

Unit Mix

Bedroom Type	Unit Type	No. of Units	Area (sqm)	Area (sqft)	Share Value	Est. Maintenance Fee
1-Bedroom + Study	AS1 AS2/ AS3/ AS4	73	47 43	506 463	45	\$362
2-Bedroom	B1/ B2/ B2(p)/ B3	160	55	592	55	\$442
2-Bedroom Premium	BP1/ BP1(p)/ BP2/ BP2(p)/ BP3/ BP3(p)/ BP4/ BP4(p) BP5	292	63 67	678 721	55	\$442
2-Bedroom Premium + Study*	BPS1* / BPS1(p)/ BPS2	134	71	764	55	\$442
3-Bedroom	C1 C2 C3/ C4/ C5	135	86 87 88	926 936 947	55	\$442
3-Bedroom Premium	CP1/ CP1(p)/ CP2/ CP3/ CP4/ CP5/ CP5(p)/ CP6/ CP6(p) CP7/ CP7(p) CP8	158	99 98	1066 1055	55	\$442
3-Bedroom Premium + Study*	CPS1/ CPS1(p)/ CPS2* / CPS2(p) CPS3/ CPS3(p) CPS4/ CPS5	115	108 109 110 1184	1163 1173 1184	64	\$514
4-Bedroom	D1/ D1(p)/ D2/ D2(p) D3/ D3(p) D4/ D4(p)	57	124 125 126	1335 1345 1356	64	\$514
4-Bedroom Premium*	DP1/ DP1(p) DP2* / DP2(p)	47	138 139	1485 1496	64	\$514
5-Bedroom Premium	E1/ E1(p)	22	156	1679	73	\$587

*Showflat Unit Types

Kitchen Appliances

	1-Bedroom + Study/ 2-Bedroom	2-Bedroom Premium/ 2-Bedroom Premium + Study	3-Bedroom (Type C1)	3-Bedroom (Type C2, C3, C4, C5)	3-Bedroom Premium/ 3-Bedroom Premium + Study	4-Bedroom/ 4-Bedroom Premium	5-Bedroom Premium
Hood (60cm) - Bosch	✓	✓					
Hood (90cm) - Bosch			✓	✓	✓	✓	✓
2 Zone Induction Hob - Bosch	✓	✓					
3 Zone Induction Hob - Bosch			✓				
3 Zone Gas Hob - Bosch				✓	✓	✓	✓
Oven - Bosch	✓	✓	✓	✓	✓	✓	✓
Steam Oven - Bosch							✓
Fridge (325 l) - Samsung	✓	✓					
Fridge (458 l) - Samsung			✓	✓			
Fridge (617 l) - Samsung					✓	✓	✓
Wine Chiller - Vintec						✓	✓
Washer Cum Dryer - Bosch	✓	✓	✓	✓			
Standalone Washer & Dryer - Bosch					✓	✓	✓



<p>LIFESTYLE & DINING</p> <ul style="list-style-type: none"> IKEA (Tampines) 4 Mins Giant (Tampines) 4 Mins COURTS Megastore 4 Mins Tampines Mall 4 Mins Tampines 1 4 Mins Century Square 5 Mins Pasir Ris Mall 6 Mins White Sands 6 Mins Tampines Round Market & Food Centre 6 Mins Jewel Changi Airport 12 Mins 	<p>PARKS & BEACHES</p> <ul style="list-style-type: none"> Tampines Boulevard Park 4 Mins Sun Plaza Park 4 Mins Tampines Eco Green 4 Mins Bedok Reservoir Park 12 Mins Sungei Api Api Park 15 Mins Pasir Ris Beach 15 Mins 	<p>RECREATION</p> <ul style="list-style-type: none"> Our Tampines Hub 3 Mins SAFRA Tampines 6 Mins Downtown East 9 Mins HomeTeamNS Bedok Reservoir Clubhouse 9 Mins Tanah Merah Country Club (Tampines Course) 10 Mins Changi Golf Club 12 Mins
<p>SCHOOLS</p> <ul style="list-style-type: none"> Angsana Primary School 4 Mins Poi Ching School 5 Mins United World College of South East Asia (UWCSEA East Campus) 5 Mins Gongshang Primary School 5 Mins Temasek Polytechnic (TP) 5 Mins Elias Park Primary School 6 Mins Saint Hilda's Primary School 6 Mins Temasek Junior College (TJC) 6 Mins Ngee Ann Secondary School 7 Mins Singapore University of Technology and Design (SUTD) 10 Mins 	<p>TRANSPORT HUB</p> <ul style="list-style-type: none"> Bus Interchange (UIC) Within Development Tampines North MRT (UIC) Within Development Island Services Tampines North MRT Within Development Pasir Ris MRT 1 Stop Away Hougang MRT 2 Stops Away Punggol MRT 4 Stops Away Ang Mo Kio MRT 5 Stops Away Bright Hill MRT 7 Stops Away 	<p>BUSINESS HUBS</p> <ul style="list-style-type: none"> Tampines Regional Centre 5 Mins Changi Business Park 8 Mins Punggol Digital District 10 Mins Future Paya Lebar Air Base Redevelopment 15 Mins

A One Stop Lifestyle Hub

- Rare opportunity to own a unit in an Integrated Development
- Strong track record of Integrated Developments
- Ultimate convenience of retail mall managed by CapitaLand just downstairs
- Direct connection MRT and Bus Interchange
- First Mover and Key Development in the Transformation of Tampines North
- Quality Assurance and Jointly Developed by Premier Developers

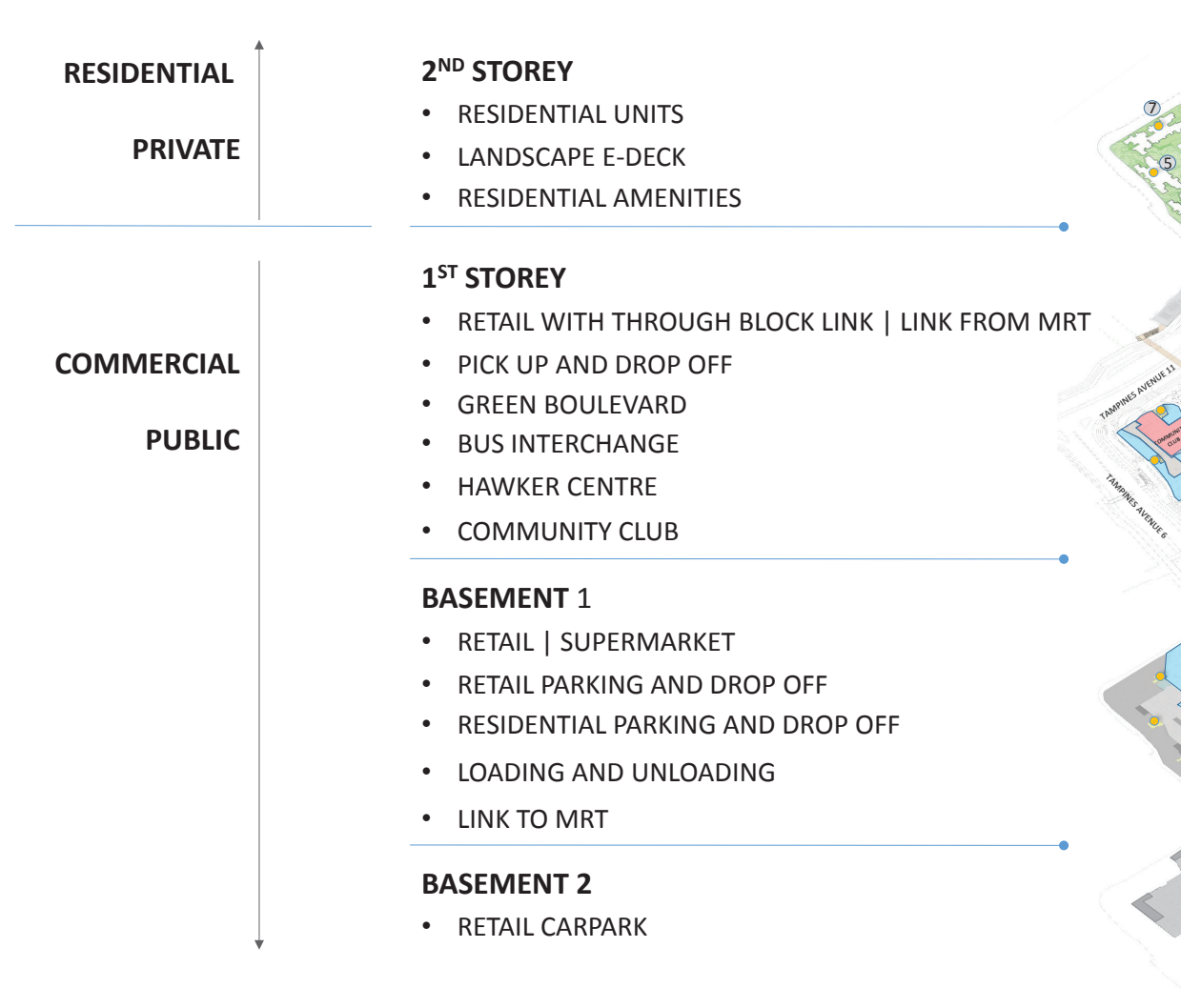


UPCOMING FULLY INTEGRATED DEVELOPMENT
NEW LANDMARK IN TAMPINES STREET 62

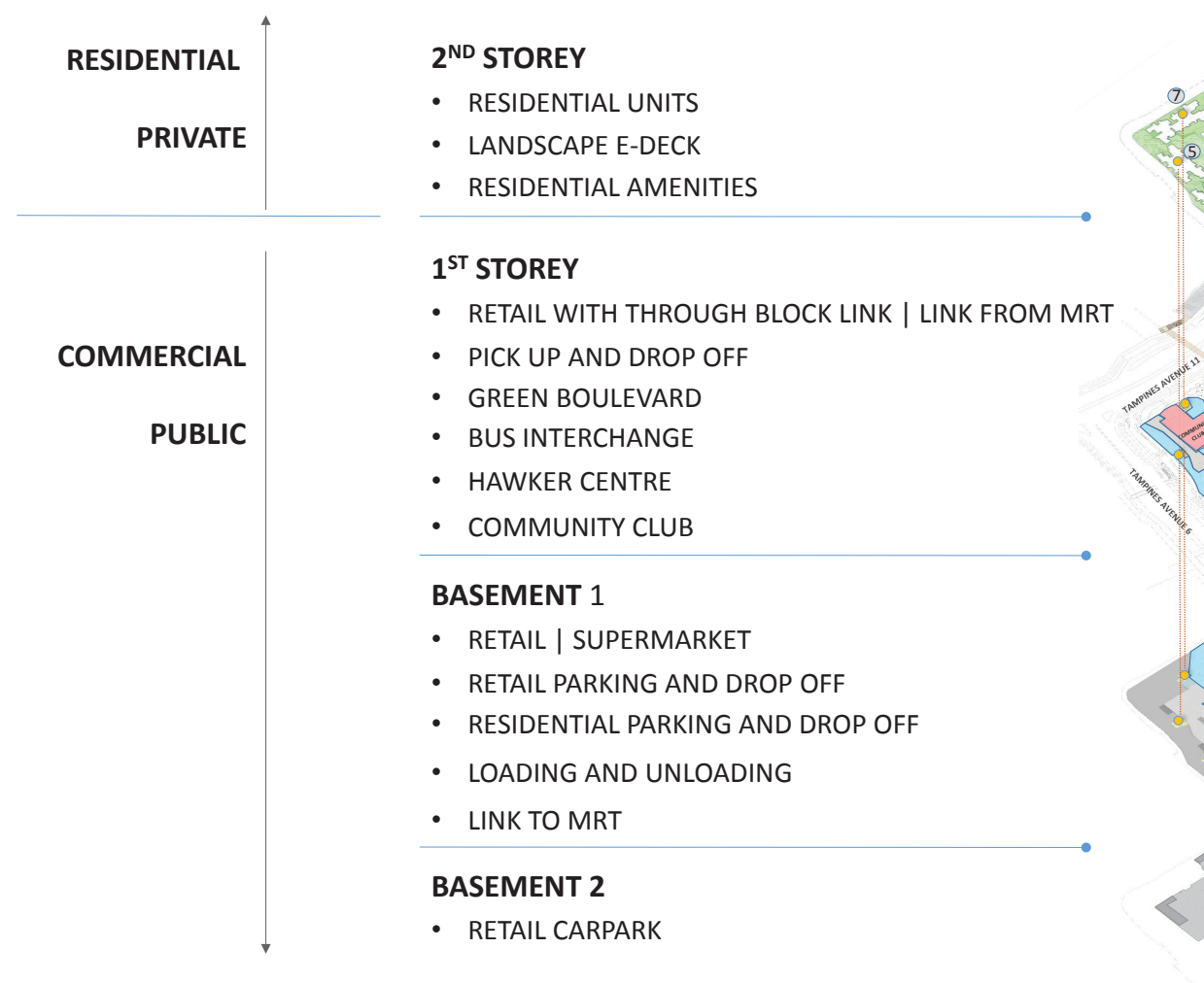
Project Name	: PARKTOWN Residence
Developer	: Topaz Residential Pte. Ltd. & Topaz Commercial Pte. Ltd. (Joint Venture by CapitaLand Development Pte. Ltd., UOL Group Limited & Singapore Land Group Limited)
Address	: 1-23 Tampines Street 62
Land Tenure	: 99 Years Commencing from 09 October 2023
District	: 18
Total Numbers of Units	: 1,193 Units
Targeted TOP Date	: End 2028 (Estimated)
Expected Date of NOV P	: 30 June 2030
Expected Date of Legal Completion	: 30 June 2033
Site Area	: 50,679.70 sqm
Gross Plot Ratio	: 2.5
Permissible GFA	: 126,700 sqm
Retail/Commercial GFA	: 13,600 sqm
Carpark Lots	: Basement 1 – Residential Carpark 961 carpark lots (including 10 lots equipped with EV charging station, and 7 accessible lots)
Project Account Details	: UNITED OVERSEAS BANK LIMITED FOR PROJECT ACCOUNT NO. 451-314-037-6 OF TOPAZ RESIDENTIAL PTE. LTD. AND TOPAZ COMMERCIAL PTE. LTD. TT Details Bank Name: United Overseas Bank Limited Address: 80 Raffles Place UOB Plaza Singapore 048624 Account Name: Topaz Residential Pte Ltd and Topaz Commercial Pte Ltd Project Account Bank Code: 7375 Branch Code: 001 (Main branch) Account No.: 451-314-037-6 Swift Code: UOVBSGSG



Residential - Visitor's lift to e-deck from Basement Carpark and 1st Storey



Residential lift to unit from Basement Carpark and 1st Storey



SITE PLAN

PARK WEST (2ND STOREY)

- THE AQUATIC OASIS**
 - 1 Chillout Deck
 - 2 Massage Jets
 - 3 Aqua Terrace
 - 4 Cove Pool
 - 5 Water Terrace
 - 6 Relaxation Pool
 - 7 50m Lap Pool 1
 - 8 Cabanas
 - 9 Sun Deck 1
 - 10 Function Room 1
 - 11 Function Room 2
 - 12 Changing Room
 - 13 Gym 1
- THE GARDEN OASIS**
 - 14 Grand Lawn 1
 - 15 Floral Garden
 - 16 Co-working Lounge 2
 - 17 Berry Garden
 - 18 Floral Trail
- THE ADVENTURE OASIS**
 - 19 Putting Green
 - 20 Outdoor Fitness 2
- THE LIFESTYLE OASIS**
 - 21 BBQ Pavilion 1
 - 22 BBQ Pavilion 2
 - 23 BBQ Pavilion 3
 - 24 Gourmet Pavilion
 - 25 Culinary Pavilion
 - 26 Yoga Pavilion

ARRIVAL ZONE (BASEMENT 1)

- 27 Drop-Off (Grand Arrival)
- 28 Management Office
- 29 Guardhouse

OTHER FACILITIES

- 30 Genset (2nd Storey)
- 31 Substation (Basement 1)
- 32 Bin Centre (Basement 1)
- 33 Bicycle Lots (Basement 1)
- 34 Residential lift to unit from Basement Carpark and 1st Storey
- 35 Residential - Visitor's lift from Basement Carpark and 1st Storey
- 36 Staircase
- 37 Refuse Chute



PARK EAST (2ND STOREY)

- THE AQUATIC OASIS**
 - 1 Hydrotherapy Pool
 - 2 Aqua Gym
 - 3 Wellness Pool
 - 4 Sun Lounge
 - 5 50m Lap Pool 2
 - 6 Poolside Lounge
 - 7 Sun Deck 2
 - 8 Misty Stream
 - 9 Tranquil Pond
 - 10 Junior Adventure
 - 11 Kid's Water Play
 - 12 Aquatic Therapy Lounge
 - 13 Changing Room
 - 14 Gym 2
 - 15 Dance Studio/ Yoga Room
 - 16 Function Room 3
 - 17 Function Room 4
 - 18 Game's Room
 - 19 Kid's Entertainment Room
 - 20 Kid's Entertainment Room 2
 - 21 Changing Room
- THE GARDEN OASIS**
 - 22 Garden Lounge 1
 - 23 Garden Lounge 2
 - 24 Bean Bag Lounge
 - 25 Ginger Grove
 - 26 Firefly Trail
 - 27 Valley Grove
 - 28 Amphitheatre
 - 29 Teal Forest
 - 30 Grand Lawn 2
 - 31 Butterfly Trail
 - 32 Co-working Lounge 1
 - 33 Music Room
 - 34 KTV Room 1
 - 35 KTV Room 2
- THE ADVENTURE OASIS**
 - 36 Paws Playground
 - 37 Forest Jogging Trail (600m)
 - 38 Tennis Court
 - 39 Multipurpose Court
 - 40 Outdoor Fitness 1
- THE LIFESTYLE OASIS**
 - 41 Lookout Pavilion
 - 42 Gastronomy Pavilion
 - 43 Reading Pavilion

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Diagrammatic Chart

