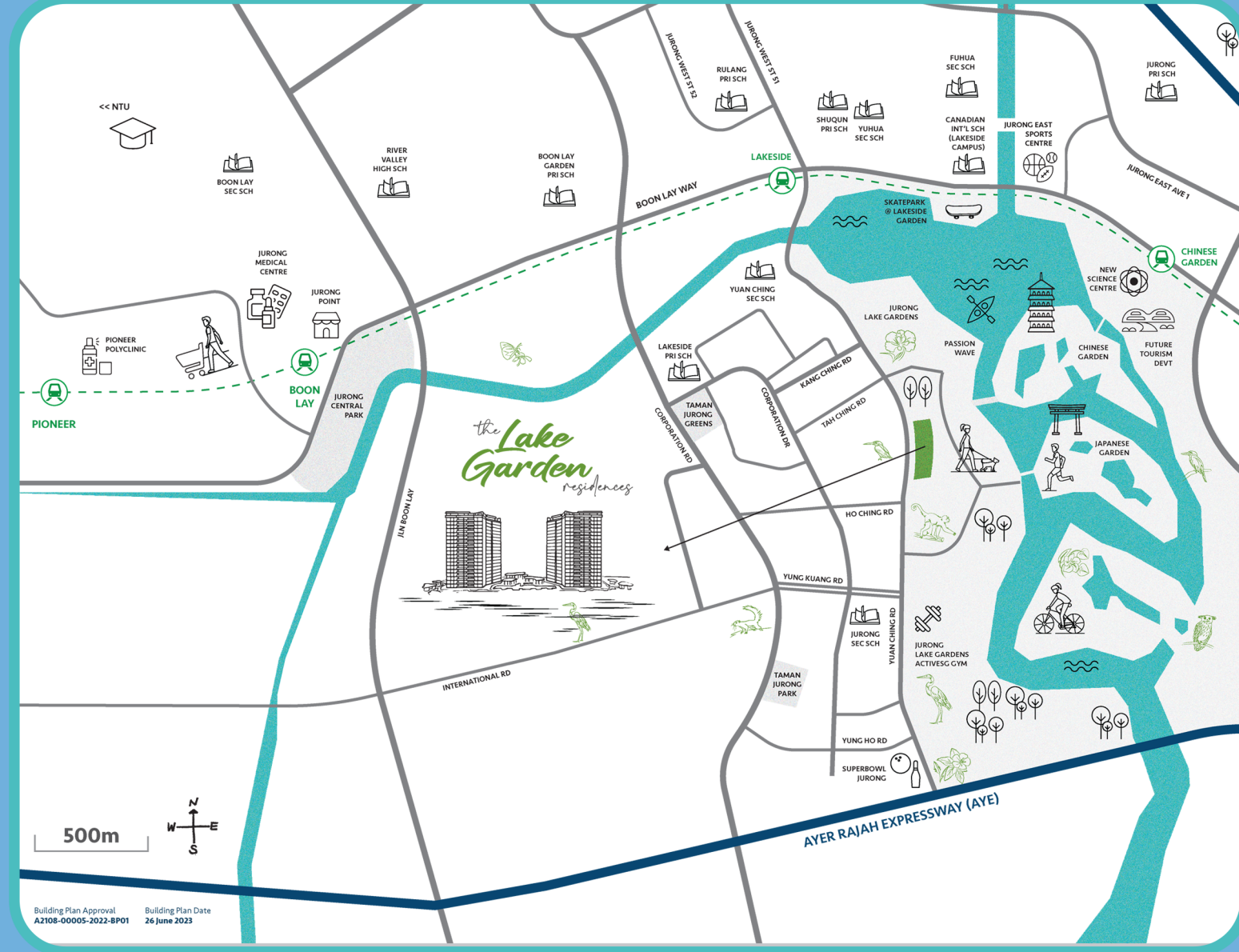


THE LAKEGARDEN RESIDENCES INFO AT A GLANCE			
Project Name	The LakeGarden Residences (嘉湖庭)	Architect	Subana Jurong Architects
Developer	Winville Investment Pte. Ltd. (a subsidiary of Wing Tai Asia)	Landscape Architect	STX Landscape Architects
District	22	Lighting Consultant	Lighting Planners Associates (LPA)
Location / Address	80 Yuan Ching Road, Singapore 619613 82 Yuan Ching Road, Singapore 619614	Project Interior Design	Atelier Ikebuchi
Description	Proposed erection 2 blocks of 19-storey flats development (total 306 units), and a Clubhouse complete with Swimming Pool & Communal Facilities at 1st storey, Substation, Bin Centre and 2 storey basement carpark on Lot No. 01164V MK06 at Yuan Ching Road (Jurong East Planning Area)	Expected date of NVP	29-Aug-27
Tenure of Land	99 years commencing from 31 May 2023	Expected Legal Completion Date	29-Aug-30
Site Area	Approx. 12,001.4 sq m 129,182 sq ft	Showflat Interior Designer	CHALKED Interior Design, SuMisura, Index Design Pte Ltd
No of Residential Units	306	M&E Consultant	Rankine & Hill (S) Pte Ltd
Carpark Lots	306 car park lots (inclusive of 4 EV charging lots) 4 handicap lots	C&S Consultant	KCL Consultants Pte Ltd
No. of Storeys	Two 19 storey towers	Project Account	DBS Project A/c No. 003-700164-3 of Winville Investment Pte. Ltd. Payment made by way of Telegraphic Transfer Bank: DBS Bank Ltd, Singapore SWIFT code: DBSSGSGG For account of: Winville Investment Pte. Ltd. Account No: 003-700164-3

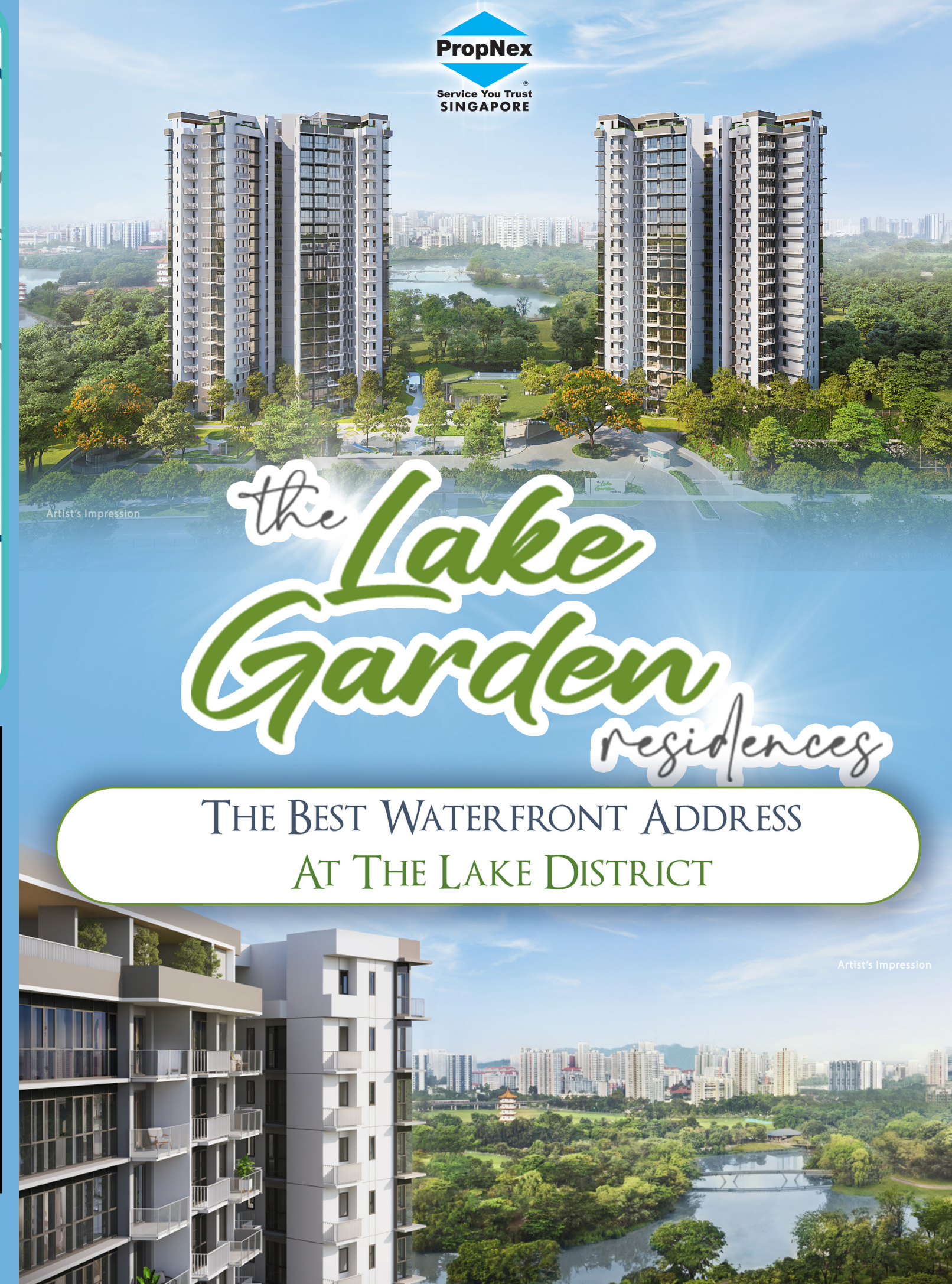
Configuration	Type	Sqm	Sqft	Block	Stack	No. of Units	Unit Mix	Unit Mix (%)	Share Value	Est. Maintenance Fee	
1-Bedroom	1BR	A1-G & A1-G'	45	484	82,80	#01-11, #01-06'	4	23	7.5%	5	\$400
		A2-G & A2-G'	50	538	82,80	#01-10, #01-07'					
		AS1	49	527	80	#02-03 to #18-03					
	1BR+S	AS1-G	49	527	80	#01-03					
2-Bedroom	2BR C	B1-C-G	55	592	82	#02-14 to #18-14	19	114	37.3%	6	\$480
		B1-C-R	65	700	82	#19-14					
		B2C+ & B2C+'	63	678	82,80	#02-13/04' to #18-13/04'					
	2BR C'	B2C+ -G & B2C+ -G'	63	678	82,80	#01-13, #01-04'					
		B2C+ -R & B2C+ -R'	74	797	82,80	#19-13, #19-04'					
	2BR P	B3P & B3P'	68	732	82,80	#02-10/07' to #18-10/07'					
		B3P-R & B3P-R'	83	893	82,80	#19-10, #19-07'					
		B4P-G & B4P-G'	71	764	82,80	#01-12 & #01-05'					
	2BR + S	BS1-G	72	775	82	#02-16 to #18-16					
		BS1-R	87	936	82	#01-16					
3-Bedroom	3BR	C1	86	926	80	#02-01 to #18-01	39	113	36.9%	6 & 7	\$480 & \$560
		C1-G	86	926	80	#01-01					
		C1-R	103	1109	80	#19-01					
		C2	94	1012	82	#02-15 to #18-15					
		C2-G	94	1012	82	#01-15					
		C2-R	113	1216	82	#19-15					
		C3-G	105	1130	80	#01-08					
		CS1 & CS1'	102	1098	82,80	#02-12/06' to #18-12/06'					
		CS1-R & CS1-R'	122	1313	82,80	#19-12, #19-06'					
	3BR + S	CS2	103	1109	80	#02-02 to #18-02					
		CS2-G	103	1109	80	#01-02					
	CS2-R	120	1292	80	#19-02						
	CS3P	115	1238	80	#02-09 to #18-09						
3BR + S P	CS3P-G	112	1206	80	#01-09						
	CS3P-PH	186	2002	80	#19-09						
4-Bedroom	4BR	D1	124	1335	80	#02-08 to #18-08	20	38	12.4%	7 & 8	\$560 & \$640
		D1-PH	189	2034	80	#19-08					
		D2-G	124	1335	82	#01-18					
		D4-G	118	1270	82	#01-17					
	4DK	D3DK	126	1356	82	#02-17 to #18-17					
	D3DK-PH	200	2153	82	#19-17						
5-Bedroom	5BR	E1	144	1550	82	#02-18 to #18-18	17	18	5.9%	7	\$560
	5+S	ES1-PH	210	2260	82	#19-18					
						306					



ABSD - Additional Buyer's Stamp Duty				LOAN				
CITIZEN	Rate on 1 st Purchase	Rate on 2 nd Purchase	Rate on 3 rd Purchase	LTV limit	1 st Housing Loan	2 nd Housing Loan	3 rd Housing Loan	
	Singapore Citizen	N.A.	20%		30%	75% IF < 30 Yrs loan or Age 65 Yrs	45% IF < 30 Yrs loan or Age 65 Yrs	35% IF < 30Yrs loan or Age 65 Yrs
	Permanent Resident	5%	30%		35%	55% IF > 30 Yrs loan or > Age 65 Yrs	25% IF > 30 Yrs loan or > Age 65 Yrs	15% IF > 30Yrs loan or > Age 65 Yrs
	Foreigner	60%	60%		60%	Minimum CASH downpayment	5% Cash / 20% CPF or Cash, for < 30 Yrs loan	10% Cash / 35% CPF or Cash, for > 30 Yrs loan
Corporate Entity	65%	65%	65%	Corporate Entity	15% LTV	15% LTV	15% LTV	
BSD - BUYER STAMP DUTY				SSD - SELLER'S STAMP DUTY				
Residential Properties : (Above \$1M : 4%) 1 st \$180,000 : 1% / Next \$180,000 : 2% / Next \$400,000 : 3% / Next \$500,000 : 4% / Next \$1.5M : 5% / Above \$3M : 6% Quick Formula as shown: *Below \$1M, Purchase Price x 3% LESS \$5,400 **Below \$1.5M, Purchase Price x 4% LESS \$15,400 ***Below \$3M, Purchase Price x 5% LESS \$30,400 ****Above \$3M, Purchase Price x 6% LESS \$60,400 Commercial & Industrial Properties 1 st \$180,000 : 1% / Next \$180,000 : 2% / Thereafter : 3% Quick Formula: Purchase Price x 3% LESS \$5,400				Residential Properties : 12% - 1 st year / 8% - 2 nd year / 4% - 3 rd year from Signing of S&P Industrial Properties : 15% - 1 st year / 10% - 2 nd year / 5% - 3 rd year from Signing of S&P				
Foreigners exempted from ABSD if buying 1st Residential Property: USA, ICELAND, NORWAY, LIECHTENSTEIN & SWITZERLAND				* Minimum Rental Period : 3 Months for Pte Residential (Announced 30 June 2017) * HDB remains as 6 Months.				

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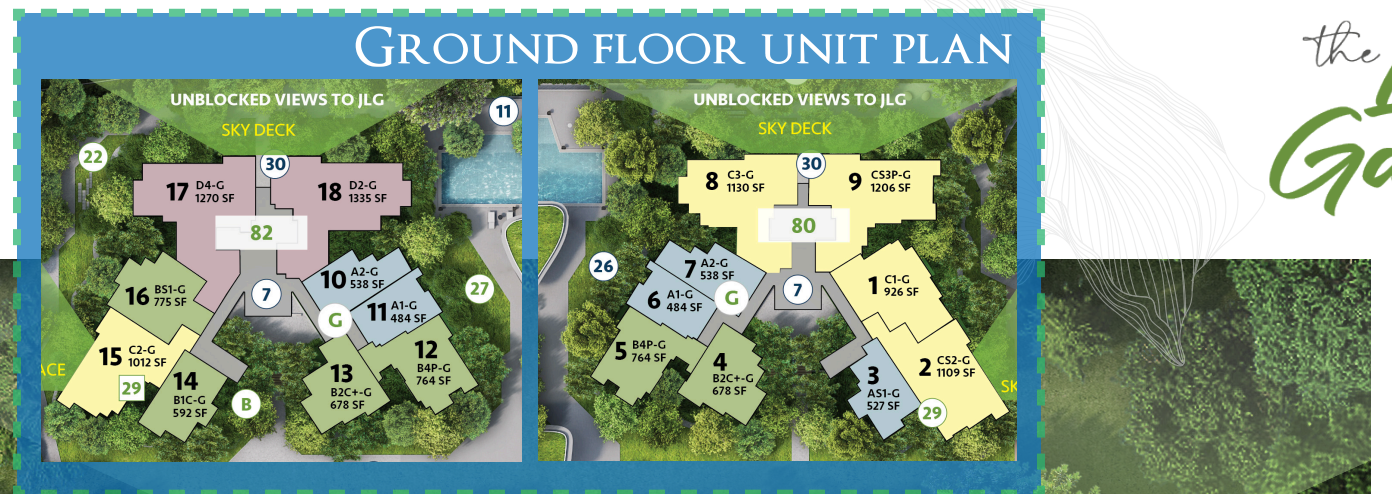


THE BEST WATERFRONT ADDRESS
AT THE LAKE DISTRICT

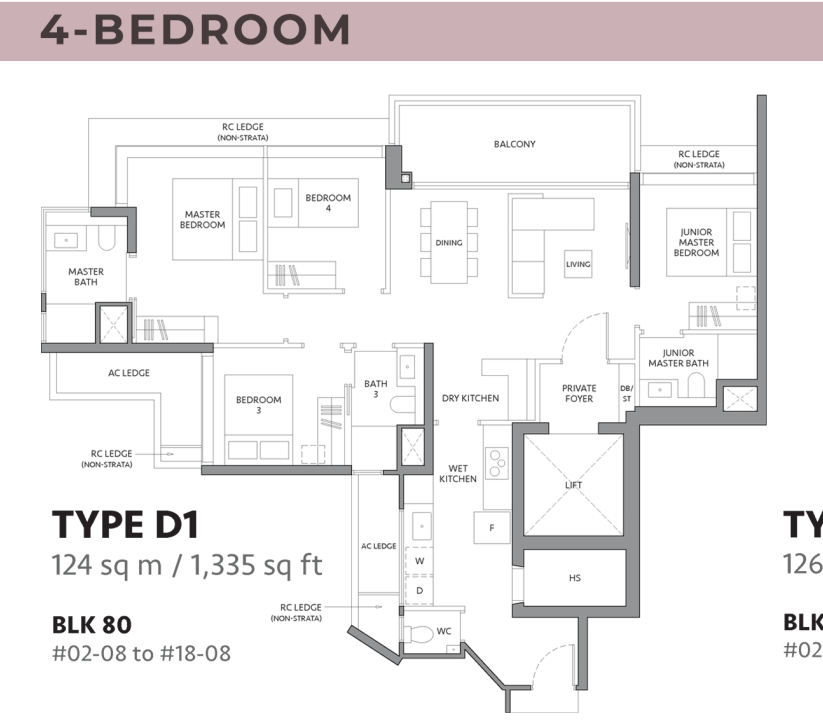
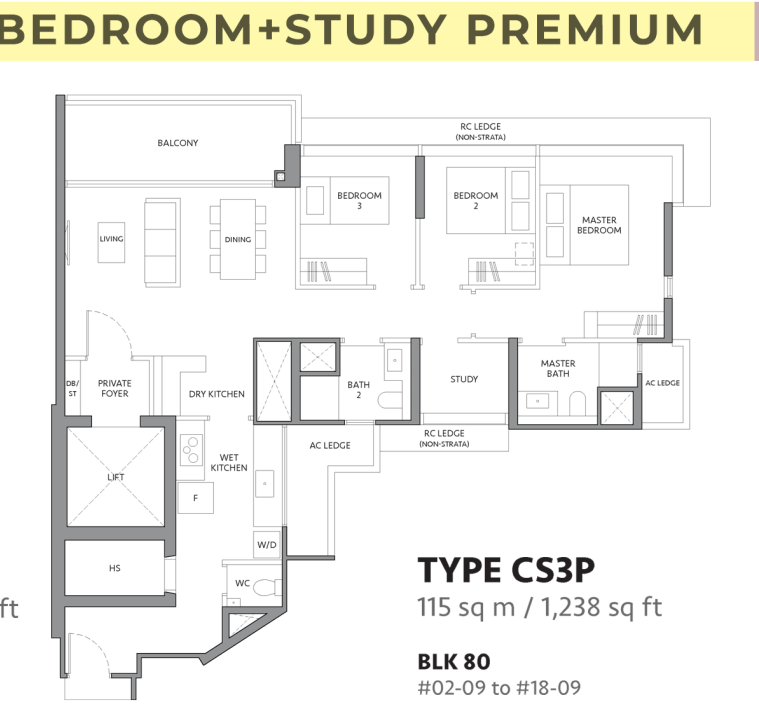
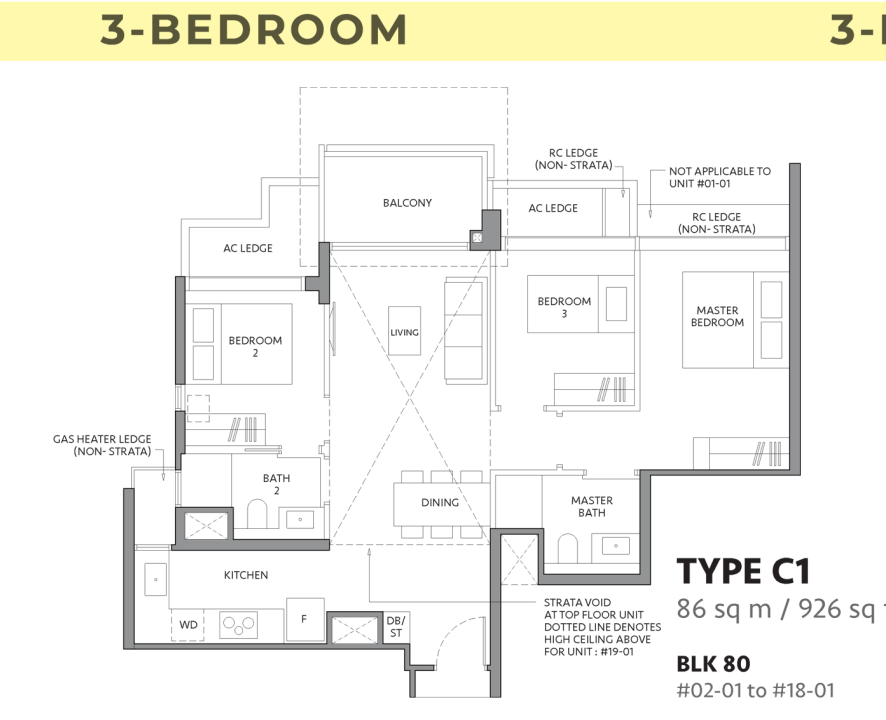
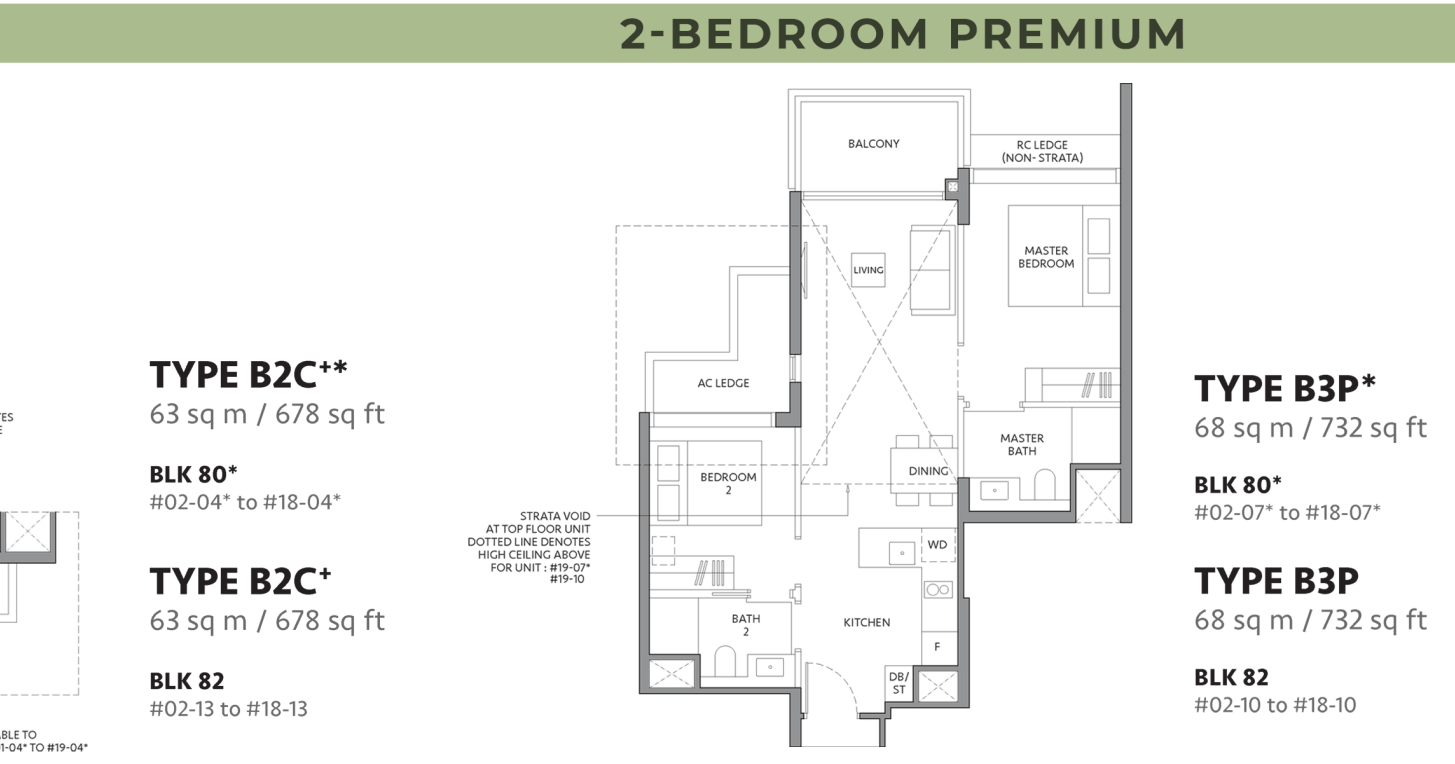
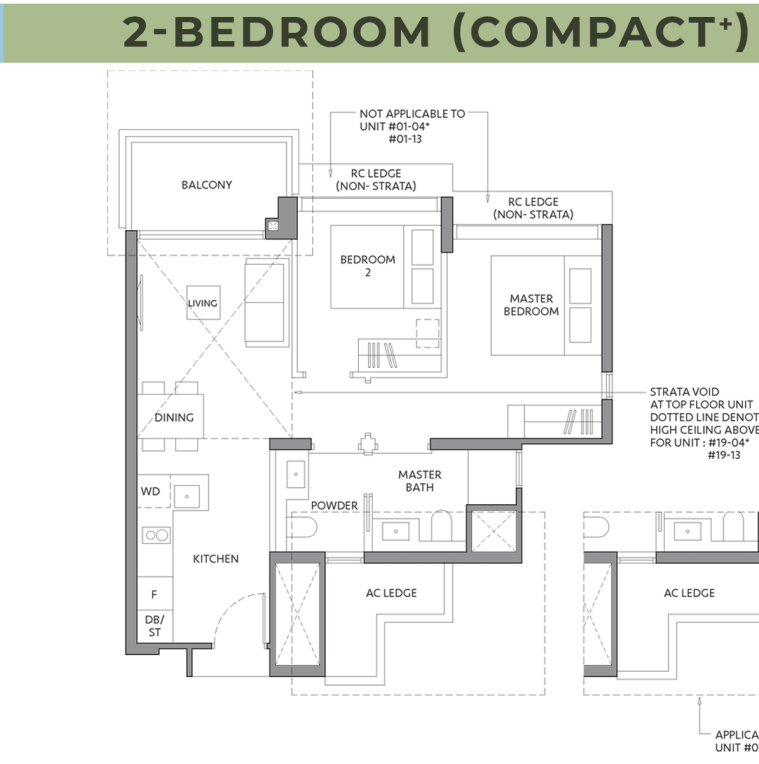
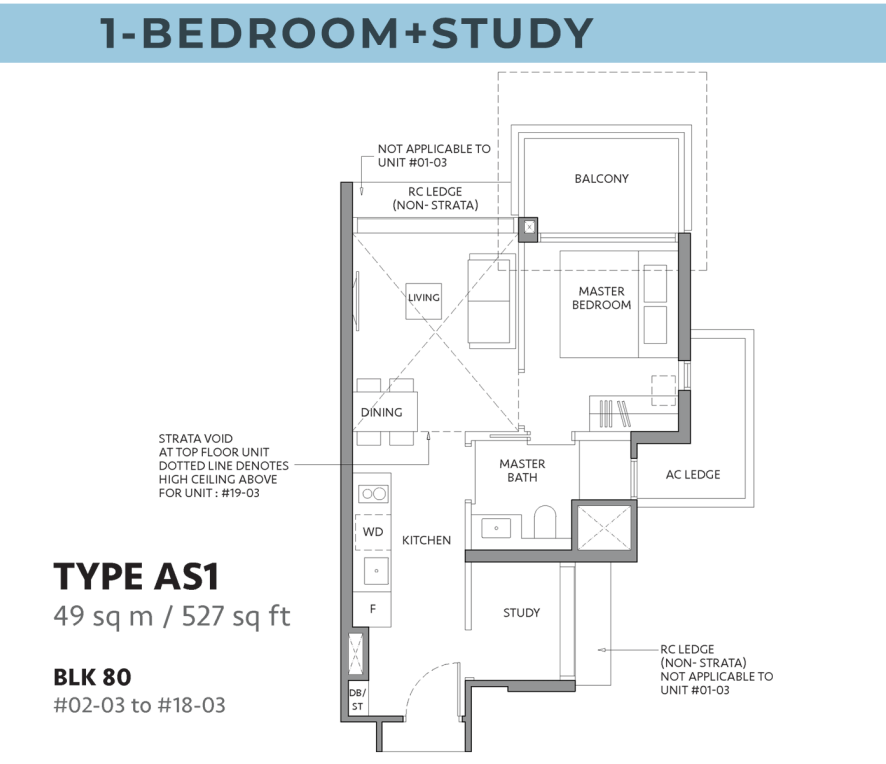


UNIT	FLOOR	UNIT	FLOOR	UNIT	FLOOR
01	19	01	19	01	19
02	18	02	18	02	18
03	17	03	17	03	17
04	16	04	16	04	16
05	15	05	15	05	15
06	14	06	14	06	14
07	13	07	13	07	13
08	12	08	12	08	12
09	11	09	11	09	11
10	10	10	10	10	10
11	9	11	9	11	9
12	8	12	8	12	8
13	7	13	7	13	7
14	6	14	6	14	6
15	5	15	5	15	5
16	4	16	4	16	4
17	3	17	3	17	3
18	2	18	2	18	2
19	1	19	1	19	1

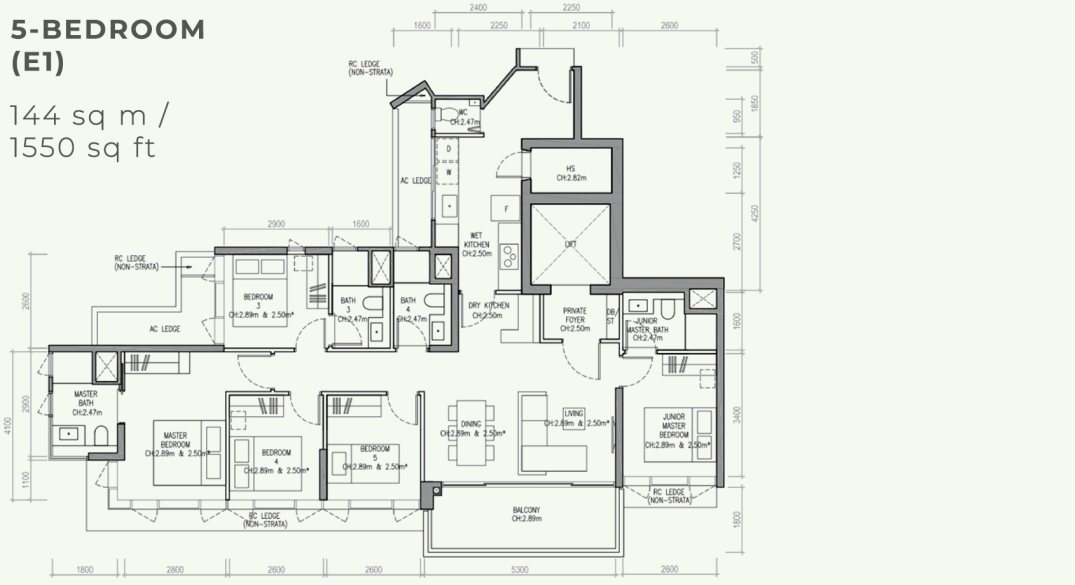
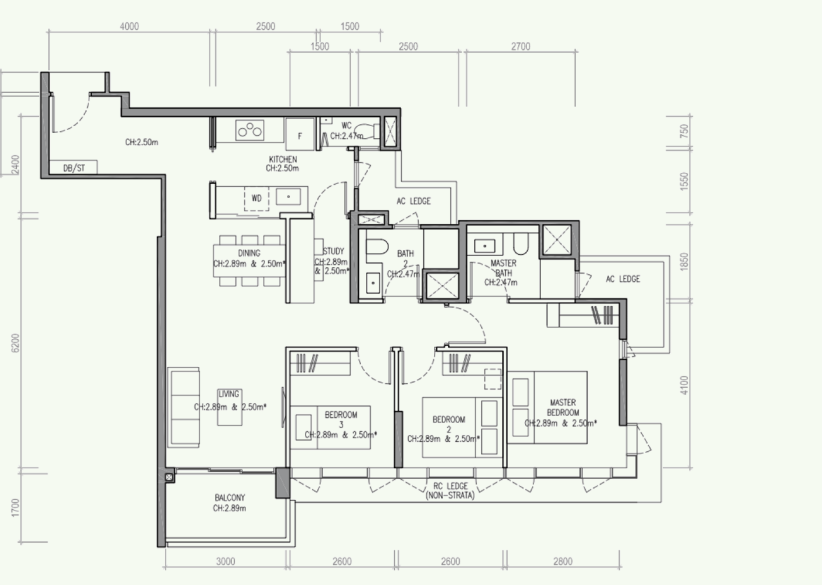
1 - Bedroom 2 - Bedroom 3 - Bedroom 4 - Bedroom 5 - Bedroom



- Entrance/Exit 1, 2 The Arrival, 3 Way to Basement, 4 Changing Room, 5 LakeGarden Club, 6 Gym, 7 Lift Lobby, 8 Waterlily Enclave, 9 Jacuzzi Lounge, 10 50m Stardust Pool, 11 Stardust Deck, 12 Kid's Pool, 13 Aqua Play, 14 Aqua Play Deck, 15 Sensory Play, 16 Active Play, 17 Tree Deck, 18 Glamping Pavilion, 19 Edible Garden, 20 BBQ Zone, 21 Grill Zone, 22 Rock Sculpture, 23 Wellness Trail, 24 Tennis Court, 25 Side Gate, 26 Yoga Lawn, 27 Picnic Lawn, 28 Kid's Play Lawn
- A Guardhouse, B Management Office, C Electrical Substation, D Bin Centre, E Generator Set, F Ventilation Shaft



SHOWFLAT TYPE



All plans are subjected to changes as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to government survey. *Key Plan is Not Drawn To Scale.