

Frasers Property to launch exclusive mixed-use development Sky Eden@Bedok located in the heart of Bedok Central

- ◆ First residential launch in highly sought-after Bedok Town Centre in 10 years
- ◆ Urban oasis concept with a signature sky garden located on every level and next to each home
- ◆ Designed to cater to homebuyers' live-play-work lifestyle aspirations with its myriad of amenities including a retail podium on the ground floor
- ◆ A few minutes' walk to the Bedok integrated transportation hub, retail and F&B offerings as well as recreational facilities, with popular schools within one kilometre
- ◆ Prices start from S\$1.31 million for a two-bedroom unit

SINGAPORE, 25 AUGUST 2022

Fraser's Property Limited ("Fraser's Property", and together with its subsidiaries, the "Group") will commence the preview of Sky Eden@Bedok – the first residential launch in Bedok Town Centre in 10 years – from Saturday, 27 August 2022. A few minutes' walk from Bedok MRT station and bus interchange, the 158-unit residential development offers homebuyers a rich array of facilities and a retail podium comprising 12 shops on the ground floor.

Ms Lorraine Shioh, Acting Chief Operating Officer, Residential, Fraser's Property Singapore, said: "We are proud to unveil Sky Eden@Bedok, the first residential launch in the well sought after Bedok Town Centre in a decade. Envisaged as an urban oasis with signature sky gardens on every level and next to each home, Sky Eden@Bedok will be a green focal point in the vicinity. It will cater to homebuyers' live-play-work aspirations and wellness goals with its comprehensive facilities, retail podium and design philosophy that brings the community closer to nature."

She added: "Sky Eden@Bedok will draw homebuyers who desire the conveniences and lifestyle from living in a popular mature estate with well-established amenities and transportation connectivity. We look forward to another successful property launch with our wellness-inspired Sky Eden@Bedok, as we continue to build on our strong track record of building quality homes over the years and healthy sales momentum – with recent developments such as Parc Greenwich and Seaside Residences fully sold and Rivière being one of the best-selling projects in recent months."

Scheduled to achieve Temporary Occupation Permit in 1H2027, indicative prices at Sky Eden@Bedok start from S\$1.31 million for a two-bedroom unit (657 square feet), S\$1.73 million for a three-bedroom unit (893 sq ft), and S\$2.6 million for a four-bedroom unit (1,302 sq ft). Sales booking will start from Saturday, 10 September 2022.

East side living: Highly accessible location in a self-sufficient and vibrant mature town

Sky Eden@Bedok is a few minutes' walk away from Bedok's integrated transportation hub with a mall as well as Heartbeat@Bedok, a lifestyle hub which houses a community club, childcare and enrichment centres, sports hall, swimming pool, public library, polyclinic, and tennis court. Residents can enjoy local hawker fare at the nearby Bedok Hawker Centre or keep up with the latest café and dining scene along Bedok North Road and Upper East Coast Road.

Residents can partake in a variety of recreational activities at the nearby East Coast Park and Bedok Reservoir Park or along the four-kilometre-long Outdoor Play Corridor connecting the two parks. Cycling enthusiasts can also enjoy scenic waterfront views via the Eastern Coastal Loop which extends all the way to Marina Bay.

Sky Eden@Bedok is in the vicinity of renowned educational institutions, with Red Swastika School, Yu Neng Primary School, and Temasek Junior College within one kilometre. Meanwhile, established schools including

St Anthony's Canossian Primary School, St. Stephen's School, Opera Estate Primary School, Anglican High School, Temasek Polytechnic and the Singapore University of Technology and Design are a short drive away.

Sky Eden@Bedok is a short drive to the Central Business District via the East Coast Parkway. Strategically located between two business hubs – Changi Business Park and Paya Lebar Central, it is a few MRT stations or about a 10-minute drive from each employment node.

More plans are underway to further rejuvenate the city's East region. These include the upcoming Terminal 5 Changi Airport, designed to handle 50 million passengers a year¹, and Changi East Industrial Zone, the expansion of Changi Aviation Park and the development of Changi into a new business and lifestyle destination². Through the Business Improvement District programme led by Singapore's Urban Redevelopment Authority, the Paya Lebar Central precinct will have more community and cultural spaces³. The Paya Lebar Airbase will also make way for the redevelopment of the town, which will see the building of more residential, recreational, commercial, and industrial developments⁴.

Live-play-work lifestyle set in an urban green sanctuary

With a focus on biophilic design, green features such as landscaped sky bridges on every level, environmental deck and eco-pond are weaved into the residential development at Sky Eden@Bedok, creating opportunities for biodiversity to flourish and greater connectivity to nature. Offering serenity amidst the hustle and bustle of Bedok Town, the interlaying and cascading sky gardens on every floor of Sky Eden@Bedok promotes cross ventilation and natural cooling of the building through its passive design with 80% of units in a north-south orientation. Its undulating façade and staggered form allow for panoramic greenery views along every connecting floor between the two residential towers.

Residents can look forward to thoughtfully curated facilities that promote wellness, community bonding and collaboration. A prominent highlight includes the social clubhouse, which is well-equipped with a kitchen, dining area and lounge, ideal for the hosting of social gatherings. A community farm garden is also available to promote farm-to-table living. A co-working sanctuary, set in a tranquil zone, facilitates a collaborative, work-from-home environment with the provision of work pods and a conference room. The co-working space extends to a co-work patio which overlooks a lily pond, ideal and conducive for discussions set within a green and soothing environment.

For those keen on outdoor entertainment, they can plan for a cookout at the social pavilion that comes with a barbecue grill, alfresco dining section and an outdoor lounge. The children's swimming pool and playground are just steps away. Residents can enjoy and relax over a yoga session or picnic at the inviting function lawn, surrounded by garden cabanas overlooking the infinity lap pool and spa pool. They can work out at the gymnasium and wind down after workouts at the steam rooms.

Smart, exclusive and luxurious living

All the apartments at Sky Eden@Bedok come fitted with premium branded Bosch kitchen provisions, as well as Geberit and Hansgrohe sanitary fittings. They will also be equipped with a digital door lock and smart home hub system, enabling remote access to the air-conditioner and wireless video doorbell via a mobile application. Homebuyers have the option to add more smart home features to the system. In line with Fraser's Property's focus on wellbeing, bathrooms are universally designed with anti-slip tiles and wheelchair-friendly doorways and entrances to the shower areas.

To access the showsuite at Eunos Ave 3, interested parties should call +65 8129 2122 or schedule appointments at the official project website <https://www.frasersproperty.com/sg/skyeden>. Please refer to

¹ PMO, Singapore (2022). "[National Day Rally 2022](#)".

² Urban Redevelopment Authority of Singapore (2022). "[Urban Transformations: Changi Region](#)".

³ Urban Redevelopment Authority of Singapore (2022). "[Pilot Business Improvement District Programme: Paya Lebar](#)".

⁴ PMO, Singapore (2022). "[National Day Rally 2022](#)".

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\$40.7 billion as at 31 March 2022.

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 20 countries and 70 cities 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 Centrepoin 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 its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is 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](https://www.linkedin.com/company/frasers-property).

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ANNEX**Sustainability initiatives at Sky Eden@Bedok**

Sky Eden@Bedok has achieved Green Mark Gold^{PLUS}, a green building rating system set by Singapore's Building and Construction Authority. As a resource-efficient development, each unit will be installed with a five-tick energy-saving air-conditioning system and two-tick water fittings as rated by Singapore's National Environment Agency and Public Utilities Board respectively.

The development will have a thermally efficient façade with low Residential Envelope Transmittance Value (RETV) to create a cooler interior space. Passive design features include designing a majority of the units in a North-South orientation and incorporating sunshading devices to minimise solar heat gain.

The residential towers are spaced apart to promote air flow, creating cross-ventilated lobbies and circulation corridors to maximise natural ventilation. With a focus on biophilic design, landscaped sky bridges on every level, environmental deck and eco-pond are weaved into the residential development at Sky Eden@Bedok, creating opportunities for biodiversity to flourish and greater connectivity to nature.

For resource efficiency, rainwater harvesting is integrated with landscape irrigation system to conserve potable water, while green roofs installed at the clubhouse and function room will reduce solar heat load. Energy-efficient light fittings will also be installed in all common areas while the lifts will feature a regenerative drive system capable of energy generation.

To promote green awareness, a community farm garden within the development will provide easy access for residents to grow produce and encourage community bonding.

Bicycle storage facilities will be installed to encourage cycling as a mode of transport to the many convenient places around the estate and nearby East Coast Park and Bedok Reservoir Park. Two electric vehicle (EV) charging lots will also be provided to promote green transportation.

Project Details

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|---|---|
| Project Name | Sky Eden@Bedok |
| Developer | Chempaka Development Pte Ltd |
| Address | 1 Bedok Central |
| District | 16 |
| Tenure | 99 years leasehold |
| Plot Ratio | 3.5 |
| Site Area | 4136.6 square metres |
| Developer's Licence No. | C1434 |
| Total No. of blocks | 1 block |
| No. of storeys | 17 storeys |
| Total No. of Residential Units | 158 units |
| Total No. of Commercial Units | 12 units |
| Project Architect | ADDP Architects LLP |
| Civil & Structural Engineer | KCL Consultants Pte Ltd |
| M&E Engineer | J. Roger Preston Limited |
| Landscape Consultant | Tinderbox Pte. Ltd. |
| Sales Gallery/ Showflat Interior Design | 2 nd Edition Pte. Ltd. |
| Conveyance Solicitor | Rajah & Tann Singapore LLP |
| Quantity Surveyor | AECON Cost Consulting and Project Management (Singapore) Pte. Ltd |

Unit Mix

| UNIT TYPE | TYPICAL UNIT SIZE (SQUARE FEET) | NO. OF UNITS | PERCENTAGE |
|------------------------|---------------------------------|--------------|------------|
| B1 – 2 Bedroom Deluxe | 657 | 16 | 10% |
| B2 – 2 Bedroom Premium | 689 | 32 | 20% |
| B3 – 2 Bedroom Premium | 743 | 16 | 10% |
| C1 – 3 Bedroom Deluxe | 893 | 32 | 20% |
| C2 – 3 Bedroom Premium | 1,087 | 32 | 20% |
| C3 – 3 Bedroom Premium | 1,087 | 14 | 10% |
| D1 – 4 Bedroom Premium | 1,302 | 16 | 10% |
| Total | | 158 | |

Location of Sky Eden@Bedok

