



NATURE IN THE CITY



Artist's Impression

OFFICIALLY APPOINTED MARKETING AGENCY



MIDTOWN MODERN

General Project Description	PROPOSED RESIDENTIAL FLATS DEVELOPMENT COMPRISING 2 BLOCKS OF 30-STOREY APARTMENTS (TOTAL: 558 UNITS) WITH CARPARK AND COMMUNAL FACILITIES, AND COMMERCIAL AT 1ST STOREY WITH BASEMENT
Developer	Joint venture between GuocoLand, Hong Leong Holdings and Hong Realty
District	D7
Address	16 Tan Quee Lan Street, Singapore 188144 (Resi South tower) 18 Tan Quee Lan Street, Singapore 188105 (Resi north tower) 20 Tan Quee Lan Street, Singapore 188107 (Commercial at 1st storey) Directly Above Bugis MRT Interchange (East-West Line & Downtown Line)
Development Type	Integrated Mixed-use Development Residential component within Guoco Midtown
Site Area	11,530.80sqm / 124,117.5 sqft
Plot Ratio	4.52
Tenure of Land	Leasehold, 99 years w.e.f. 10 Dec 2019
Estimate Temporary Occupation Permit (TOP) Date	3rd Quarter 2025
Development Heights / Storey	125.30m / 30 storeys
Total No. of Units	558
Type of Units	1-4 Bedroom & 2 Penthouses
No. of Lifts	4 common lifts and 2 private lifts per tower
Project Account	DBS Ltd for Project A/C No. 003-700172-4 of Midtown Modern Pte Ltd and Guoco Midtown II Pte Ltd
Design Architect / Project Architect	ipli Architects, ADDP Architects LLP
Landscape Architect	Ortus Design Pte Ltd
Lighting Consultant	The Lightbox Pte Ltd
Main Contractor	Tiong Seng Contractors Pte Ltd
Structural Engineer	KCL Consultants Pte Ltd
M&E Consultants	United Project Consultants Pte Ltd



Artist's Impression











Getting Around

Direct Integration to
Bugis Interchange MRT Station
East-West & Downtown Line

Walking Distance to
North-South & Circle Line
MRT Stations

Walking Distance
To Shopping Malls & Offices

- Guoco Midtown
DUO
- Bugis Junction
- South Beach
- Suntec City
- Raffles City
- Marina Square

Within 5-10 min Drive To Other Key Districts

- Raffles Place
- Tanjong Pagar
- Marina Bay
- Orchard Road

4 Major Expressways

- East Coast Parkway
- Marina Coastal Expressway
- Kallang-Paya Lebar Expressway
- North-South Corridor (Upcoming)

Established Schools along MRT Lines

- Anglo-Chinese School (Barker Road)
- Singapore Chinese Girls' School
- National Junior College
- St Joseph's Institution
- Hwa Chong Institution
- and more

Places of Interest

- National Museum
- National Gallery Singapore
- National Library
- Kampong Glam

14-min Drive To Changi Airport
Via East Coast Parkway (ECP)



An aerial photograph of a city development site, likely in Singapore, showing a mix of modern high-rise buildings and older residential blocks. A red outline highlights a specific area. Within this area, there are three labels: 'GUOCO MIDTOWN' with a logo of four colored squares (red, white, black, blue), 'MIDTOWN BAY' with a logo of four colored squares (brown, white, black, blue), and 'MIDTOWN MODERN' on a yellow banner. A red callout box points to the combined area of the first two labels.

GUOCO MIDTOWN
MIDTOWN BAY

Guoco Midtown and
Tan Quee Lan site combined,
add up to a significant
3.2 hectares

**EASILY ACCESSIBLE
ALL UNDER ONE ROOF!**



To Guoco Midtown

To Gateway

To DUO

Bugis Interchange MRT Station
East-west & Downtown Line

To Midtown Modern

To Bugis Junction

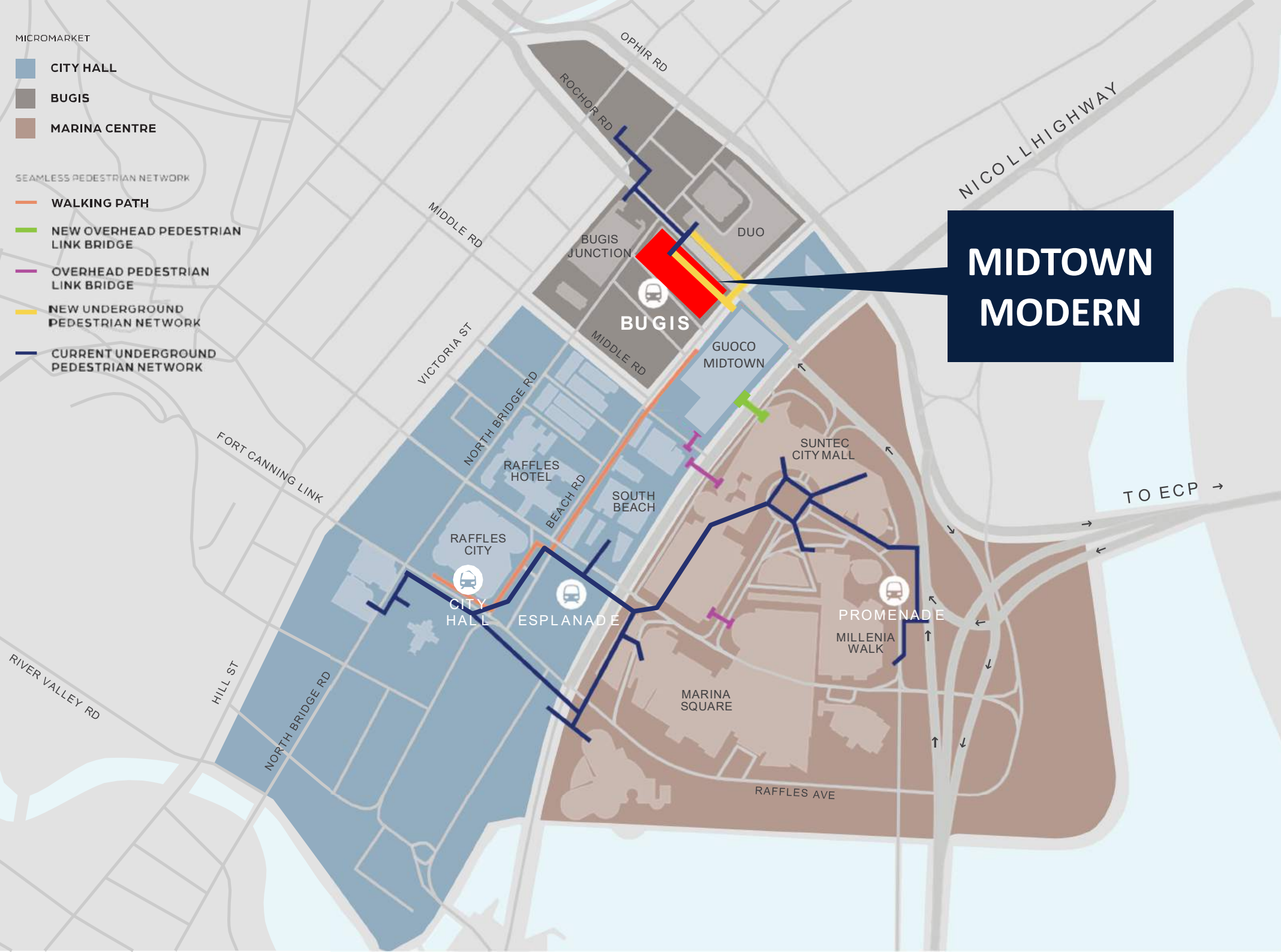
MICROMARKET

- CITY HALL
- BUGIS
- MARINA CENTRE

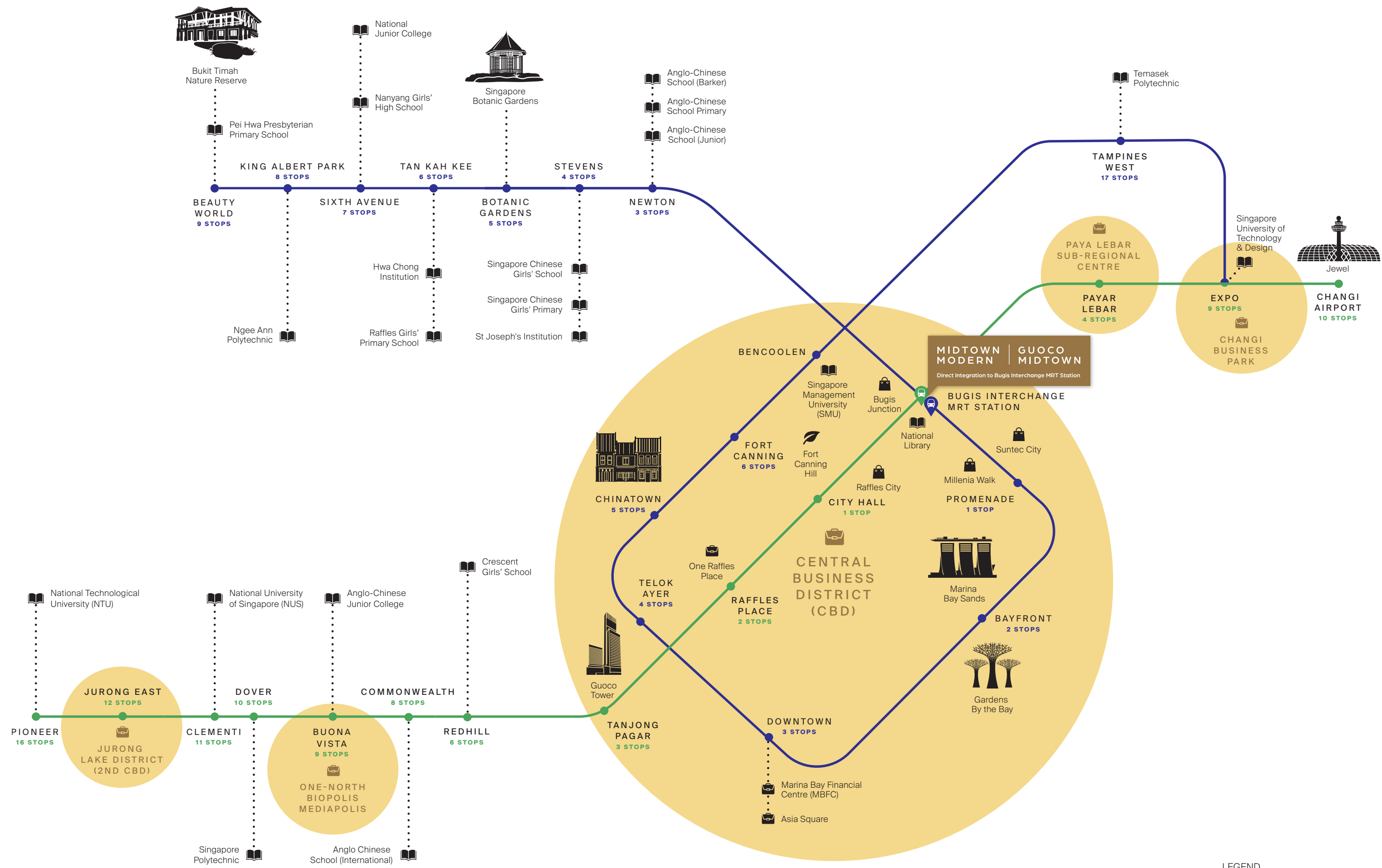
SEAMLESS PEDESTRIAN NETWORK

- WALKING PATH
- NEW OVERHEAD PEDESTRIAN LINK BRIDGE
- OVERHEAD PEDESTRIAN LINK BRIDGE
- NEW UNDERGROUND PEDESTRIAN NETWORK
- CURRENT UNDERGROUND PEDESTRIAN NETWORK

MIDTOWN
MODERN



Well-connected



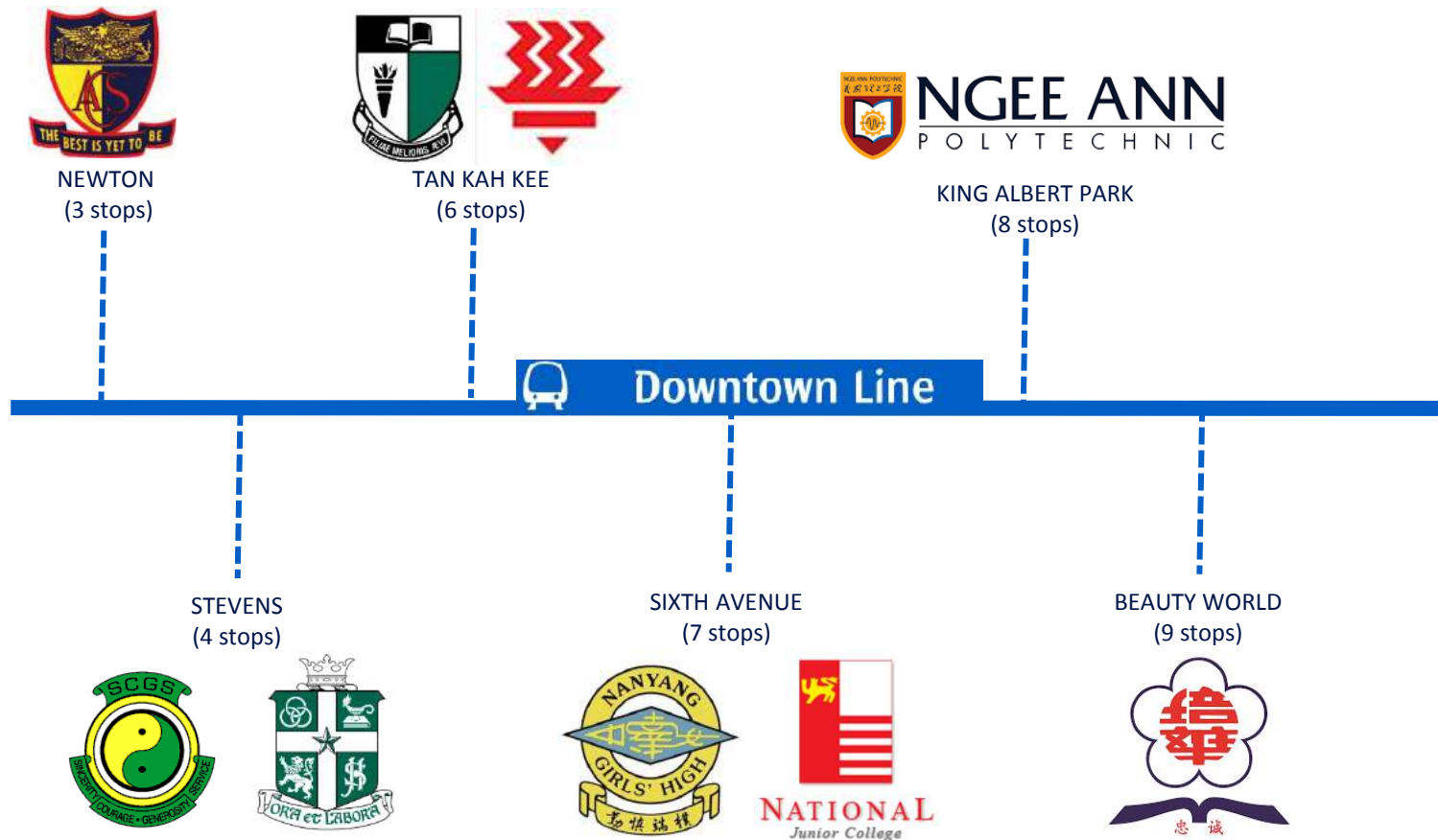
LEGEND

MRT STATION

JOB CENTRE

SCHOOLS

GUOCO
MIDTOWN



SCHOOLS

GUOCO
MIDTOWN



REDHILL
(6 stops)



BUONA VISTA
(9 stops)



CLEMENTI
(11 stops)



East West Line

COMMONWEALTH
(8 stops)



DOVER
(10 stops)

SINGAPORE
POLYTECHNIC

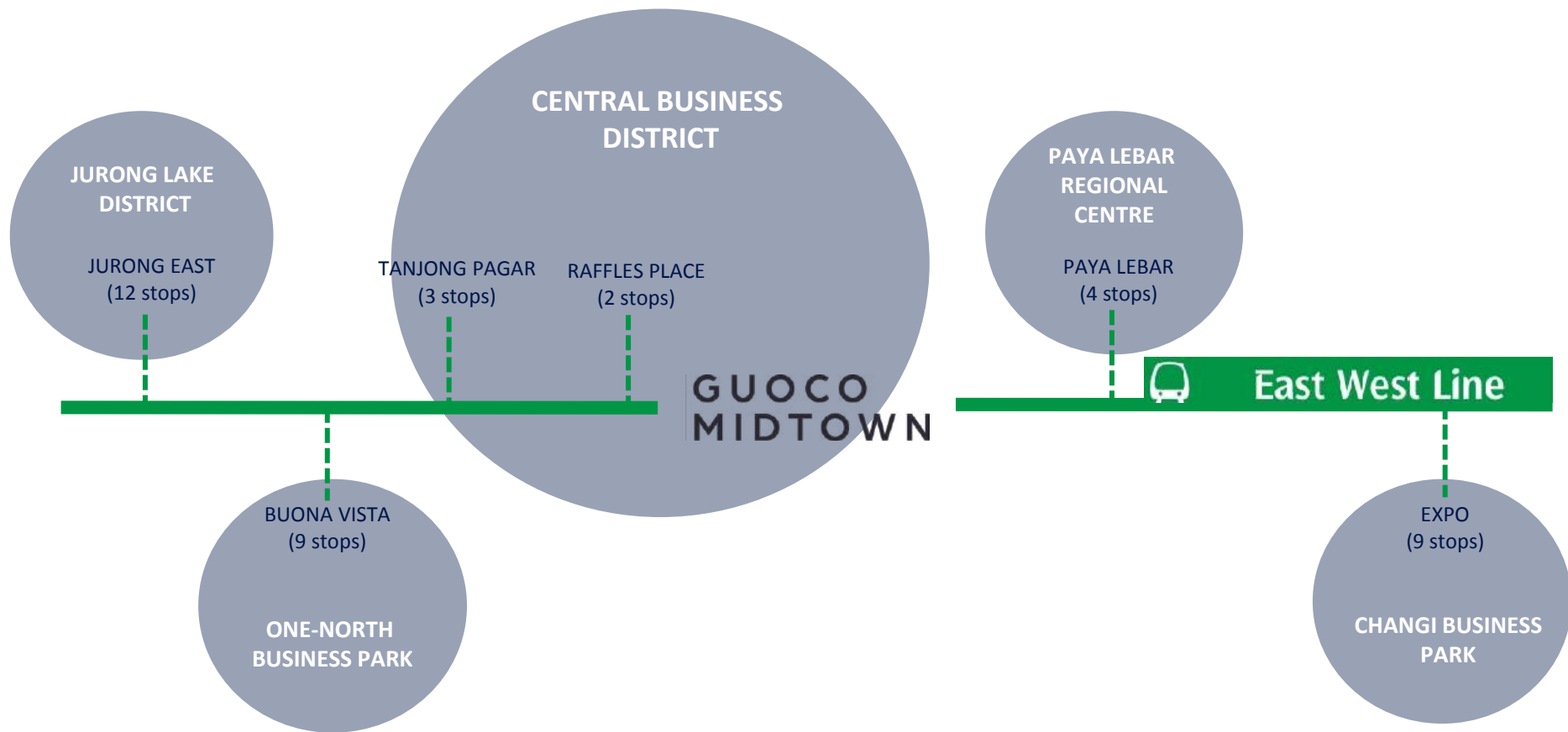


PIONEER
(16 stops)



NANYANG
TECHNOLOGICAL
UNIVERSITY
SINGAPORE

REGIONAL JOB CENTRES



MAJOR ATTRACTIONS



Bukit Timah
Nature Reserve

BEAUTY WORLD
(9 stops)



Marina
Bay Sands



Gardens
By the Bay

BAYFRONT
(2 stops)



Downtown Line

FORT CANNING
(6 stops)



Fort
Canning
Hill

BOTANIC GARDENS
(5 stops)



Singapore
Botanic Gardens

**GUOCO
MIDTOWN**



East West Line

CHANGI AIRPORT
(10 stops)



Jewel

Diagrammatic Chart



NORTH TOWER											SOUTH TOWER									
UNIT FLOOR	11	12	13	14	15	16	17	18	19	20	1	2	3	4	5	6	7	8	9	10
30	A1-R	C1-R	A1-R	A2-R	A3-R	C2-R	PH 1 (PL)		B2-R	D2-R (PL)	A1-R	C1-R	B1-R	B2-R	A4-R	C2-R	PH 2 (PL)		B3-R	D3P-R (PL)
29	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
28	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
27	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
26	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
25	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
24	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
23	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
22	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
21	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
20	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
19	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
18	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
17	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
16	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
15	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
14	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
13	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
12	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
11	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
10	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
9	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
8	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
7	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
6	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
5	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
4	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
3	A1	C1	A1	A2-G	A3-G	C2-G	D3P-G (PL)	B3-G	B2-G	D2-G (PL)	A1	C1	B1	B2-G	A4-G	C2-G	D1-G (PL)	C3-G	B3-G	D3P-G (PL)
2	CAR PARK																			
1	PODIUM/RESTAURANTS																			

1 Bedroom

Type A1
Type A2
Type A3
Type A4

2 Bedroom

Type B1
Type B2
Type B3

3 Bedroom

Type C1
Type C2
Type C3

4 Bedroom & 4 Bedroom Premium

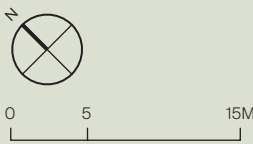
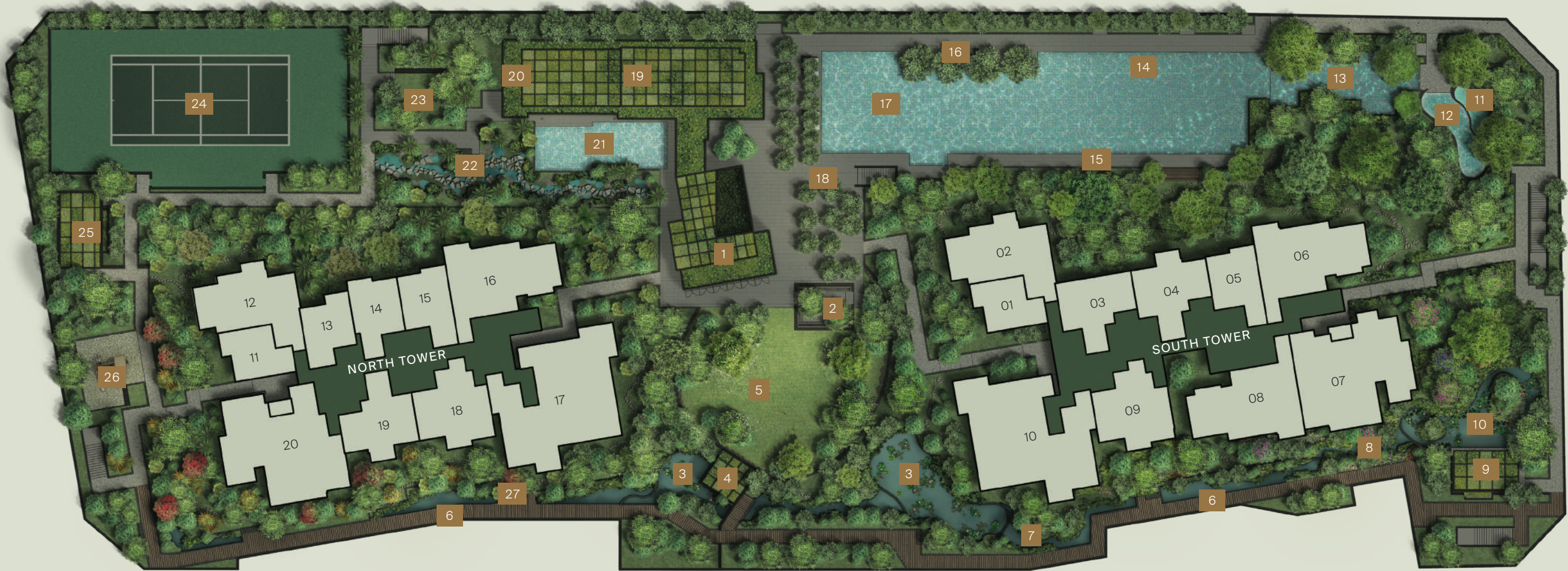
Type D1 (PL)
Type D2 (PL)
Type D3P (PL)

Penthouse

PH 1 (PL)
PH 2 (PL)

Site Plan

Level 3

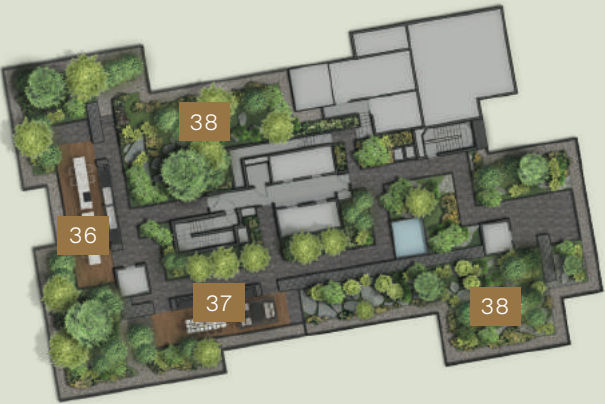


Artist's Impression

Level 3

- | | | | | | | |
|-------------------|------------------|-----------------|-------------------|----------------------|-------------------|---------------------|
| 1 - Library | 5 - Grand Lawn | 9 - Tea House | 13 - Estuary Pool | 17 - 50m Lap Pool | 20 - The Gym | 24 - Tennis Court |
| 2 - Garden Lounge | 6 - Forest Walk | 10 - Lily Pond | 14 - Aqua Barre | 18 - Courtyard | 21 - Leisure Pool | 25 - Play Pavilion |
| 3 - Water Garden | 7 - Summer Swale | 11 - Hot Spring | 15 - Pool Terrace | 19 - Clubhouse | 22 - Rain Garden | 26 - Adventure Play |
| 4 - Lawn Pavilion | 8 - Spring Creek | 12 - Jacuzzi | 16 - Sun Deck | Club Dining 1, 2 & 3 | 23 - Pet Corner | 27 - Autumn Creek |

North Tower
Roof Gardens



South Tower
Roof Gardens



Level 1



Level 1

- | | |
|--------------------|---------------------|
| 28 - North Garden | 32 - East Plaza |
| 29 - Arrival Plaza | 33 - City Room |
| 30 - South Garden | 34 - Arrival Lounge |
| 31 - South Plaza | 35 - Bike Park |

Roof Gardens

- | | |
|--|--|
| 36 - Peak View Pavilion
(North Tower) | 39 - Peak View Pavilion
(South Tower) |
| 37 - City View Pavilion
(North Tower) | 40 - City View Pavilion
(South Tower) |
| 38 - Karstic Peak Garden | |

1 - BEDROOM

TYPE A1

TOWER 16

UNIT

#03-01 to #29-01

TOWER 18

UNIT

#03-11 to #29-11

#03-13 to #29-13

TYPE A1-R

TOWER 16

UNIT

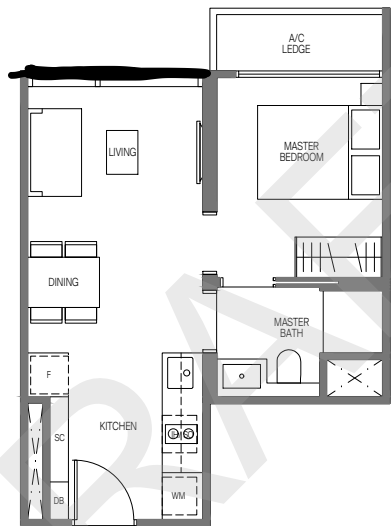
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TOWER 18

UNIT

#30-11

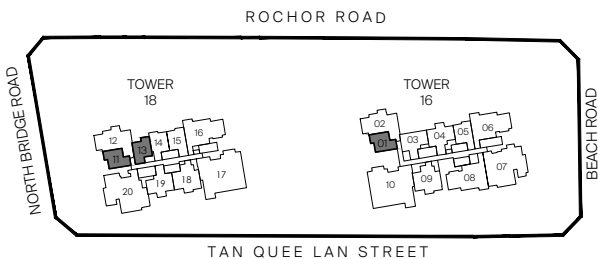
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LEGEND (where applicable):

F - Fridge	SO - Combi Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
WM - Washer cum Dryer	W - Washer	

All plans are subjected to amendments as may be approved by the relevant authorities.
Floor areas are approximate measurements and are subjected to final survey.
BP Approval No. A1720-00019-2019-BP01 dated 23/11/2020



KEY PLAN



2 - BEDROOM

TYPE B3

TOWER 16

UNIT

#04-09 to #29-09

TOWER 18

UNIT

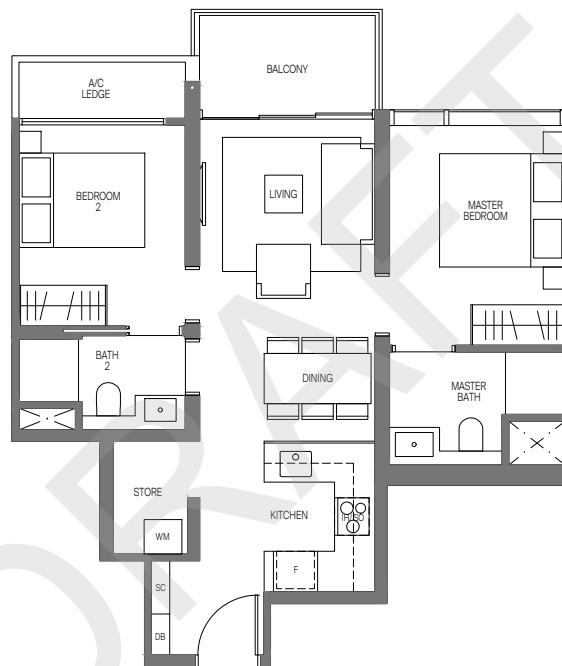
#04-18 to #29-18

TYPE B3-R

TOWER 16

UNIT

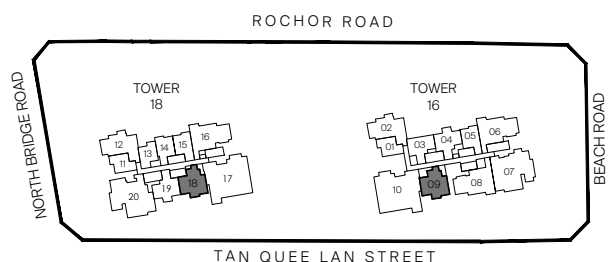
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LEGEND (where applicable):

F - Fridge	SO - Combi Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
WM - Washer cum Dryer	W - Washer	

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KEY PLAN



3 - BEDROOM

TYPE C2

TOWER 16

UNIT

#04-06 to #29-06

TOWER 18

UNIT

#04-16 to #29-16

TYPE C2-R

TOWER 16

UNIT

#30-06

TOWER 18

UNIT

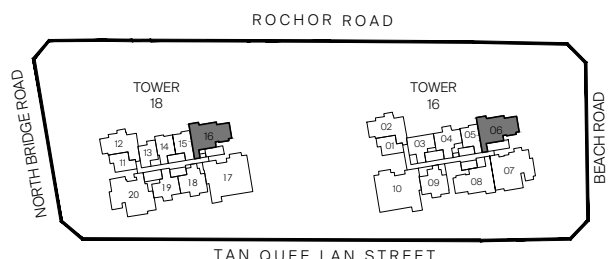
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LEGEND (where applicable):

F - Fridge	SO - Combi Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
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KEY PLAN



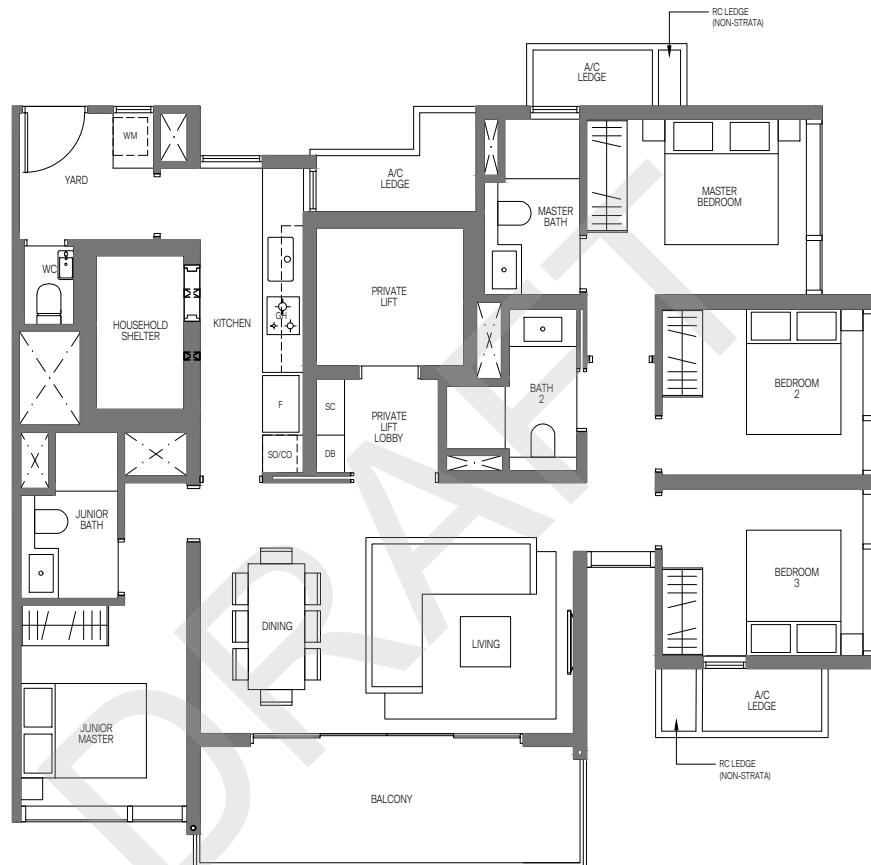
4 - BEDROOM

TYPE D1(PL)

TOWER 16

UNIT

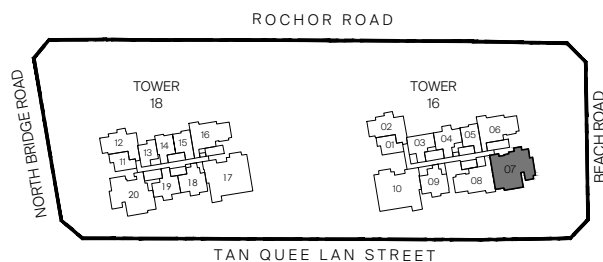
#04-07 to #29-07



LEGEND (where applicable):

F - Fridge	SO - Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
WM - Washer cum Dryer	W - Washer	

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KEY PLAN



4 - BEDROOM PREMIUM

TYPE D3P(PL)

TOWER 16

UNIT

#04-10* to #29-10*

TOWER 18

UNIT

#04-17 to #29-17

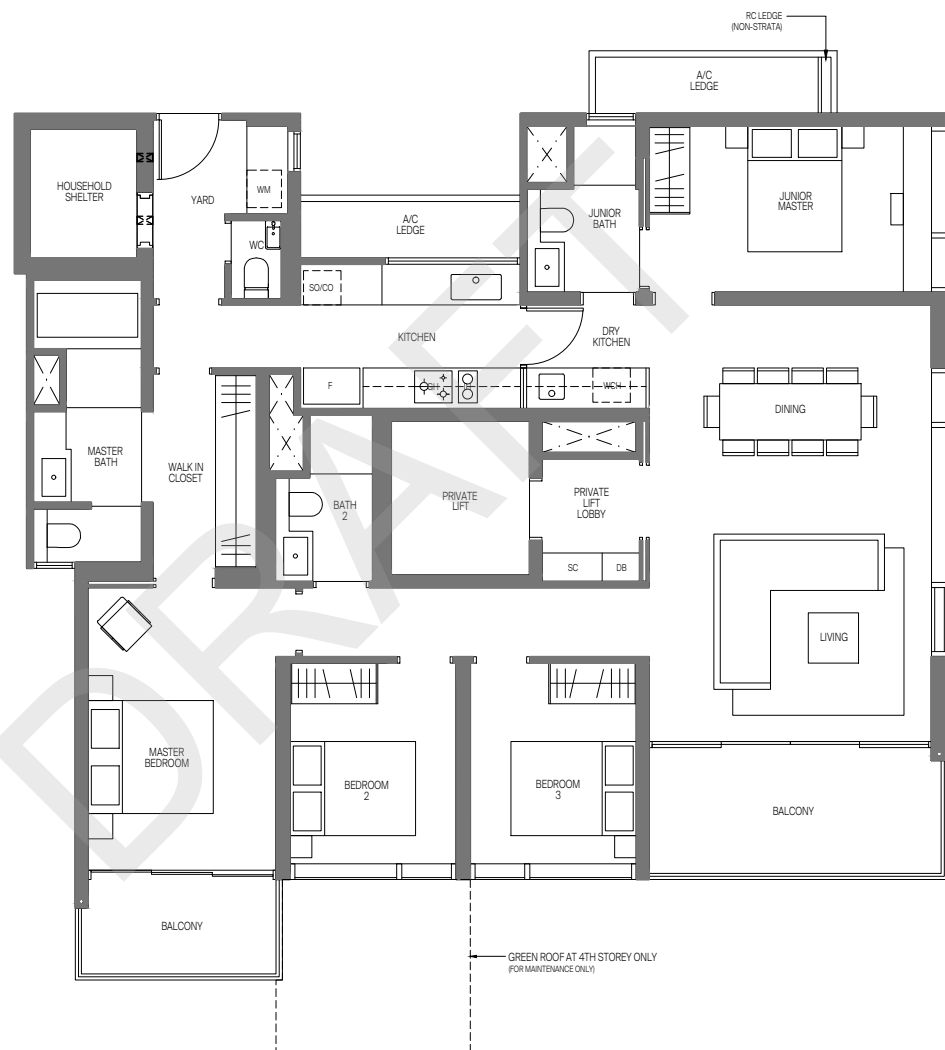
TYPE D3P-R(PL)

TOWER 16

UNIT

#30-10*

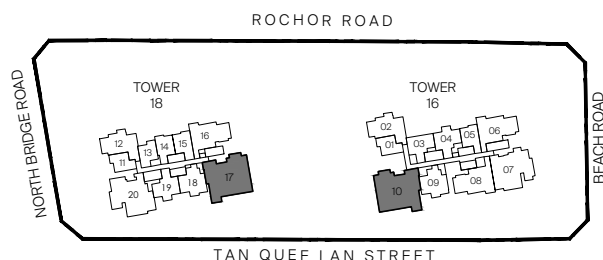
* MIRROR IMAGE



LEGEND (where applicable):

F - Fridge	SO - Steam Oven	D - Dryer
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WM - Washer cum Dryer	W - Washer	

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KEY PLAN



Midtown Modern Fact Sheet

Project Name (English & Chinese)	Guoco Midtown II & Midtown Modern 名汇庭苑
General Project Description	PROPOSED RESIDENTIAL FLATS DEVELOPMENT COMPRISING 2 BLOCKS OF 30-STOREY APARTMENTS (TOTAL: 558 UNITS) WITH CARPARK AND COMMUNAL FACILITIES, AND COMMERCIAL AT 1ST STOREY WITH BASEMENT
Developer	Guoco Midtown II Pte Ltd & Midtown Modern Pte Ltd
District	D7
Address	16 Tan Quee Lan Street, Singapore 188144 (Resi South tower) 18 Tan Quee Lan Street, Singapore 188105 (Resi north tower) 20 Tan Quee Lan Street, Singapore 188107 (Commercial at 1 st storey)
Development Status (Type)	Residential with 1 st storey commercial
Site Area	11,530.80sqm / 124,117.5 sqft
Total GFA	Residential – 50,144.40sqm Commercial – 2,000sqm
Plot Ratio	4.52
Tenure of Land	Leasehold, 99 years w.e.f. 10 Dec 2019
Estimate Temporary Occupation Permit (TOP) Date	3rd Quarter 2025
Development Heights / Storey	125.30m / 30 storeys
Total No. of Units	558
Type of Units	1-Bedroom, 2-Bedroom, 3-Bedroom, 4-Bedroom, 4-Bedroom premium, Penthouse
Ceiling Heights of Units (Floor to Ceiling)	3 rd to 29 th storey - Approx. 3m 30 th storey - Approx. 4.15m
No. of Lifts	4 common lifts and 2 private lifts per tower
No. of Carpark Lots	282 Carpark Lots - consisting of 279 car park lots + 3 handicap car park lots

Midtown Modern Fact Sheet

Units Mix

Bedroom Type	No of Units	Area (Sqft)
1 Bedroom	168	409 - 474
2 Bedroom	139	592 - 721
3 Bedroom	139	904 - 1066
4 Bedroom	55	1432 - 1464
4 Bedroom Premium	55	1733 - 1808
Penthouse	2	3272 - 3520

Project Account

DBS Ltd for Project A/C No. 003-700172-4 of Midtown Modern Pte Ltd and Guoco Midtown II Pte Ltd

Swift Code:	DBSSSGSG
Bank Code:	7171
Branch Code:	03
Beneficiary Bank:	DBS Bank Ltd
Bank Address:	12 Marina Boulevard, DBS Asia Central @ Marina Bay Financial Centre Tower 3, Level 3 Singapore 018982

Midtown Modern Fact Sheet

Principal Architect/ Design Architect	ADDP Architects LLP , IPLI Architects																																							
Main Contractor	Tiong Seng Contractors Pte Ltd																																							
Structural Engineer	KCL Consultants Pte Ltd																																							
M&E Consultants	United Project Consultants Pte Ltd																																							
Landscape Architect	Ortus Design Pte Ltd																																							
Lighting Consultant	The Lightbox Pte Ltd																																							
Showflat Type	<table><tr><th>Showflat Type</th><th colspan="2">Strata Area</th></tr><tr><td>1 Bedroom (Type A1)</td><td colspan="2">38 sqm / 409 sqft</td></tr><tr><td>2 Bedroom (Type B3)</td><td colspan="2">67 sqm / 721 sqft</td></tr><tr><td>3 Bedroom (Type C2)</td><td colspan="2">99 sqm / 1066 sqft</td></tr><tr><td>4 Bedroom (Type D3P-PL)</td><td colspan="2">168 sqm / 1808 sqft</td></tr></table>					Showflat Type	Strata Area		1 Bedroom (Type A1)	38 sqm / 409 sqft		2 Bedroom (Type B3)	67 sqm / 721 sqft		3 Bedroom (Type C2)	99 sqm / 1066 sqft		4 Bedroom (Type D3P-PL)	168 sqm / 1808 sqft																					
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Maintenance Fee	<table><tr><th>Bedroom Type</th><th>Share Value</th><th>Min Area (Sqft)</th><th>Max Area (Sqft)</th><th>Estimated Maintenance Fee</th></tr><tr><td>1 Bedroom</td><td>12</td><td>409</td><td>474</td><td>\$327.60</td></tr><tr><td>2 Bedroom</td><td>14</td><td>592</td><td>721</td><td>\$382.20</td></tr><tr><td>3 Bedroom</td><td>14</td><td>904</td><td>1066</td><td>\$382.20</td></tr><tr><td>4 Bedroom</td><td>16</td><td>1432</td><td>1464</td><td>\$436.80</td></tr><tr><td>4 Bedroom Premium</td><td>18</td><td>1733</td><td>1808</td><td>\$491.40</td></tr><tr><td>PH</td><td>26</td><td>3272</td><td>3520</td><td>\$709.80</td></tr></table>					Bedroom Type	Share Value	Min Area (Sqft)	Max Area (Sqft)	Estimated Maintenance Fee	1 Bedroom	12	409	474	\$327.60	2 Bedroom	14	592	721	\$382.20	3 Bedroom	14	904	1066	\$382.20	4 Bedroom	16	1432	1464	\$436.80	4 Bedroom Premium	18	1733	1808	\$491.40	PH	26	3272	3520	\$709.80
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Midtown Modern Fact Sheet

Facilities	Clubhouse Gymnasium 50m Lap Pool Aqua Barre Estuary Pool Leisure Pool Jacuzzi Hot Spring Summer Court with Garden Lounge Sun Deck Grand Lawn Adventure Play Recreational Tennis Court Pavilion 1 (Play Pavilion)	Pavilion 2 (Lawn Pavilion) Pavilion 3 (Tea House) with Lily Pond Rain Garden Water Gardens (2nos) Forest Walk Garden Woods as follows: Spring Wood Spring Creek Summer Wood Summer Swale Autumn Wood Autumn Creek Hillock Grove Estuary Wood Riparian Grove Evergreen hedgerow	North Tower Roof Garden Pavilion N1 (Peak View Pavilion) Pavilion N2 (City View Pavilion) Karstic Peak Gardens South Tower Roof Garden Pavilion S1 (Peak View Pavilion) Pavilion S2 (City View Pavilion) Karstic Peak Gardens
Refuse Disposal System	Pneumatic System		
Aircon System	Wall mounted air-con units		
Smart Home System	Yes		

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Name of housing project: Midtown Modern • Name of housing developer: Midtown Modern Pte. Ltd. (Co. Reg. No. 201920259H) • Licence No. of housing developer: C1026 • Tenure of land: leasehold 99 years commencing on 10 December 2019 • Encumbrances on land: encumbered to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to Mortgage No. 1919-03-383F • Location of the housing project: Lot 010020X of 1502 at Tan Quee Lan Street • Expected date of vacant possession: 30 June 2025 • Expected date of legal completion: 30 June 2025

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impressions only and may be subject to changes and deviate as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.