

Media Release

Far East Organization to Launch Hillhaven in the Idyllic Hillview Enclave

- The 341-unit two-tower residence is a four-minute walk to Hillview MRT and highly accessible to a myriad of amenities including malls, reputable schools and nature parks
- Curtained with lush greenery and landscaping which captures the beauty of the rainforest, Hillhaven's residents will enjoy more than 30 facilities in a thoughtfully designed environment
- Over 2,000 visitors to the sales gallery during its first preview weekend on 5 to 7 January 2024
- Hillhaven to launch for sales on Saturday, 20 January 2024
- Attractive early bird pricing starting from \$1,907 psf, with a 63 sqm two-bedroom with two-bathroom unit commencing from \$1.37mil

SINGAPORE, 10 January 2024 – With a strong turnout of over 2,000 visitors to the Hillhaven sales gallery in its first weekend of preview, Far East Organization (远东机构) and its joint venture partner, Sekisui House (积水住宅株式会社), are set to launch the residential development on Saturday, 20 January 2024. Coupled with its prime location at Hillview Rise and strategic position just a 4-minute stroll to Hillview MRT Station on the Downtown Line, Hillhaven's thoughtful design fosters connections with the surrounding nature to elevate residents' living environment.

Inspired by the site's location close to Bukit Timah Nature Reserve and neighbouring mature forests, Hillhaven's concept encapsulates the allure of the tropical rainforest. Every architectural element mirrors different aspects of nature, creating a design that harmonises with the lush surroundings.

SHAW Lay See (苏丽茜), Chief Operating Officer of the Sales & Leasing Group at Far East Organization, shared, "At Hillhaven, we have crafted more than a home. It is a balance between tranquil living and effortless urban connectivity. This residential development is seamlessly interwoven into the natural tapestry and showcases our commitment to thoughtful design, community well-being, and coexistence with the environment. Nestled in the idyllic enclave of Hillview, Hillhaven harmoniously combines serenity with convenience. Surrounded by lush greenery, yet strategically connected to nearby retail, dining, schooling and nature and outdoor recreation options, Hillhaven is the ideal home for those seeking a peaceful respite from the urban hustle without compromising on accessibility to essential amenities."

Encompassing a 10,400 sqm site area, Hillhaven features two towers standing at 27 and 28 storeys tall, each thoughtfully oriented with north-south facings. Its 341 residential units of 2- to 4-bedroom units come with sizes ranging from 63 to 152 sqm, selected 3- and 4-bedroom units will have double-volume ceilings in the living and dining areas. Curtained with lush greenery landscape throughout the development, the development invites residents into a serene environment, encouraging relaxation in the embrace of nature within the comfort of their homes.

Easy Access to Nature, Schools and Amenities

Hillhaven's strategic location provides accessibility to its residents with the Hillview MRT Station a leisurely 4-minute stroll away, and a 1-minute walk to Hillview Community Club and HillV2 with CS

Fresh supermarket, and neighbouring malls The Rail Mall, West Mall, Hillion Mall and Junction 10, ensure residents have essential amenities within easy reach. The Beauty World integrated transport hub and the upcoming Bukit V mall, situated in the heart of Bukit Timah are just two MRT stops away with the future opening of Hume MRT Station.

Within the vicinity of Hillhaven is CHIJ Our Lady Queen of Peace (within 1km) as well as other schools and tertiary education institutions such as Pei Hwa Presbyterian Primary School, Methodist Girls' School, Raffles Girls' Primary School, Hwa Chong Institution, National Junior College and Ngee Ann Polytechnic. International schools such as St Francis Methodist School and German European School Singapore are also close by.

One of Hillhaven's distinguishing features is its close proximity to nature. Numerous nature and leisure parks, such as the 24-km Rail Corridor, Dairy Farm Nature Park, and Bukit Batok Nature Park are all within walking or cycling distance. Bukit Timah Nature Reserve and the Singapore Botanic Garden are also reachable by a short drive or a bicycle ride.

Thoughtfully-designed Environment, Lifestyle-centric Facilities

Hillhaven's wide selection of over 30 facilities includes a 50m pool, a pickleball court, an urban farm for residents to get involved in community farming activities together, and a dedicated bikers' corner for cyclists to clean and maintain their bicycles. Nestled within this landscape are pavilions for a variety of activities. The BBQ pavilions are expressed as small forest villas with their own quaint play area and spa pool.

To achieve BCA's Green Mark Platinum Super Low Energy (SLE) rating, Hillhaven will have 60% energy savings through green features such as energy-efficient air-conditioning systems, dwelling unit equipment, lighting, mechanical ventilation systems, and smart demand controls for lighting and air-conditioning in common areas. Solar panels are installed on-site, harnessing clean energy for common area facilities. Materials with low embodied carbon and the use of sustainable construction methods such as Prefabricated Prefinished Volumetric Construction (PPVC) are also carefully selected. In addition, all residential units will be provided with a ceiling fan.

Hillhaven sales gallery is open for preview from 6 to 16 January 2024, 9am to 9pm on Saturday and Sunday, and 9am to 7pm from Monday to Friday. It will close from 17 to 19 January 2024 to facilitate the e-balloting and sales process. The sales gallery will reopen for launch on 20 January 2024 for purchase to buyers with ballot numbers. Visit our sales gallery at 2A Elizabeth Drive, Singapore 669979, or call +65 6534800 for a viewing appointment. Alternatively, interested buyers can contact Far East Organization via its website <https://www.fareast.com/en/hillhaven> or its marketing agents, ERA, Huttons, PropNex, and Singapore Realtors Inc (SRI).

Quotations by Joint Marketing Agencies are appended for use.

End

Quotes by spokespersons of Hillhaven's appointed joint marketing agencies

Quote by Eugene Lim, Key Executive Officer, ERA

"The Hillview precinct has consistently demonstrated property value appreciation over the years. Median price rose 44.8% in District 23 between 2019 and 2023. With Hillhaven nestled in the heart of Hillview, the development stands out as an enticing prospect for discerning homebuyers seeking a robust real estate opportunity. Offering immediate accessibility and connectivity, Hillhaven capitalises on the precinct's track record, making it an attractive choice for those seeking a sound investment. Based on URA rental transactions, a 3 bedroom unit can command up to \$5,600 per month while a 2 bedroom unit can command close to \$4,000 per month. The area's anticipated growth potential and development plans further contributed to its appeal."

Quote by Mark Yip, CEO of Huttons Asia

"Far East Organization is very familiar with the Hillview area having built developments such as Hillvista, The Lanai and a mixed-use development The Hillier and HillV2. With no new supply of private homes in Hillview, it underscores the unique and exclusive nature of this precinct as a residential enclave. This limited supply also contributes to the charm and appeal to homebuyers seeking a more settled and established community.

In addition, the West region of Singapore is undergoing a major transformation starting with the development of Jurong Lake District and construction of two new MRT lines to boost connectivity to all areas of Singapore. Hillhaven is a short 10-minute drive and less than 20 minutes by public transport to Jurong Lake District and is well-poised to ride on this transformation."

Quote by Ismail Gafoor, CEO of PropNex

"Hillhaven received strong interest from prospective homebuyers as it is possibly the last new private residential plot in the Hillview Avenue area that is closest to the Hillview MRT station. According to the URA Master Plan, the vacant plot across Hillview Walk has been earmarked for Education land use, while on the other side of Hillview Rise sits the HillV2 development.

Over the preview weekend, buyers who placed great value on living near the MRT station believe Hillhaven presents a good opportunity for them - the project is about 400m from the Hillview MRT station or some 4 to 5 minutes' walk away. In addition, there are ample amenities nearby, such as HillV2 mall right across the project, The Rail Mall, and the Bukit Timah Nature Reserve. The efficient and attractive layout of each home was also very well received.

Looking at projects that were launched in 2023, we note that those that are within a short walking distance (less than 5 minutes' walk) to an MRT station have done well and enjoyed healthy take-up rates, despite the tentative buying sentiment during the year. We expect continued strong interest in Hillhaven through the preview happening till 16 January 2024."

Quote by Ken Low, Managing Partner, SRI Pte Ltd

"Hillhaven, one of the first few launches for the year, is situated in the exclusive private residential enclave of Hillview. A mere 4-minute stroll to Hillview MRT station and beside the HillV2 mall, residents can enjoy seamless convenience with a Cold Storage Supermarket and various retail and dining options. True to the tranquil nature of the Hillview Estate, Hillhaven adopts a theme inspired by the beautiful tropical rainforest. The design showcases lush green landscapes and elegant

champagne gold metallic accents on the façade. Positioned to stand out amongst the neighbouring private developments, Hillhaven promises good value in the years to come.

Hillhaven is located within a 10 to 12-minute drive from Jurong Innovation District and Jurong Lake District; both are huge urban transformations under the URA Masterplan that will encourage economic growth and bring jobs and amenities closer to residents. The upcoming Tengah township, with more than 30,000 new public homes planned, will also boast strong future secondary demand for Hillhaven.”

About Sekisui House

Founded in 1960, Sekisui House, Ltd. is one of world's largest homebuilders and an international diversified developer, with cumulative sales of over 2.6 Million homes. Based in Osaka, Sekisui House has over 300 consolidated subsidiaries and affiliates, over 29,000 employees and is listed on the Tokyo Stock Exchange and Nagoya Stock Exchange.

Sekisui House aims to create homes and communities that improve with time and last for generations. With "Love of Humanity" as its Corporate Philosophy, Sekisui House believes that homes should offer comfort, security and peace of mind for residents, while maintaining harmony with the environment and its surroundings. Sekisui House has sustainability as a core corporate target and is now the global leader in the construction of net-zero-energy houses with more than 70,000 of them built since the product was launched in 2013. In 2009, Sekisui House expanded into several new international markets and now operates in the United States, Australia, China, Singapore and the United Kingdom.

www.sekisuihouse-global.com

About Far East Organization

Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong based sister company Sino Group, they are one of Asia's largest real estate groups, with operations in Singapore, Malaysia, Australia, Japan, China (Mainland and Hong Kong), Taiwan and USA.

Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. It includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited.

Far East Organization is the winner of 14 FIABCI World Prix d'Excellence awards, the highest honour in international real estate.

www.fareast.com

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FACT SHEET: HILLHAVEN

Development Details	
Developer	Sekisui House & Far East Organization
District	District 23
Address	5 Hillview Rise, S669809 & 7 Hillview Rise, S669810
Site Area	Approx. 10,395.2 sqm Approx. 111,893.93 sqft
No. of Storeys	Tower A: 27 Storeys Tower B: 28 Storeys
Unit Mix	2 Bedroom (134 units) 63 - 67 sqm (678 - 721 sqft)
	2 Bedroom + Study (48 units) 74 sqm (797 sqft)
	3 Bedroom (27 units) 88 & 106 sqm (947 & 1,141 sqft)
	3 Bedroom + Study (78 units) 89 - 111 sqm (958 - 1,195 sqft)
	4 Bedroom (54 units) 117 – 152 sqm (1,259 – 1,636 sqft)
Carpark Facility	341 Carpark Lots (Multi Storey Car Park)
Tenure	99 years commencing from 13 February 2023
Estimated TOP Date	Q3 2027
Expected Legal Completed	30 June 2031

Consultants	
Architect	Arc Studio Architecture & Urbanism Pte Ltd
Landscape Architect	Tinderbox Landscape Studio
M&E Engineer	WSP Consultancy Pte Ltd
C&S Engineer	P&T Consultants Pte Ltd

Facilities

Level 1

1. Arrival Court
2. Tropical Palm Garden
3. Garden Pavilion
4. Exercise Lawn
5. Lobby Garden
6. Urban Farm
7. Ginger Garden
8. Garden Walk
9. Garden Alcove
10. Bikers' Corner
11. Bicycle Parking
12. Central Lawn

Level 4

1. BBQ Pavilion 1
2. BBQ Pavilion 2
3. 50m Pool
4. Outdoor Fitness
5. Pool Deck
6. Gym
7. Rock Climbing
8. Kids Pool
9. Children Playground
10. Pickleball Court
11. Changing & Steam Room
12. Function Room
13. Spa Tub
14. Spa Alcove
15. Lounge Deck
16. Floating Deck
17. Al Fresco Deck
18. Water Deck
19. Party Pavilion
20. Reading Corner

Hillhaven Perspectives – Hi-res images can be downloaded at [this link](#).



Over 2,000 visitors visited the Hillhaven sales gallery over the first preview weekend of 5-7 January 2024.



Inspired by Bukit Timah Nature Reserve and surrounding nature parks, Hillhaven is designed to capture the beauty of the tropical rainforest.



The soft curves of beautiful rivers and lakes are reflected on the elevated landscape deck.