELOPMENT DETAILS			
Developer	Siena Residential Development Pte. Ltd. and Siena Trustee Pte. Ltd. (As Trustee-manager of Siena Commercial Trust) A joint venture of CapitaLand Limited and City Developments Limited		
Project Name	Sengkang Grand Residences (盛港嘉园)		
Location	72, 74, 76, 78, 80, 82, 84, 86, 88 Compassvale Bow		
Development Layout	Nine residential blocks with 549 residential parking lots (including five accessible parking lots) Residential component is seamlessly connected to an integrated development with a retail mall, community club, hawker centre, community plaza, childcare centre, future bus interchange and Buangkok MRT Station		
Tenure of Land	99 years		
Site Area	Approximately 37,254.9 sqm / 401,012 sq ft		
Number of Apartments	680		
Configuration / Sizes	1-Bedroom + Study	474 – 506 sq ft	131 units
	2-Bedroom	624 – 678 sq ft	95 units
	2-Bedroom + Study	624 sq ft	10 units
	2-Bedroom Premium + Study	732 – 764 sq ft	136 units
	3-Bedroom	936 – 947 sq ft	148 units
	3-Bedroom Premium	1,023 – 1,055 sq ft	56 units
	3-Bedroom Premium + Flexi	1,012 sq ft	55 units
	4-Bedroom Premium + Flexi	1,313 – 1,324 sq ft	49 units
Recreational Facilities	Recreation Club <ol style="list-style-type: none"> 1. Circle Lounge 2. BBQ Pavilion 3. Aqua Pod 4. Social Pavilion 5. Poolside BBQ Pavilion 6. Dip Pool 7. Welcome Pavilion 		

	<p>8. Teepee Gardening 9. Gourmet Pavilion</p> <p>Adventure Club 10. Trampoline Thrill 11. Tower Tree Slide 12. Playhouse on Lawn 13. Kids' Play Pool 14. Mini Golf 15. Animal Sculpture Playground 16. Pets' Play</p> <p>Fitness Club 17. Reflexology Path 18. 3G Fitness 19. 50m Lap Pool 20. Yoga Lawn 21. Parkour Gym</p> <p>Wellness Club 22. Spectrum Spa Pool 23. Hammock Lawn 24. Aqua Hammock 25. Floating Tea Deck 26. Wellness Spa Pool 27. Swinging Day Bed 28. Bubble Leisure Pool</p> <p>Sensory Club 29. Five Senses Garden 30. Cascading Water Feature 31. TreeTop Walk 32. Water Weir Wall 33. Misty Garden</p> <p>Main Clubhouse 34. Gymnasium 35. Arrival Lobby 36. Changing Rooms 37. Nursing Room 38. Main Function Room</p> <p>Social Clubhouse 39. Social Function Room 40. Changing Room 41. Social Lounge</p> <p>Others A. Green Highline Access Gate B. Skylight of Sengkang Grand Mall</p>
Expected Vacant Possession	30 November 2023

CONSULTANTS	
Lead Design Architect	MKPL Architects Pte. Ltd.
Project Architect	SAA Architects Pte Ltd
Landscape Consultant	Coen Design International Pte. Ltd.
Builder	China Construction (South Pacific) Development Co. Pte. Ltd.
Project Interior Designer	MKPL Architects Pte. Ltd.

LOCATION MAP



Sales Gallery	Sengkang Grand Residences – Actual Site
Location: Beside Sengkang MRT station	Location: 72, 74, 76, 78, 80, 82, 84, 86, 88 Compassvale Bow

All information contained in the Fact Sheet is current at the time of release and is subject to such changes as required by the developer or the relevant authorities.