

News Release

23 March 2023

**CDL AND MCL LAND TO LAUNCH TEMBUSU GRAND AT KATONG
– PREVIEWS COMMENCE ON FRIDAY, 24 MARCH 2023**

- **Highly anticipated 638-unit residences in the heart of Katong in prime District 15**
- **Excellent transport connectivity: 8-minute walk to the upcoming Tanjong Katong MRT station; short drive to the CBD and Changi Airport**
- **Wide variety of units ranging from one-bedroom plus study to five-bedroom units and two Penthouses**
- **Prices start from S\$1.248 million for a one-bedroom plus study**

City Developments Limited (CDL) and MCL Land will commence the preview of the highly anticipated Tembusu Grand on Friday, 24 March 2023. Sales bookings are scheduled to begin on Saturday, 8 April 2023. Situated in the charming enclaves of Tanjong Katong and East Coast, the development sits in a landmark neighbourhood that fuses heritage with modern conveniences.

Comprising 638 units housed in four elegant towers, its towering architecture features an iconic crown design inspired by the sculptural form and texture of the heritage Tembusu trees. Various unit types are available, ranging from 527 square feet (sq ft) for a one-bedroom plus study to 1,711 sq ft for a five-bedroom, including two spacious and exclusive Penthouses at 2,691 sq ft. Apartments are attractively priced from S\$1.248 million for a one-bedroom plus study, S\$1.548 million for a two-bedroom, S\$2.278 million for a three-bedroom, S\$3.288 million for a four-bedroom and S\$4.028 million for a five-bedroom unit.

Mr Sherman Kwek, CDL Group Chief Executive Officer, said, “Tembusu Grand marks our first launch for the year and we are delighted to enliven the East Coast area with yet another residential jewel after Amber Park. Channelling our familiarity with the area, we have created a charming icon that reflects the vibrancy and rich cultural heritage of the Katong neighbourhood. Beyond its attractive locational and product attributes, Tembusu Grand offers a wide selection of unit types to cater to different lifestyle needs.”

Mr Rob Garman, MCL Land Chief Executive Officer, said, “After our successful collaboration in the launch of two exciting projects in 2022, we are thrilled to be in partnership with CDL once again to launch Tembusu Grand. This new offering will be a golden opportunity for savvy property enthusiasts with an affinity for the enchanting east coast. Nestled amidst the charm of Tanjong Katong and East Coast, Tembusu Grand boasts unrivalled connectivity to the bustling CBD and world-renowned Changi Airport. Our alliance seamlessly blends our fused expertise, giving rise to a unique smart-living experience in a luxurious integrated setting. Anticipating robust demand, we're confident that Tembusu Grand will add yet another feather to our cap of success stories.”

Epitome of modern living in a locale that blends old world charm with fresh perspectives

Rooted in the rich heritage of the Katong district, Tembusu Grand is a nod to the evergreen tree that names the road leading to the prestigious residence.

Immersed in the vicinity's famed Peranakan culture through the vibrantly coloured heritage shophouses on East Coast Road, Tembusu Grand offers a myriad of retail and food options in a melting pot of the old and new. Whether it is the old-school local cakes or handmade French

pastries, coffee pulled through a sock or brewed by artisan baristas, all these delights can be found in the vicinity. Urban conveniences and quaint cafes are also located at nearby malls.

Tembusu Grand has unrivalled transport connectivity with an 8-minute walk to the upcoming Tanjong Katong MRT station on the Thomson East Coast Line and a short drive to the Central Business District (CBD), Marina Bay Financial District and Changi Airport via major expressways such as the ECP, PIE and KPE.

It is also conveniently located near many amenities such as i12 Katong, Parkway Parade, Kinex, PLQ Mall, Katong Shopping Centre, East Coast Park, Singapore Sports Hub, Singapore Indoor Stadium, Marina Bay Golf Course and numerous F&B establishments.

Nearby educational institutions within one kilometre include Tanjong Katong Primary School, Haig Girls' School and Kong Hwa School. Other popular schools include Tao Nan School, Tanjong Katong Girls' School and Chung Cheng High School (Main).

Elegant living with an emphasis on wellness and comfort

Tembusu Grand offers a comprehensive range of over 40 recreational facilities across five specially curated lifestyle zones and two clubs. Nestled within a lush, evergreen landscape with thematic gardens and cascading water features, the facilities include a yoga studio, tennis court, gourmet pavilion, two BBQ pavilions and a gymnasium that overlooks the lap pool.

Residents will be spoilt for choice with the extensive offering of social spaces such as the leisure lawn, a beautifully equipped function room, karaoke pod, gaming pod, kids' playroom and playhouse, as well as a co-working lounge that provides unique spaces to work from home. With a renewed focus on health and wellness, residents can enjoy an idyllic lifestyle at the Grand Club on Level 1 and choose to soak in the soothing waters of four pools – the Wading Pool, Relaxing Pool, Spa Pool and a 50m Infinity Lap Pool. The Tembusu Club on Level 2 features a private dining area and an observation deck.

All apartments come with premium brand appliances from Miele, Liebherr and Smeg in the kitchens and quality fittings from Hansgrohe and Geberit in the bathrooms. The four-bedroom, five-bedroom and Penthouse units come equipped with a luxurious wardrobe in the master bedroom, two countertop washbasins in the master bathroom, an island counter in the dry kitchen and an integrated dishwasher. Within each unit is a Smart Home system that features a digital lockset, smart video doorbell, smart air conditioning and lighting controls, as well as a Smart Community App that provides convenience for booking and managing facilities. Residents will also enjoy thoughtfully provided concierge-quality Residential Services.

Embracing sustainability through its design, Tembusu Grand has been awarded the Building and Construction Authority (BCA) Green Mark Platinum Super Low Energy (SLE) for its energy and water-efficient design and green features.

The Tembusu Grand Sales Gallery, located along Jalan Gajus, is open daily from 24 March 2023, 10.00 am to 7.00 pm, by appointment only. Marketing agents are ERA, Huttons, PropNex, OrangeTee & Tie and SRI. For enquiries, please call the sales hotline: +65 8783 1818.

About City Developments Limited (www.cdl.com.sg)

City Developments Limited (CDL) is a leading global real estate company with a network spanning 143 locations in 28 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, student accommodation, retail malls and integrated developments.

With a proven track record of 60 years in real estate development, investment, and management, the Group has developed over 50,000 homes and owns around 21 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

Along with its wholly-owned hotel subsidiary, Millennium & Copthorne Hotels Limited (M&C), the Group has over 150 hotels worldwide, many in key gateway cities.

For more information on CDL, please visit www.cdl.com.sg.

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About MCL Land (www.mclland.com)

Established in 1963, MCL Land is a member of the Jardine Matheson Group under Hongkong Land Holdings, a major listed property investment, management and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore, Beijing and Jakarta. Its properties hold industry leading green building certifications and attract the world's foremost companies and luxury brands.

As a leading residential developer with a legacy of consistently building quality developments in Singapore and Malaysia, MCL Land continues to evolve with practical and innovative residential solutions and creating long-term sustainable value. MCL Land has an extensive portfolio of prime residential properties in Singapore and Malaysia. Notable developments include Copen Grand, Piccadilly Grand, Leedon Green, Parc Esta and Margaret Ville in Singapore, as well as Sfera, Quinn, Seri Riana and Riana Green East in Wangsa Maju, Kuala Lumpur, Malaysia.

For more information on MCL Land, please visit www.mclland.com.

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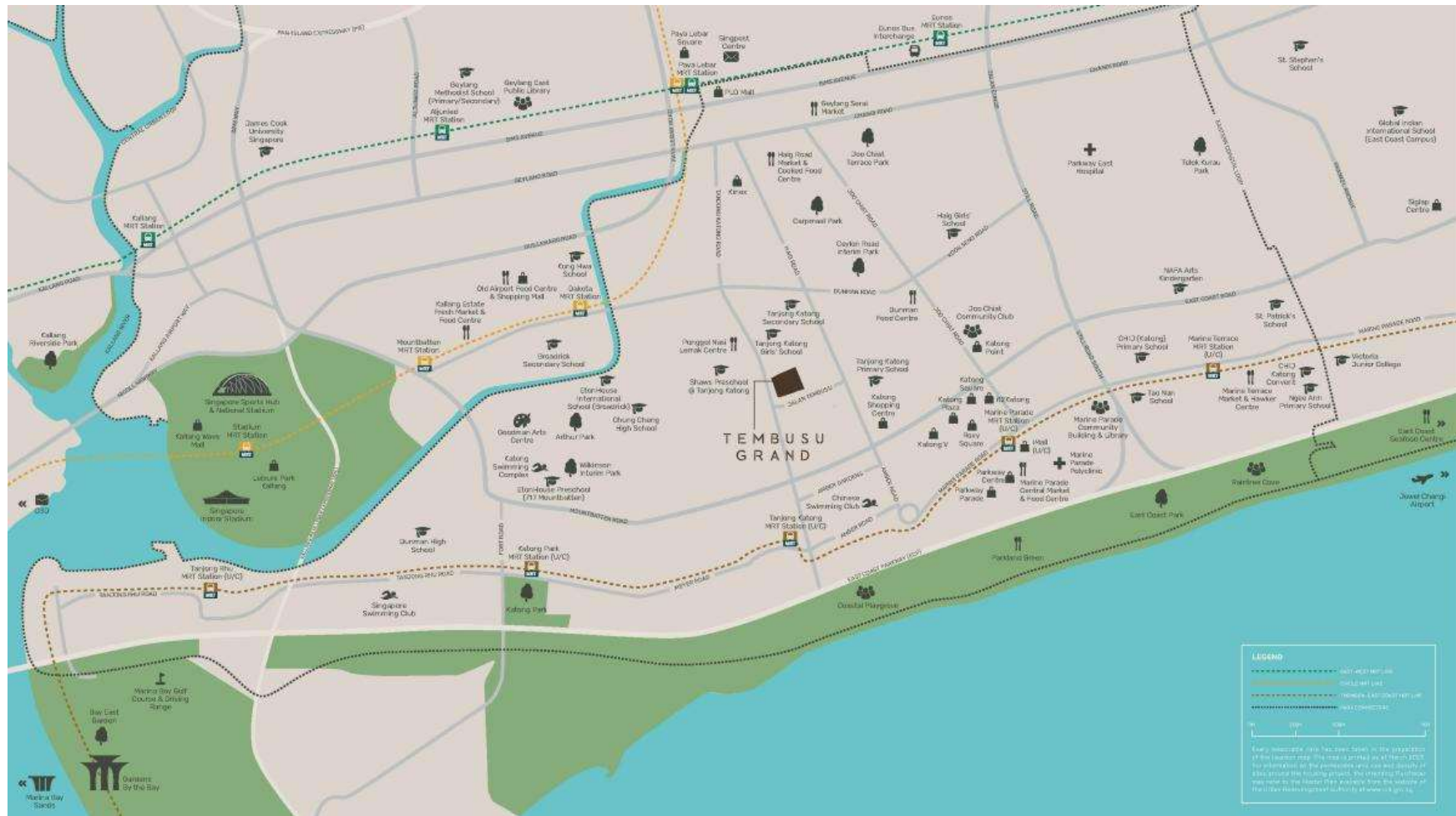
T E M B U S U G R A N D

FACT SHEET

DEVELOPMENT DETAILS			
Developer	Tembusu Residential Pte Ltd		
Project Name	Tembusu Grand (莉丰嘉园)		
Location	92, 94, 96, 98 Jalan Tembusu		
Development Layout	Four blocks of 20/21-storey residential towers		
Tenure of Land	99 years leasehold from 25 April 2022		
Land Area	Approximately 210,622 sq ft		
Number of Apartments	638 <i>* With 516 parking lots including six electric vehicle lots and five accessible lots</i>		
Unit Mix	Unit Type	Typical Units Area	No. of Units
	1-Bedroom + Study	527 sq ft	117 units
	2-Bedroom 2-Bedroom + Study	667 sq ft 743 sq ft	200 units
	3-Bedroom 3-Bedroom + Study	990 sq ft 1,173 sq ft	200 units
	4-Bedroom	1,432 sq ft	81 units
	5-Bedroom	1,711 sq ft	38 units
	Penthouse (5-Bedroom)	2,691 sq ft	2 units
Recreational Facilities	<p>Arrival (Level 1)</p> <ol style="list-style-type: none"> 1. Arrival Courtyard 2. Guardhouse 3. Arrival Sculpture 4. Arrival Water Cascade 5. Residential Services Counter <p>Serenity (Level 1)</p> <ol style="list-style-type: none"> 6. Scent Garden 7. Gourmet Pavilion 8. Herbs Garden 9. Serenity Garden 10. Serenity Lawn 11. Serenity Deck 12. Serenity Walk 13. Pets Corner 14. Tropical Garden 15. Garden Courtyard 		

	<p>16. Terrace Garden 17. Garden Pavilion</p> <p>Splash (Level 1) 18. Water Lily Courtyard 19. Pool Deck 20. 50m Infinity Lap Pool 21. Pool Lounge 22. Spa Pool 23. Relaxing Pool 24. Wading Pool 25. Water Cascade 26. Changing Room (With Steam Room)</p> <p>Adventure (Level 5) 27. Swing Garden 28. Garden Lounge 29. Play Dome 30. Playhouse 31. Kids' Playroom 32. Water Courtyard</p> <p>Respite (Level 5) 33. Yoga Studio 34. Meditation Deck 35. Garden Cabana 36. Leisure Lawn 37. Lounge Deck 38. Co-Working Lounge 39. BBQ Pavilion 40. Tennis Court 41. Gymnasium</p> <p>Grand Club (Level 1) a. Entertainment Room b. Karaoke Pod c. Gaming Pod d. Function Room</p> <p>Tembusu Club (Level 2) e. Private Dining f. Observation Deck</p>
Expected Vacant Possession Date	31 October 2028
CONSULTANTS	
Architect	ADDP Architects LLP
Landscape Consultant	Tinderbox Pte Ltd
Builder	United Tec Construction Pte Ltd
Project Interior Designer	JOW Architects
M&E Engineer	Rankine&Hill (Singapore) Pte Ltd
C&S Engineer	TW-Asia Consultants Pte Ltd

LOCATION MAP



Tembusu Grand Sales Gallery	Tembusu Grand – Actual Site
Location: Along Jalan Gajus	Location: 92, 94, 96, 98 Jalan Tembusu