

FOR IMMEDIATE RELEASE

North Park Residences will have ‘doorstep’ access to the northern region’s largest integrated development

As part of Northpoint City, Frasers Centrepoint’s newest residential development offers residents seamless connectivity, choices and convenience



SINGAPORE, 10 March 2015 – When occupants at the 920-units North Park Residences want a wardrobe change, or hanker for their favourite local fare or gourmet cuisine, or perhaps need to get to their Zumba session in double quick time, all they would need to do is to take the secured lift at their front door and walk a few steps under their own private canopied walkway.

North Park Residences is part of Northpoint City, the largest integrated development in the north and the crown jewel in Frasers Centrepoint Limited’s (“FCL”) portfolio. One of the market leaders in integrated developments, FCL will integrate the existing Northpoint Shopping Centre with the new development, which has a total gross floor area of about 1.33 million square feet in Yishun Central.

When completed in 2018, Northpoint City will breathe new life into the Yishun precinct, giving North Park Residences’ home-owners seamless access to an integrated transport hub, the Yishun Public Library, Nee Soon Central Community Centre, a childcare centre, a Town Plaza the size of 10 basketball courts and over 500 retail and F&B outlets.

North Park Residences is also in close proximity to the medical hub of the north, which comprises the Khoo Teck Puat Hospital and community healthcare facilities such as the Yishun Community Hospital and Yishun Polyclinic. There are also plans to build new elderly care facilities along Yishun Central and Yishun Ring Road to meet the needs of its elderly residents, thus addressing the longer term needs of North Park Residences’ buyers.

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The integrated transport hub will be a particular boon for residents, with comfortable and seamless access to public transport. An air-conditioned shopping underpass and covered walkways will take residents to the existing Yishun MRT station and a new air-conditioned bus interchange will be developed as part of Northpoint City. New roads and links to expressways will seamlessly connect residents in, around and beyond Yishun. Orchard Road will just be a 22-minute ride away via MRT.

Mr Cheang Kok Kheong, FCL's Chief Executive Officer of Development and Property, said that occupants at North Park Residences will not only enjoy the condominium's exclusive amenities, they will also enjoy the unparalleled lifestyle and functional facilities at Northpoint City at their doorstep.

"Northpoint City is the largest integrated development in this part of Singapore, and its scalability has allowed us to create convenience, excitement, choices – all within one new icon of Yishun," said Mr Cheang. "This will significantly raise the live-ability quotient in Yishun and the desirability factor for North Park Residences."

Mr Donald Han, Managing Director of Chestertons Singapore, agreed that the facilities that come with an integrated development, coupled with easy access to a sophisticated transportation network, offer an unrivalled proposition and investment opportunity. "Typically, integrated developments have done well in Singapore's property market," said Mr Han. "But there are not too many options available and therefore we can expect to see keen receptiveness when a new one is released into the market."

"The locale's infrastructure for transport, schools, medical facilities and recreation are also vital pull factors for buyers looking to live in or to lease. Yields for the latter significantly improve when a development is fringed by expansive commercial space housing large corporations with a high proportion of overseas employees in need of nearby housing."

North Park Residences

Built within Northpoint City, North Park Residences comprises 920 units in twelve 10-storey towers on an area covering more than 30,000 sq m. Its apartment layouts include FCL's signature range of 1-bedroom Suites, dual-key TRIO Homes, Verandah Homes with alfresco layout, extended living and dining area in Vista Homes, and the new Viva Homes, where the living rooms and bedrooms are configured for optimal views of the exterior. These offer 1- to 5-bedroom options for singles, couples and three-generation families, with floor areas ranging from 431 sq ft to 1,432 sq ft.

Access to the lift lobbies are private and secure: via a dedicated ramp to level 3 by car; at level 1 when coming by train or bus; and at level 4 to the main concierge lobby and taxi stand for guests. More than 900 car park lots will be exclusive to residents and separated from that of the mall.

Lush greenery and water-themed elements feature prominently in North Park Residences' outdoor areas. There are over 88 areas of leisure facilities set in three themed gardens, namely the Waterfall Gardens, Fountain Gardens and the Spring Water Gardens. Each garden has been designed for different forms of relaxation.

The landscape of North Park Residences extends and integrates aesthetically into the gardens within Northpoint City, namely the Town Garden at ground level and the Community Garden at the rooftop.

Exclusive recreational facilities at North Park Residences comprise eight pools, including a 50-metre lap pool, a hot spa, aqua gym, a clubhouse and dining lounge. In addition, residents can enjoy the entertainment and activities held at the Town Plaza that is equivalent to the size of 10 basketball courts, and the fully air-conditioned Nee Soon Central Community Club, which will have a full suite of CC activities. The nearby SAFRA Yishun Country Club and Orchid Country Club also offer a host of recreational and sports facilities.

An extensive 15.5km cycling network will be established in the precinct, while more green spaces, parks and park connectors will boost the outdoor recreational needs of residents.

Mr Mohd Ismail, the Chief Executive Officer of PropNex, said that he anticipates keen interest and demand for North Park Residences, given a slew of factors working to its advantage. "Firstly, the Government's cooling measures on the property market have effectively tamed pricing strategies, so developers are conscientiously ensuring that the price is right and as attractive as possible to buyers today," said Mr Ismail.

"Secondly, integrated developments are in short supply, but certainly not the demand for them.

"And thirdly, when the development is close to an MRT station and is serviced by a well-connected network of roads, nearby schools and medical facilities, there is a strong pull factor for buyers. The cooling measures had a more muted effect on properties with these advantages."

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About Frasers Centrepoint Limited

Frasers Centrepoint Limited (“FCL”) is a full-fledged international real estate company and one of Singapore’s top property companies with total assets of approximately S\$21 billion as at 31 December 2014. FCL has four core businesses focused on residential, commercial, hospitality and industrial properties spanning over 35 cities across Asia, Australasia, Europe, and the Middle-East.

FCL is listed on the Main Board of the Singapore Exchange Securities Trading Limited (“SGX-ST”). The Company is also the sponsor of three real estate investment trusts listed on the Main Board of the SGX-ST. They are Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Hospitality Trust, which are focused on retail properties, office and business space properties, and hospitality properties, respectively.

As a testament to its excellent service standards, best practices, and support of the environment, FCL is the proud recipient of numerous awards and accolades both locally and abroad.

For more information on FCL, please visit www.fraserscentrepoint.com.

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