

Frasers Property to launch wellness-inspired Executive Condominium Parc Greenwich next to Singapore's Seletar Hills landed enclave

- ◆ One of the rare Executive Condominiums to offer two clubhouses with an astounding variety of 52 wellness and lifestyle facilities across eight recreational zones
- ◆ Lush environment landscaped with 11 themed gardens including a community farm garden and direct access to a public park
- ◆ Enjoys easy access to a wide array of dining, recreational and retail options
- ◆ Nestled within the next-generation commercial belt North Coast Innovation Corridor

SINGAPORE, 24 AUGUST 2021

Frasers Property Limited ("Frasers Property", and together with its subsidiaries, the "Group"), today unveiled its concept for Parc Greenwich, an Executive Condominium (EC) located next to the tranquil, landed enclave in Seletar Hills. With its theme of "Home in an Urban Village", Parc Greenwich offers young families a vibrant, modern home supporting an idyllic lifestyle with its comprehensive suite of 52 facilities holistically incorporated to enrich the physical, social and mental well-being of all residents.

Jointly developed with CSC Land Group, Parc Greenwich comprises of nine residential towers of 14 storeys each, with all units orientated in a north-south direction, allowing for optimal cross-ventilation. Its 496 units range from two-bedroom (786 square feet) to five-bedroom apartments (1,464 sq ft), with most units facing the facilities, a public park and a low-rise landed enclave. Penthouse units with high ceilings, ranging from two-bedroom (990 sq ft) to five-bedroom units (1,679 sq ft) are also available.

Parc Greenwich is well-connected to Tampines Expressway, Seletar Expressway and Central Expressway, providing convenient access to the central area and different parts of the city. The nearest Mass Rapid Transit (MRT) station is Sengkang MRT station, which can be accessed via the Fernvale Light Rail Transit (LRT) station in the vicinity. The EC is slated to achieve its Temporary Occupation Permit in 2024.

Ms Lorraine Shioh, Acting Chief Operating Officer of Residential (Singapore), Frasers Property Limited, said: "In line with Frasers Property's shared purpose of inspiring experiences and creating places for good, wellness and inclusion take centre stage in the design of our latest residential development located in the vicinity of the prime Seletar Hills landed enclave. We are delighted to introduce Parc Greenwich – one of the rare ECs to provide such extensive social and recreational facilities for nurturing the holistic well-being of the community, and also the first EC launch in District 28 since 2013. With easy access to the central downtown region, Parc Greenwich is also in close proximity to next-generation commercial, digital and industrial hubs, which will create greater vibrancy and more employment nodes in the north-east region under the Urban Redevelopment Authority's Master Plan."

"Our high-quality residential development Parc Greenwich appeals to young couples and families with children who value wellness and active living with a plethora of facilities and amenities at their doorstep. For different lifestyle requirements, select from configurable two-bedroom to five-bedroom apartments with some offering study rooms to enable work-life integration. To enhance the living experience, all units are equipped with a smart home system for greater digital convenience, with an option to add on more Internet-of-Things (IoT) features and smart appliances," she added.

The 15-minute neighbourhood with retail, dining and recreational amenities

Parc Greenwich is surrounded by a wide array of retail, dining and recreational amenities. It is a stone's throw away from neighbourhood malls such as Greenwich V, Seletar Mall and Compass One, as well as the

upcoming integrated Fernvale Community Club which will house a childcare centre, hawker centre and wet market.

Parc Greenwich residents can indulge in local food delights at Jalan Kayu, Chomp Chomp Food Centre and Serangoon Garden, all of which are a short drive away. Cafes, restaurants and playgrounds are also available at the nearby lifestyle destination, The Oval at Seletar Aerospace.

For families with young children, pre-schools and enrichment classes are around the corner. Popular primary, secondary and tertiary institutions such as Rosyth School, Fernvale Primary School, Pei Hwa Secondary School, Nan Chiau High School, Nanyang Polytechnic and Anderson Serangoon Junior College are minutes away.

Besides basking in the lush greenery of Parc Greenwich, residents can also venture out and enjoy scenic strolls, jogs or cycling trips along the nearby North Eastern Riverine Loop, Sengkang Riverside Park, Sengkang Floating Wetland and Hampstead Wetlands Park. Sports enthusiasts can engage in basketball, badminton and football activities at the new sports hub Fernvale Square or other sports facilities at the Sengkang Sports Centre.

Extensive suite of 52 wellness and lifestyle facilities

Parc Greenwich offers spaces that are highly conducive for family and community bonding. Homebuyers can look forward to a wide array of 52 wellness and lifestyle facilities across eight recreational zones. Parc Greenwich is one of the few ECs to boost two clubhouses, including the Village Square and a three-storey Wellness Club.

The Wellness Club houses a versatile, multi-purpose and high-ceiling 150-sqm function room that can accommodate about 50 to 80 people. The function room can be used for badminton games, dance or yoga classes, social events, movie nights, business meetings and seminars. On the second floor of the Wellness Club, residents can work out at the gymnasium which overlooks the spa pool and garden. Meanwhile, they can head to the rooftop of the clubhouse to carry out light exercises, cookouts or gatherings at the barbeque pavilion and deck.

At the Village Square, residents can book two other function rooms, one of which comes with a kitchen and dining area where they can host culinary classes and gatherings. Other facilities include a tennis court, multiple pools including a 50-metre pool, pets' corner, indoor children's playroom and games room with a pool table and darts machine. With the function rooms, playroom and games rooms, residents will be able to host parties and entertain guests across age groups.

Residents of Parc Greenwich can look forward to a lush, nature-inspired environment including 11 themed gardens. The herbs garden and community farm garden will also offer them the opportunity to harvest their own greens.

A complimentary shuttle bus service to Sengkang MRT station will be provided in the first two years.

Units offer flexible layouts and smart home systems

Parc Greenwich offers a sense of exclusivity and privacy with four units on each floor, as well as flexible unit layouts which can be adjusted according to evolving lifestyle changes. Specific walls can be removed to combine rooms to create a bigger room for young children, an office space, study area, hobby nook or entertainment room. They are also equipped with quality European fittings from well-known brands such as Bosch and Hansgrohe.

All the units are enabled with a smart home system that comes with a digital lockset and aircon control for the master bedroom which can be controlled using the integrated mobile app. With this app, residents can also book facilities, browse for lifestyle services, enjoy discounts as well as pre-register their visitors and send them a QR code for secured and convenient access into the development. Residents will have the option to add more features to the smart home system and integrated app.

All the four and five-bedroom units are each designed as a Verandah home, with a kitchen opening out to the balcony and offering extended spaces for an alfresco dining area, ideal for entertainment and work purposes.

Tapping next-generation growth potential

Parc Greenwich is located within the North Coast Innovation Corridor, which will boost economic development and bring in future transportation infrastructure such as the North-South Corridor, Cross Island MRT line and Thomson-East Coast MRT station that offers a faster trip to the Central Business District.

Parc Greenwich is a seven-minute drive to the Seletar Aerospace Park, home to over 60 multinational companies and local aerospace enterprises. It is also a short drive away from upcoming commercial hubs such as Sengkang West Industrial Park, Seletar Regional Centre, and Punggol Digital District – touted as Singapore’s “Silicon Valley”.

Sales gallery

E-applications for Parc Greenwich will start from Thursday, 26 August 2021 to Monday, 6 September 2021 prior to its launch and sales booking on Saturday, 11 September 2021. Eligible first-time homebuyers can qualify for up to S\$30,000 of Central Provident Fund housing grants.

Interested parties would need to schedule appointments at www.parcgreenwich.com or call 8129 2122 to access the showsuite. Please refer to **Annex** for further details on the location map, project details, unit sizes and types as well as sustainability features.

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About Frasers Property Limited

Frasers Property Limited (“Frasers Property” and together with its subsidiaries, the “Frasers Property Group” or the “Group”), is a multi-national developer-owner-operator of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited (“SGX-ST”) and headquartered in Singapore, the Group has total assets of approximately S\$39.2 billion as at 31 March 2021.

Frasers Property's multi-national businesses operate across five asset classes, namely, residential, retail, commercial & business parks, industrial & logistics as well as hospitality. The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 70 cities and 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts (“REITs”) and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It has committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](#).

About CSC Land Group

CSC Land Group is a future-ready developer with a rich parentage of China State Construction Engineering Corporation (CSCEC), the world’s largest investment and construction conglomerates, ranked 18th on 2020 Global Fortune 500 Enterprises. The heritage had been extended locally since 1992, in capacity of China Construction (South Pacific) Development Co Pte Ltd (CCDC), one of the most awarded A1 builders registered with Building Construction Authority (BCA). Now, 1 in 25 people lives in a quality home built by CCDC. Together, we are here to create lasting value for our customers and investors.

We are building a world where people and community can fulfil their aspirations. The Group develops spaces with empathy, showing a clear understanding of our customers’ needs and desires. Our assets are high on value and functionality, balanced with good design and a sense of purpose. We believe that our customers’ homes are not just homes, they are their world and we are building them, their way.

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ANNEX

Project Details

Project Name	Parc Greenwich
Developer	Fernvale Lane Pte. Ltd.
Location	Fernvale Lane
Address	(District 28) 31, 33, 35, 37, 39, 41, 43, 45, 47 Fernvale Lane
District	28
Tenure	99 years leasehold
Plot Ratio	2.8
Site Area	17,129.90 sqm/ 184,385 sq ft
Developer’s Licence No.	C1389
Total No. of blocks	9 blocks
No. of storeys	14 storeys
Total No. of Units	496 units
Project Architect	ADDP Architects LLP
Civil & Structural Engineer	KCL Consultants Pte Ltd
M&E Engineer	J. Roger Preston (S) Pte Ltd
Landscape Consultant	Tinderbox Landscape Studio
Main Contractor	Rich Construction Company Pte Ltd
Sales Gallery/ Showflat Interior Design	Chalked Interior Design (3-Bedroom Premium with Study), SuMisura (4-Bedroom Premium & Sales Gallery)
Conveyance Solicitor	Dentons Rodyk & Davidson LLP

Unit Mix

UNIT TYPE	UNIT SIZE (SQFT)	NO. OF UNITS	PERCENTAGE
2-Bedroom Deluxe	786	13	3%
2-Bedroom Deluxe Penthouse (PH)	990	1	
3-Bedroom Deluxe	958 – 980	48	10%
3-Bedroom Deluxe PH	1173 – 1195	4	
3-Bedroom Premium	1001	180	39%
3-Bedroom Premium PH	1141 – 1216	14	
3-Bedroom Premium with Study	1066	115	25%
3-Bedroom Premium with Study PH	1281	9	
4-Bedroom Premium	1206	91	20%
4-Bedroom Premium PH	1378 – 1410	7	
5-Bedroom Premium	1464	13	3%
5-Bedroom Premium PH	1679	1	
Total		496	

Sustainability initiatives at Parc Greenwich

Parc Greenwich is targeting to achieve Green Mark Gold^{PLUS}, a green building rating system set by Singapore's Building and Construction Authority. To improve overall energy and water consumption, each unit will be installed with a five-tick energy-saving air conditioning system and minimum two-tick water fittings as rated by Singapore's National Environment Agency and Public Utilities Board respectively.

The development will have an energy-efficient façade (low Residential Envelope Transmittance Value or RETV) and passive building design features, making use of the natural environment to provide a comfortable temperature condition in the units. These include designing all units to be in a North-South orientation as well as having horizontal and vertical sun-shading facade elements with top-hung windows for bedrooms to promote natural ventilation.

Parc Greenwich will use Green Label products certified by Singapore Green Building Council (SGBC) and Singapore Green Labelling Scheme (SGLS). Energy-efficient lifts with Variable Voltage & Variable Frequency (VVVF) motor drive, regenerative drive system and sleep mode feature will be provided for the development.

To promote green awareness, a Building User Guide will be given to the residents to educate them on the green features provided within the development. Bicycle racks will be installed to encourage cycling to the many convenient places around the estate.

Location of Parc Greenwich

A Vibrant Neighbourhood

Connectivity	
Fernvale LRT Station	⌚ 10 min
Central Expressway	🚗 3 min
Seletar Expressway	🚗 5 min
Tampines Expressway	🚗 6 min

Amenities	
Greenwich V	⌚ 2 min
Fernvale Square	⌚ 3 min
The Seletar Mall	⌚ 8 min
Fernvale Community Club (U/C)	⌚ 8 min
Fernvale Hawker Centre & Market (U/C)	⌚ 8 min
Jalan Kayu	⌚ 4 min
Sengkang Sports Centre	🚶 5 min
Compass One	🚶 7 min
The Oval @ SAP	🚶 7 min
Sengkang Grand Mall	🚶 7 min
Seletar Airport	🚶 8 min
Chomp Chomp Food Centre	🚶 10 min
myVillage at Serangoon Garden	🚶 11 min

Schools	
Fernvale Primary School	⌚ 5 min
Skool4Kids Campus	⌚ 7 min
Pei Hwa Secondary School	🚶 4 min
Nan Chiau High School	🚶 5 min
Rosyth School	🚶 7 min
Nanyang Polytechnic	🚶 8 min
Anderson Serangoon Junior College	🚶 9 min

Nature & Parks	
North Eastern Riverine Loop	🚶 8 min
Sengkang Riverside Park	🚶 17 min
Sengkang Floating Wetland	🚶 18 min

Growth / Work	
Future Sengkang West Industrial Park	🚶 1 min
Seletar Regional Centre	🚶 6 min
Seletar Aerospace Park	🚶 7 min
Punggol Digital District (U/C)	🚶 13 min
North Coast Innovation Corridor	🚶 19 min

All travelling time is approximate only and taken from Parc Greenwich to the respective destination.