

CENTRIUM SQUARE

PROJECT DETAILS	
Location	320 Serangoon Road, Singapore 218108
Developer	Feature Development Pte Ltd (A unit of Tong Eng Group)
Type of Development	19-storey commercial development comprising an 14-storey Office Tower with a mixture of Offices and Medical Suites & a 5-storey Podium of Retail, Carpark and Sky Terrace
Legal Description of Land	Lot 01444M TS17 at Serangoon Road
District	8
Tenure	Freehold
Site Area	6,365.8 sq m/ 68,521 sq ft
Plot Ratio	3
Project Account No.	DBS Bank Ltd For Account No. 003-700118-0 of Feature Development Pte Ltd
Total No. of Units	143 Office Units 39 Medical Suites 49 Retail Shops Total 231 Units
Car Park	Podium Parking (3 rd to 5 th Storey)
No. of Car Park Lots	124 + 4 Handicapped
Season Car Parking	MCST to advise
Visitor's Car Parking	Hourly Parking Rate Apply
Payment Scheme	Normal Progressive Payment
Expected T.O.P. Date	31 December 2021
Expected Legal Completion Date	31 December 2024
Maintenance Charges	\$1.00 per share value (estimated)

CONSULTANTS	
Architect	DP Architects Pte Ltd
M & E Consultant	DP Engineers Pte Ltd
Structural Consultant	DP Engineers Pte Ltd
Landscape Consultant	DP Green Pte Ltd
Main Contractor	To be advised
Solicitor	Rodyk & Davidson

UNIQUE SELLING POINTS
<p><u>Physical and Site Attributes</u></p> <p>Convenient and central location</p> <ul style="list-style-type: none"> • Located outside ERP zone, right in the heart and busy streets of Serangoon Road • Centrally located and easily accessible via major roads, expressway, MRT stations and shopping malls <ul style="list-style-type: none"> ○ 3 min walk to Farrer Park MRT Station (part of North-East Line), City Square Mall, Connexion and upcoming Farrer Square ○ 5 min drive to Novena MRT ○ 5 min drive to Bugis Junction, Raffles City ○ 10 min drive to CBD, Marina Bay, Orchard Road ○ Well connected to major expressway – CTE, PIE & KPE <p>New Distinctive Integrated Commercial Development in Vicinity</p> <ul style="list-style-type: none"> • Rare large freehold mixed use commercial development comprises strata-titled premium office units, medical suites and retail units • 115m wide and highly visible frontage facing Serangoon Road • 5-storey podium facade featuring a flat two dimension geometric tessellation patterned screen to create a 3D cube visual effect, enhance with vibrant and colourful decorations echoing Little India's strong heritage and characteristics • High performance, low-emissivity double glazed panels used to minimize solar heat gain and noise reduction for optimal office environment • Gold Green Mark Certification

Unit Attributes

Office Units and Medical Suites

- All units will come with a 4.9 metre floor to floor height
- Column free, flexible and versatile layout, allow options of combining multiple office units to a bigger office area, if required
- 3.6m high low-emission double glazing glass offering unobstructed views of Little India conservation area, Orchard Road, City view as well as Marina Bay area and maximise day light to the office space
- All units fitted with an individual toilet and A/C ledge to enable the users to install own AC units to serve the offices beyond normal office hours
- Office tower well served by 6 passengers and 2 service lifts
- Exclusive office drop off point and main tower lobby

Retail Units

- Wide unobstructed frontage is strategically facing Serangoon Road, enhance pedestrians street shopping experience
- Served by 2 pairs of escalators at two ends of the atriums, maximizing the internal shop front exposures for Level 1 and 2
- Retail podium well served by 1 passenger and 1 service lift
- Good variety of restaurants, shops as well as a supermarket and foodcourt to support the daily needs for the office users

Facilities at 5th Storey

- Podium roof is designed as an outdoor Roof Garden with a 12m high covered Sky Terrace below the Office Tower
- Part of the podium façade screen will create two Outdoor Pavilions for communal use
- Bicycle lots and shower facilities available, located on 3rd floor

WHY INVEST IN CENTRIUM SQUARE?

- Centrally located
- Large freehold site with prominent frontage facing Serangoon Road
- Limited supply of freehold commercial units
- Excellent business and investment opportunity
- LTV of up to 80% of purchase price
- No Additional Buyer's Stamp Duty
- No Seller's Stamp Duty
- No restriction on foreign ownership

UNIT DISTRIBUTION			
OFFICE – 9th to 19th UNIT NO.	UNIT TYPE	SIZE (Sqm)	SHARE VALUE
01	Office	92	581
02	Office	67	423
03	Office	53	334
04	Office	80	505
05	Office	57	360
06	Office	57	360
07	Office	57	360
08	Office	57	360
09	Office	80	505
10	Office	53	334
11	Office	66	417
12	Office	91	574
13	Office	94	593