

News Release

9 April 2023

**STRONG DEMAND FOR TEMBUSU GRAND,
THE FIRST NEW LAUNCH IN KATONG THIS YEAR
– 340 UNITS SOLD ON LAUNCH WEEKEND**

- **340 out of 638 units (53%) sold at an average selling price of S\$2,465 psf**
- **All unit types were well-received, particularly the two-bedroom, two-bedroom plus study and three-bedroom units**
- **Homebuyers drawn to the excellent location and the opportunity of living in the vibrant Katong neighbourhood**

City Developments Limited (CDL) and MCL Land commenced sales for the 638-unit Tembusu Grand on Saturday, 8 April 2023, two weeks after its sales gallery opened for preview on 24 March 2023. As at 5.00 pm on Sunday, 9 April 2023, 340 units (53% of the project) have been sold at an average selling price of S\$2,465 per square foot (psf).

About 90% of the buyers are Singaporeans, while the remaining 10% comprise Permanent Residents and foreigners from China, Malaysia, USA and others. All unit types were well-received by homebuyers, with the two-bedroom, two-bedroom plus study and three-bedroom units being the most popular. There was also healthy take-up for the one-bedroom plus study and four-bedroom units.

Situated in the charming enclaves of Tanjong Katong and East Coast, Tembusu Grand comprises four elegant towers and its towering architecture features an iconic crown design inspired by the sculptural form and texture of the heritage Tembusu trees. Located just an 8-minute walk to the upcoming Tanjong Katong MRT station on the Thomson-East Coast Line, Tembusu Grand is also well-connected to major expressways, making the Central Business District (CBD), Marina Bay Financial District and Changi Airport a short drive away.

Unit sizes range 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 (667 sq ft), S\$2.278 million for a three-bedroom (990 sq ft), S\$3.288 million for a four-bedroom (1,432 sq ft) and S\$4.028 million for a five-bedroom unit (2,691 sq ft).

Mr Sherman Kwek, CDL Group Chief Executive Officer, said, “We are heartened to kickstart our first launch for 2023 on a high note. The robust response for Tembusu Grand reflects a strong demand for well-designed homes in this sought-after locale and vibrant neighbourhood with hip cafes, trendy shops and many dining options and amenities. We are pleased to have partnered with MCL Land to create an enduring icon that complements Katong’s rich cultural heritage, with quality and sustainability at the heart of its design.”

Mr Rob Garman, MCL Land Chief Executive Officer, said, “Our first launch of the year has been met with overwhelming enthusiasm from buyers who recognise the allure of Tanjong Katong and East Coast. What’s certainly enticing is the convenience of being in close proximity to the upcoming Tanjong Katong MRT station. Tembusu Grand marks another successful collaboration between MCL Land and CDL and we certainly look forward to future collaborations.”

Tembusu Grand is the third project in the CDL-MCL Land partnership, following its successful launches of Piccadilly Grand in the Farrer Park enclave, which is now 90% sold, and the fully-sold Copen Grand Executive Condominium in the upcoming Tengah Town. CDL is also familiar with District 15, having launched Amber Park in 2019, which is now 99% sold.

Luxurious living in a vibrant enclave with emphasis on wellness and comfort

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. It is 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.

Tembusu Grand offers 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, a co-working lounge, and four pools – the wading pool, relaxing pool, spa pool and a 50m infinity lap pool.

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. 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 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 or visit www.tembusugrand.com.sg.

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.

Follow MCL Land on social media:

Facebook: MCL Land Singapore / facebook.com/mcllandsg

Issued by City Developments Limited (Co. Regn. No. 196300316Z) and MCL Land Limited (Co. Regn. No. 196300074K)

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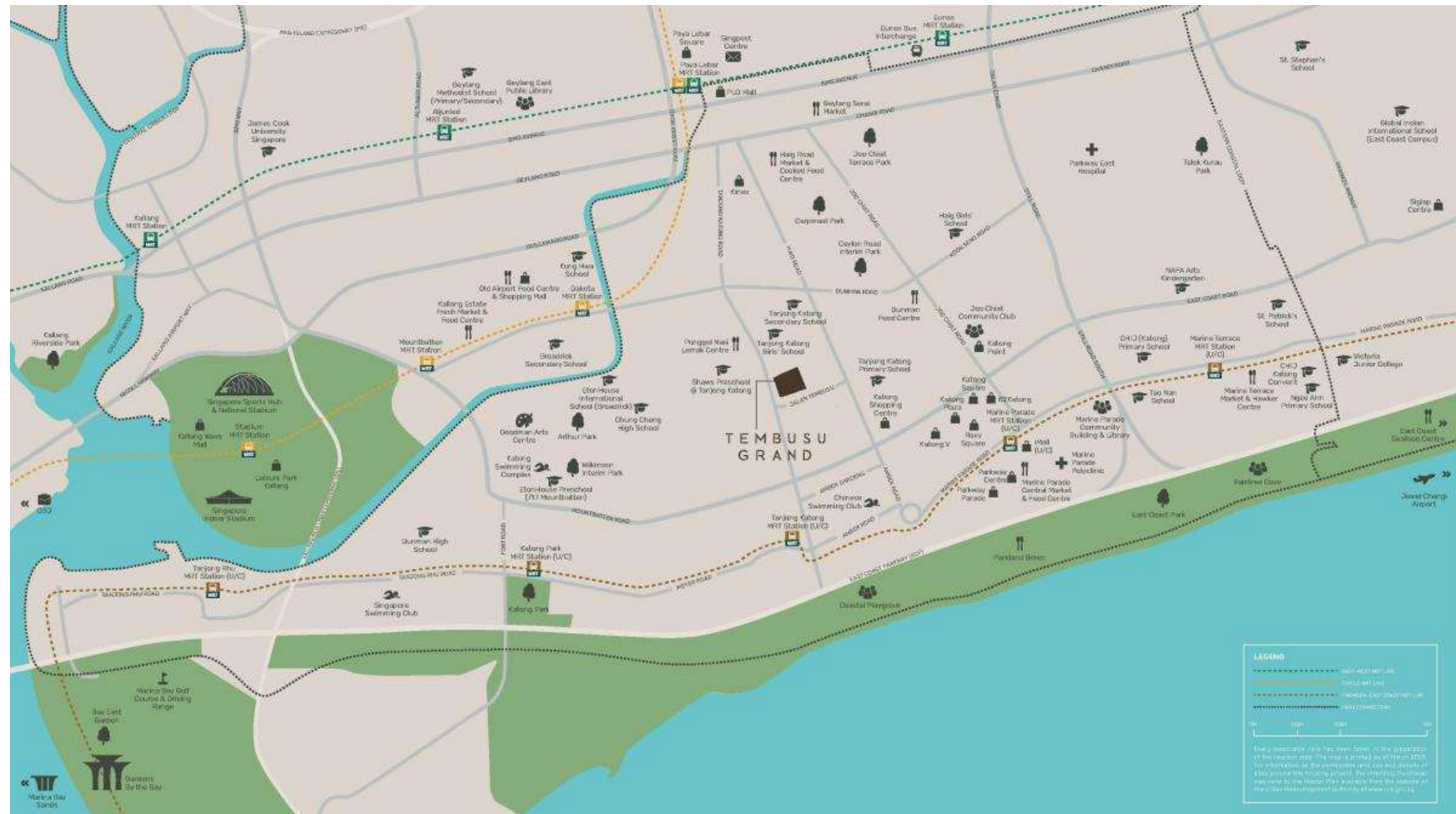
TEMBUSU GRAND

FACT SHEET

DEVELOPMENT DETAILS			
Developer	Tembusu Residential Pte Ltd A 51:49 joint venture of City Developments Limited and MCL Land Limited		
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	Arrival (Level 1) 1. Arrival Courtyard 2. Guardhouse 3. Arrival Sculpture 4. Arrival Water Cascade 5. Residential Services Counter Serenity (Level 1) 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		

	16. Terrace Garden 17. Garden Pavilion 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) Adventure (Level 5) 27. Swing Garden 28. Garden Lounge 29. Play Dome 30. Playhouse 31. Kids' Playroom 32. Water Courtyard 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 Grand Club (Level 1) a. Entertainment Room b. Karaoke Pod c. Gaming Pod d. Function Room Tembusu Club (Level 2) e. Private Dining f. Observation Deck
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