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**NEWS RELEASE****UOL TO LAUNCH AVENUE SOUTH RESIDENCE, A FIRST-OF-ITS-KIND  
CONDOMINIUM AT THE DOORSTEP OF GREATER SOUTHERN  
WATERFRONT**

- *First-of-its-kind 56-storey condominium with unrivalled location near mega projects with direct connectivity to Rail Corridor*
- *Mega projects in the vicinity include Greater Southern Waterfront and SGH Campus; expected to draw keen interest from owner-occupiers and investors*
- *Half of 1,074-unit development priced below \$1.5 million, with one-bedroom starting from \$858,000 and two-bedroom from \$1.15 million; attractive pricing for first 300 units*

**Singapore, 28 August 2019** – UOL Group Limited (UOL), its subsidiary United Industrial Corporation Limited (UIC) and Kheng Leong Company (50:30:20) will this Friday commence the public preview of Avenue South Residence, the first major residential project at the doorstep of Singapore's Greater Southern Waterfront.

Covering about 2,000 hectares of prime waterfront land, the Greater Southern Waterfront has been identified as one of the key projects in the remaking of Singapore, creating many new opportunities for decades to come.

Avenue South Residence will redefine the live-work-play lifestyle due to its vicinity to dynamic work opportunities, F&B offerings and entertainment options. The Government's plans to inject more job opportunities and a lived-in work population within the precinct will increase the upside potential and attractiveness of the development.

Mr Liam Wee Sin, UOL Group Chief Executive, said: “We see Avenue South Residence as a first-of-its-kind condominium and an early mover to tap the upside potential of mega projects in the vicinity, namely the Greater Southern Waterfront, the Rail Corridor and the SGH Campus. The 56-storey super high-rise towers, conservation of heritage architecture and its direct access to the 24km-long Rail Corridor, offer buyers a distinctive and differentiated living environment.”

Mr Liam added: “The 56-storey towers are very carefully planned to orientate all the units in the north-south direction with none of them looking into other units. This is a feat for a 1,074-unit development and signals our conscious effort to maintain the exclusivity and privacy for each and every buyer.”

The land parcel was awarded to the consortium in May 2018 at \$1.035 billion or \$1,138 psf based on gross floor area.

Mr Liam said: “Given our competitive land price, we are able to offer a product with high specifications and quality finishes at attractive prices starting from \$858,000 for a one-bedroom unit and \$1.15 million for a two-bedroom unit. Half of the 1,074-unit development are priced below \$1.5 million, offering buyers plenty of choice units to capitalise on the area’s growth story and unique character of this development.”

The apartment units are spread across two 56-storey towers and five conserved four-storey apartment blocks. Owner-occupiers and investors can choose from units across three distinctive collections to suit their varying lifestyle and investment needs, namely the Peak Collection, Horizon Collection and the “limited edition” Heritage Collection. The development will comprise one-, two-, three-, and four-bedroom units ranging from 474 sq ft to 1,668 sq ft.

Mr Liam added: “For the initial launch of the first 300 units, we are going to offer very attractive pricing. We intend to launch our Heritage Collection at an average price of \$1,780 psf, our Horizon Collection at \$1,980 psf and our Peak Collection at more than \$2,250 psf.”

All collections come with high-quality specifications such as marble flooring and branded kitchen appliances. Those looking to own unblocked views of the city skyline can choose from premium homes in the Peak Collection from the 37<sup>th</sup> storey onwards. In addition, complimentary

platinum membership to Pan Pacific DISCOVERY, a loyalty programme that offers exclusive privileges to the Group's "Pan Pacific" and PARKROYAL hotels, is offered to buyers of the Peak Collection.

Residents will get to enjoy comprehensive facilities including a clubhouse, fully-equipped fitness suite, barbecue pavilions, a 50m lap pool, and a mini golf course. Exciting facilities in the sky include The Cloud at 56<sup>th</sup> floor comprising four themed function rooms and the Sky Court at 36<sup>th</sup> floor. Adjacent to the Rail Corridor, there is the Sanctuary Clubhouse at the third floor and the Gourmet Club at the first floor.

Avenue South Residence will also offer close to 10,000 sq ft of commercial facilities, including F&B outlets and a childcare centre for the convenience of families with young children. Situated close to the future Circle Line 6, residents will have easier access to Raffles Place and Marina Bay when the new Cantonment and Keppel MRT stations open by 2025.

The Avenue South Residence sales gallery located along Alexandra View is open daily from Friday, 30 August, 10am to 7pm. Apart from showcasing the development's three distinctive collections, the sales gallery houses a media room, allowing prospective buyers to experience the panoramic views from the top of the actual development. For more information, please visit [www.avenuesouthresidence.sg/](http://www.avenuesouthresidence.sg/)

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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 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 two acclaimed brands namely "Pan Pacific" and PARKROYAL. The Company's Singapore-listed property subsidiary, United Industrial Corporation Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

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Appendix

**AVENUE SOUTH RESIDENCE FACTSHEET**

<b>Developer</b>	United Venture Development (Silat) Pte Ltd	
<b>Development Layout</b>	Proposed condominium will comprise two 56-storey towers with communal facilities, and five four-storey blocks comprising residential units, shops and a childcare centre.	
<b>Tenure of Land</b>	99 years leasehold	
<b>Site Area</b>	22,851.6 sqm/approximately 245,975 square feet	
<b>Plot Ratio</b>	3.7	
<b>Total No. of Units</b>	1,074	
<b>No. of Carpark Lots</b>	1,001	
<b>Expected Date of Vacant Possession</b>	2Q2023	
<b>Architect</b>	ADDP Architects LLP	
<b>Location</b>	1,3,5,7,9,11 and 13 Silat Avenue	
<b>Configuration &amp; Size</b>	242 units of 1-bedroom	474 to 527 square feet
	505 units of 2-bedroom	657 to 883 square feet
	223 units of 3-bedroom	947 to 1,302 square feet
	104 units of 4-bedroom	1,496 to 1,668 square feet

<p><b>Development's Facilities</b></p>	<p><u>The Park</u></p> <ol style="list-style-type: none"> <li>1. Tiny Tots</li> <li>2. Junior Playscape</li> <li>3. Childcare Centre</li> <li>4. Shops</li> </ol>
	<p><u>The Wilderness</u></p> <ol style="list-style-type: none"> <li>5. The Lion – Playground</li> <li>6. The Fort – King Crawler</li> <li>7. The Rock Wall</li> <li>8. The Lookout</li> <li>9. Balancing Trail</li> <li>10. Boulder Climb</li> <li>11. Discovery Trail</li> <li>12. Majestic Trees Trail</li> <li>13. Boardwalk</li> <li>14. Vegetated Swale</li> <li>15. Suspension Bridge</li> <li>16. Tree Trunk Cluster</li> <li>17. Log Trail</li> </ol>
	<p><u>The Oasis (1<sup>st</sup> storey)</u></p> <ol style="list-style-type: none"> <li>18. Gourmet Club</li> <li>19. Fitness Suite</li> <li>20. Grill Pavilion</li> <li>21. Poolside Pavilion</li> <li>22. 50m Lap Pool</li> <li>23. Poolside Lounge</li> <li>24. Sun Terrace</li> <li>25. Sun Deck</li> <li>26. Spa Pool</li> <li>27. Children's Splash Pool</li> <li>28. Green Lounge</li> <li>29. Dipping Pool</li> <li>30. Pool Terrace</li> <li>31. Play Lawn</li> <li>32. Mini Golf</li> <li>33. Water Cascade</li> <li>34. Eco Pond</li> </ol>
	<p><u>The Courtyard (1<sup>st</sup> storey)</u></p> <ol style="list-style-type: none"> <li>35. The Lawn</li> <li>36. Sensory Garden</li> <li>37. Croquet Lawn</li> <li>38. Herb Garden</li> <li>39. Fruit Garden</li> <li>40. Pet Maze</li> </ol>

The Sanctuary (3<sup>rd</sup> storey)

- 41. Epicurean Club
- 42. Woodfire Pavilion
- 43. Sanctuary Clubhouse
- 44. Sanctuary Pool
- 45. Lounge Pool
- 46. Sun Deck
- 47. Forest Alcove
- 48. Sun Plaza

The Resort (3<sup>rd</sup> storey)

- 49. Eco Fitness Garden Trail
- 50. Tennis Court
- 51. Outdoor Fitness Plaza
- 52. Aqua Gym
- 53. Cabanas
- 54. Infinity Spa
- 55. Garden Alcove
- 56. Harvest Garden
- 57. Pebble Plaza

Sky Court (36<sup>th</sup> storey)

- 58. Discovery Garden
- 59. Social Garden

The Cloud (56<sup>th</sup> storey)

- 60. Function Rooms

<p style="text-align: center;"><b>Unique Selling Points</b></p>	<p><b>First-of-its-kind residential project at the doorstep of Singapore's Greater Southern Waterfront</b></p> <ul style="list-style-type: none"> <li>• First-of-its-kind 56-storey condominium with a prime central location near mega projects and direct connectivity to the Rail Corridor</li> <li>• Mega projects in the vicinity include Greater Southern Waterfront and SGH Campus</li> <li>• Experiential sky gardens spread over two 56-storey towers provide green spaces for relaxation and community bonding</li> </ul> <p><b>Connectivity</b></p> <p><i>MRT</i> Walking distance to Outram Park MRT and the future Cantonment and Keppel MRT stations on the Circle Line 6</p> <p><i>Driving</i> Seamless connectivity to all parts of the island via the Central, Ayer Rajah and Marina Coastal Expressways; minutes away to Orchard Road, the Central Business District, Marina Bay and the Greater Southern Waterfront</p> <p><b>Education</b> Close proximity to many schools:</p> <ul style="list-style-type: none"> <li>• Primary Schools: CHIJ Kellock Primary School (within 1km), Radin Mas Primary School (within 1km), Zhangde Primary School</li> <li>• Secondary Schools: CHIJ St Theresa's Convent, Gan Eng Seng School</li> <li>• International Schools: Duke-NUS Medical School, Shelton College International</li> </ul> <p><b>Recreation</b> Directly connected to the Rail Corridor, and close to Mount Faber Park, Southern Ridges, Labrador Park, Marang Trail and Imbiah Nature Trail</p> <p><b>Food and Dining</b> Accessible to the wide array of dining options in Tiong Bahru, Keong Saik Road, New Bridge Road and Duxton Hill</p> <p><b>Shopping and Entertainment</b> Various malls in the vicinity including Tiong Bahru Plaza, VivoCity and HarbourFront Centre</p>
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