



For immediate release

NEWS RELEASE

CapitaLand launches Victoria Park Villas in Singapore's coveted District 10 to appeal to homebuyers seeking move-in-ready houses
The only prime landed residential Government Land Sales site awarded since 1996 debuts with 109 luxurious homes

Singapore, 1 September 2016 – CapitaLand Limited has unveiled its latest development Victoria Park Villas, a landed housing project located in Singapore's prime District 10. An exclusive and luxurious landed development in the vicinity of a Good Class Bungalow area, Victoria Park Villas offers 106 semi-detached houses and three distinctive bungalows that will feature contemporary designs and built-in sophisticated smart home systems. Occupying a 403,000 square feet site at the junction of Coronation Road and Victoria Park Road, the development is minutes away from Orchard Road, Holland Village and the Central Business District.

Mr Wen Khai Meng, CEO of CapitaLand Singapore, said: "Victoria Park Villas is a rare collection of landed houses perched on elevated land along Victoria Park Road within the Good Class Bungalow neighbourhood. Built on the only prime¹ landed residential site to be awarded under the Government Land Sales programme since 1996, Victoria Park Villas presents a keenly awaited opportunity for homebuyers to own a brand new home in one of the most sought after addresses in Singapore. Attractively priced, Victoria Park Villas will appeal to landed homebuyers not only for its prestigious District 10 location, but also for its contemporary design with premium fittings, integrated appliances and private lifts. The development will also appeal to discerning and foresighted buyers who prefer move-in-ready landed houses without having to bear the high costs and time needed to rebuild an existing house or build a house from scratch."

CapitaLand engaged critically acclaimed architect Mr Mok Wei Wei for the master planning of Victoria Park Villas estate, which takes on a modern, sleek architectural concept. One of the earliest recipients of the Designer of the Year Award at President's Design Award – Singapore's highest accolade for design excellence, Mr Mok worked on many award-winning projects such as the major refurbishments of The National Museum of Singapore and The Victoria Theatre and Concert Hall, as well as the design of residential developments including CapitaLand's The Nassim at Nassim Hill.

Mr Wen added: "From assembling a team of award-winning architects to ensuring a quality of build par excellence, every detail has been considered for the development of Victoria Park Villas. In line with CapitaLand's commitment to offer optimum customer experiences by harnessing technology, homeowners of Victoria Park Villas will be able to customise their in-

¹ In the prestigious area spanning districts 9, 10 and 11, Victoria Park Villas is the only prime landed residential site to be awarded under the Government Land Sales programme since 1996.

house environments easily using mobile apps to operate Internet-of-Things-enabled lights, air-conditioners, doors and security systems. Victoria Park Villas is our second residential project in Singapore to incorporate smart home systems, following Cairnhill Nine which was launched in March this year and about 80% sold as at end June 2016.”

The floor area of the 106 semi-detached houses ranges from 4,166 sq ft to 6,943 sq ft, with prices ranging from S\$4.4 million to S\$7.6 million. Six of these houses come with a swimming pool on the ground floor. The three exclusive bungalows range from 10,904 sq ft to 11,539 sq ft in floor area and are priced from S\$11 million to S\$12 million. To allow homebuyers to move in readily, each house is tastefully adorned with premium fittings such as Italian-crafted Ernestomeda cabinetry in a fully-fitted kitchen with integrated appliances by Miele.

Designed for convenience and accessibility, each house comes with a private lift serving all levels, bedrooms with en suite bathrooms, as well as a covered car porch and bedroom at the basement on the road level. Homebuyers will be able to enjoy picturesque views of the lush, verdant surroundings from the roof terraces and bedrooms. With most bedrooms on the second floor, the spacious bedrooms at the basement and attic floors can also be converted into entertainment zones.

Victoria Park Villas is about a 10-minute walk from Farrer Road and Tan Kah Kee MRT stations, and surrounded by myriad dining, recreational and retail options at Holland Village, Dempsey Hill, ION Orchard, and Singapore Botanic Gardens. It is a 10-minute drive to Singapore’s world-renowned Orchard Road shopping belt and the Central Business District.

It is also surrounded by reputable schools such as Nanyang Primary School, Raffles Girls Primary School, St Margaret’s Secondary School, Hwa Chong Institution, Anglo-Chinese School International, National Junior College and the National University of Singapore Bukit Timah Campus.

Victoria Park Villas will be launched on Saturday, 3 September 2016. For viewing appointments of the showhouses at Victoria Park Grove, please call +65 9771 9898 or visit www.victoriaparkvillas.com.sg.

About CapitaLand Limited (www.capitaland.com)

CapitaLand is one of Asia’s largest real estate companies headquartered and listed in Singapore. The company leverages its significant asset base, design and development capabilities, active capital management strategies, extensive market network and operational capabilities to develop high-quality real estate products and services. Its diversified global real estate portfolio includes integrated developments, shopping malls, serviced residences, offices and homes. Its two core markets are Singapore and China, while Indonesia, Malaysia and Vietnam have been identified as new growth markets. The company also has one of the largest real estate fund management businesses with assets located in Asia.

CapitaLand’s listed real estate investment trusts are CapitaLand Mall Trust, CapitaLand Commercial Trust, Ascott Residence Trust, CapitaLand Retail China Trust and CapitaLand Malaysia Mall Trust.

Follow us on social media:

Facebook: @capitaland / [facebook.com/capitaland](https://www.facebook.com/capitaland)

Instagram: @capitaland / [instagram.com/capitaland](https://www.instagram.com/capitaland)

Twitter: @CapitaLand / twitter.com/CapitaLand

LinkedIn: [linkedin.com/company/capitaland-limited](https://www.linkedin.com/company/capitaland-limited)

YouTube: [youtube.com/capitaland](https://www.youtube.com/capitaland)

Issued by: CapitaLand Limited (Co. Regn.: 198900036N)

Analyst contact

Chang Rui Hua

Head, Investor Relations

Tel: +65 6713 2903

Email: chang.ruihua@capitaland.com

Media contact

Tan Bee Leng

Head, Group Communications

Tel: +65 6713 2871

Email: tan.beeleng@capitaland.com