
NEWS RELEASE**UOL TO LAUNCH THE WATERGARDENS AT CANBERRA**

- *Preview starts on 17 July for nature-inspired private development within water garden sanctuary*
- *Prices to start from below \$1,400 psf; and well-connected with less than 5 minutes' walk to Canberra MRT, which is 10 stops to Orchard MRT station*
- *Another high quality and lush residential project by award-winning developer*

Singapore, 15 July 2021 – UOL Group Limited will open its latest residential development for preview on 17 July and balloting on 31 July. The Watergardens at Canberra along Canberra Drive is a nature-inspired private development strategically located near Canberra MRT station and the future North Coast Innovation Corridor.

The 448-unit “water garden sanctuary”, so described for the many water features including seven pools that encircle the lush landscape, comprises 16 five-storey buildings. It is in the vicinity of a low-rise private housing estate and next to a park connector. The development is also a winner of the Architecture Multiple Residence Singapore Award at the Asia Pacific Property Awards 2021 for its architectural excellence.

A joint venture between UOL, Singapore Land Group and Kheng Leong Company, The Watergardens at Canberra offers a mix of two- to four-bedroom apartments ranging from 646 sq ft to 1,528 sq ft. Prices will start from below \$1,400 psf. A two-bedroom unit starts from below \$920,000; a three-bedroom unit starts from below \$1.3 million; and a four-bedroom unit starts from below \$1.8 million.

UOL Chief Investment and Asset Officer Jesline Goh said: “We believe The Watergardens at Canberra will be the most affordable new launch in 2021 at the doorstep of an MRT station. Surrounded by greenery and an abundance of nature, the project is less

than a five-minute walk from Canberra MRT station, which is 10 stops to Orchard MRT station.

“We expect robust demand given that The Watergardens at Canberra is the first private development to launch in Sembawang after the opening of the Canberra MRT station in November 2019, and the first private development to come to the market in the northern part of Singapore in over six years.”

Ms Goh said as The Watergardens at Canberra is in a region with strong growth potential, being near the future North Coast Innovation Corridor, the project is likely to draw both home buyers and investors.

“This latest project follows our successful launch of Clavon at Clementi Avenue 1 last December which had 70% of the total 640 units sold out on day one. It was also the best-selling project for 2020 in terms of units sold on the first weekend of a launch. We have designed another high quality project with The Watergardens at Canberra, which is suited for the locale.”

Residents of The Watergardens at Canberra will enjoy more than 60 facilities spread over lush verdant grounds including multiple pools, picturesque gardens and areas where residents can grow fresh vegetables or herbs. There is also an early childhood development centre.

The development is located near the future North Coast Innovation Corridor, which stretches from Woodlands to Punggol and is expected to transform the region into a major economic zone. Comprising a mix of office, retail, business park and industrial spaces, the huge infrastructure project will bring many job opportunities to residents living in the North. Nature attractions such as Sembawang Hot Spring Park, Sungei Khatib Bongsu, and the Lower and Upper Seletar Reservoirs are also within proximity.

The Watergardens at Canberra is also in the vicinity of Canberra Plaza, Sembawang Shopping Centre, Chong Pang Wet Market and Food Centre, Northpoint City, and the upcoming Bukit Canberra integrated hub. In addition, the project is well-connected to other

parts of the island via Seletar Expressway and the future North-South Corridor, which will reduce travel times to the Central Business District to approximately 20 to 25 minutes once ready by 2026.

The Watergardens at Canberra is expected to be completed in the second quarter of 2026.

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About UOL Group Limited

UOL Group Limited (UOL) is one of Singapore's leading public-listed property companies with total assets of about \$20 billion. The Company has a diversified portfolio of development and investment properties, hotels and serviced suites in Asia, Oceania, Europe and North America. With a track record of over 50 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely "Pan Pacific", PARKROYAL COLLECTION and PARKROYAL. The Company's Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

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THE WATERGARDENS AT CANBERRA FACTSHEET

DEVELOPMENT DETAILS		
Developer	United Venture Development (2020) Pte Ltd	
Development Layout	Proposed nature-inspired private development within a water garden sanctuary that is a five-minute walk from Canberra MRT station. The project comprises 16 five-storey blocks and is in the vicinity of a low-rise housing estate and next to a park connector.	
Tenure of Land	99 years leasehold	
Site Area	27,566.1 sqm/approximately 296,722 sq ft	
Plot Ratio	1.4	
Total No. of Units	448	
No. of Carpark Lots	448 residential car park lots	
Expected Date of Vacant Possession	Q2 2026	
Architect	P&T Consultants Pte Ltd	
Location	Canberra Drive	
Configuration & Size	80 units of 2-bedroom	646 - 678 sq ft
	119 units of 2-bedroom Premium	721 - 936 sq ft
	20 units of 2-bedroom Premium + Study	797 – 969 sq ft
	94 units of 3-bedroom	904 – 1,163 sq ft
	10 units of 3-bedroom + Study	1,012 – 1,206 sq ft
	65 units of 3-bedroom Premium + Study	1,109 – 1,324 sq ft
	60 units of 4-bedroom Premium	1,302 – 1,528 sq ft

Development's Facilities	<u>Basement</u>
	1 Bicycle Parking
	<u>Lower 1st Storey</u>
	2 Arrival Court
	3 Terrace Gardens
	4 Guardhouse
	5 Side Gate
	6 Early Childhood Development Centre Facility
	7 Waterwall Courtyard
	<u>1st Storey</u>
	8 Savory Gardens & Harvest Pavilion
	9 Pebbles Gravel Pods
	10 Rocks and Reflexology Trail
	11 Garden Hammocks
	12 Water Hammocks
	13 Blossom Garden
	14 Flower Garden
	15 Recreation Lawn
	16 Grill Pavilion
	17 50m Lap Pool
	18 Gym
	19 Jacuzzi Lounger
	20 Cabana Deck
	21 Party Jacuzzi
	22 Jacuzzi Alcove
	23 Sculpture Garden
	24 Function Room 1
	25 Function Room 2
	26 Garden Lounger
	27 Swing Garden
	28 Forest Pool
	29 Water Jet Terrace
	30 Rain Pool
	31 Sun Pool
	32 Water Play Slide
	33 Jacuzzi Island
	34 Aqua Gym Pool
	35 Reflective Pool
	36 Children's Pool
	37 Waterfront Party Pavilion
	38 Management Office
	39 Music Room
	40 Games Room
	41 Karaoke Room
	42 Function Room 3
	43 Play Lawn
	44 Fun Trail
	45 Whimsical Play Garden
	46 Outdoor Gym
	47 Fitness Pavilion
	48 Yoga Lawn
	49 Dining Pavilion
50 Gourmet Pavilion	
51 Reading Corner	
52 Meadow Garden	

	<p>53 Forest Cocoon 54 Teepee Decks 55 Pet's Run 56 Jogging Trail 57 Meditation Pavilion 58 Tranquil Spring 59 Spice and Scent Garden 60 Hedge Garden 61 Swale Garden 62 Fireflies Garden 63 Green Lawn 64 Garden Lawn 65 Outdoor Chess Garden 66 Floating Pavilion</p>
<p>Unique Selling Points</p>	<p>Your home within a water garden sanctuary</p> <ul style="list-style-type: none"> • Located within a regional growth corridor • Nature-inspired landscape with 3 thematic zones – The Waters, The Gardens and The Social in a sprawling resort setting • Choice selection of 2- to 4-bedroom units • Safe and smart home features for convenient living <p>Connectivity <i>MRT and Public Transport</i> Less than 5-minute walk to Canberra MRT station on the North-South line</p> <p>Driving</p> <ul style="list-style-type: none"> • Well-connected to other parts of the island via Seletar Expressway and the future North-South Corridor • Commuting to and from the City takes approximately 20 to 25 minutes <p>Education Near to many educational institutions such as Chongfu Primary School, Canberra Primary School, Wellington Primary School, Sembawang Primary School, Chung Cheng High School and Republic Polytechnic</p> <p>Recreation Close to Sembawang Hot Spring Park, Sungei Khatib Bongsu, Lower and Upper Seletar Reservoirs</p> <p>Food, Dining, Shopping and Entertainment 5-minute walk to Canberra Plaza and Sembawang Shopping Centre; and close to Chong Pang Wet Market and Food Centre and Northpoint City</p>