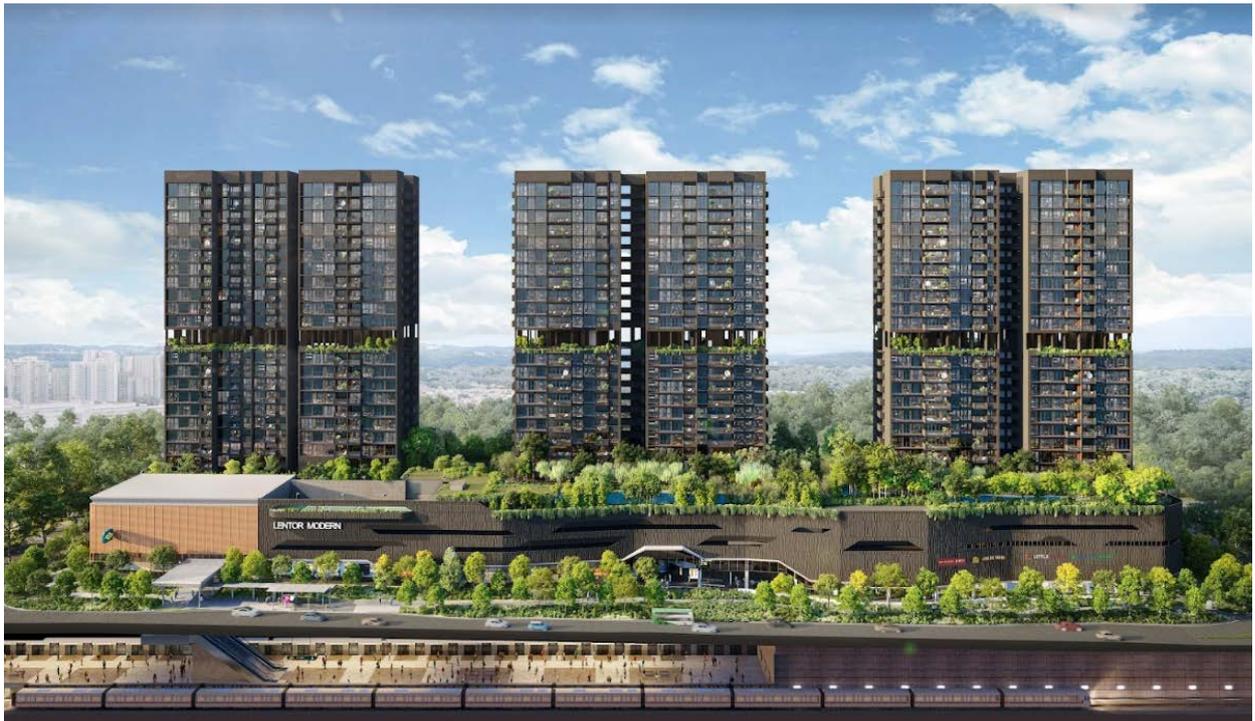


LENTOR MODERN TO TRANSFORM LENTOR NEIGHBOURHOOD AS THE FIRST AND ONLY INTEGRATED MIXED-USE DEVELOPMENT

- 605 residences with over 96,000 sq ft mall with F&B, retail, supermarket and childcare centre
 - Integrated to Lentor MRT station on Thomson-East Coast Line
 - Preview to start on 2 September 2022



Lentor Modern (Artist Impression)

SINGAPORE, 31 AUGUST 2022 - GuocoLand Limited (“GuocoLand” and together with its subsidiaries “the Group”) today announced the development concept of **Lentor Modern** (“曲水伦庭”). Located among the tranquil landed estates and nature area, Lentor Modern will be the first and only integrated mixed-use development to be built in the area.

Lentor Modern is situated on a 1.7-hectare site surrounded by various parks and reservoirs in the vicinity. It comprises three 25-storey residential towers above a mall with more than 96,000 square feet (“sq ft”) of F&B and retail shops, a supermarket and a childcare centre. The development is directly integrated with Lentor MRT station on the Thomson-East Coast Line (“TEL”).

Lentor Modern's 605 residences offer layouts of 1- to 4-bedroom units. The 2- to 4-bedroom units all come with an additional Flex Room. Residents can enjoy the verdant greenery within and around the integrated development, as well as unblocked views of the nature parks or low-rise landed homes in the area.

Units at Lentor Modern are attractively priced, starting from S\$1,880 price per square foot ("psf"). Prices for a 1-bedroom unit start from S\$1.088 million; a 2-bedroom unit is from S\$1.388 million; a 3-bedroom unit is from S\$1.878 million; and a 4-bedroom unit is from S\$2.918 million.

Mr Cheng Hsing Yao, Chief Executive Officer of GuocoLand, said: "One of GuocoLand's core capabilities is to transform neighbourhoods with our mixed-use developments, demonstrated through Guoco Tower at Tanjong Pagar and the upcoming Guoco Midtown on Beach Road. Our vision is for Lentor Modern to transform and redefine the Lentor area into an upscale and attractive residential and lifestyle destination."

"One Lift Ride Lifestyle" – Direct connection to MRT, F&B, retail, supermarket and childcare

Lentor Modern offers homeowners a "One Lift Ride Lifestyle". Being part of a transit-oriented mixed-use development, homeowners of Lentor Modern can just take the lift from their condominium straight down to the integrated mall which will have a wide range of retail and F&B options, as well as a 12,000 sq ft supermarket. Families with young children will also enjoy the convenience and safety of having a 10,000 sq ft childcare facility within the same development.

The Lentor MRT station entrance building is seamlessly integrated with the Lentor Modern mall. From Lentor MRT station, with just one train ride, homeowners can reach Orchard Road, Singapore Botanic Gardens, the Central Business District ("CBD"), Marina Bay, Gardens by the Bay and the East Coast. Other job centres, such as the Woodlands Regional Centre, can also be reached by MRT along the TEL.

In addition, with several interchange stations on the TEL at present and in the future, residents of Lentor Modern can transfer to all other MRT lines and travel to almost every part of the island.

Lentor Modern's mall includes a Public Plaza flanked by F&B units. The plaza is conceived to be the social heart of the neighbourhood, providing a space for the local community to unwind and connect with family and friends. It can also be a place to hold activities such as street markets, group exercises or performances.

Living in a stream-inspired green sanctuary

On the site of Lentor Modern there used to exist a freshwater stream. The architectural and landscape design pays homage to the stream by drawing inspiration from an old Chinese cultural activity known as 曲水流觞 (roughly translated as "winding stream party"), where participants compose poems by a winding stream. Level 4 of Lentor Modern features a series of inter-connected waterbodies totalling more than 200-metres in length. Lining this stream-inspired waterbody are various gardens, pavilions and amenities dedicated to wellness and social interaction. Residents can recharge and relax while taking in picturesque views of the landed estates and nature areas.

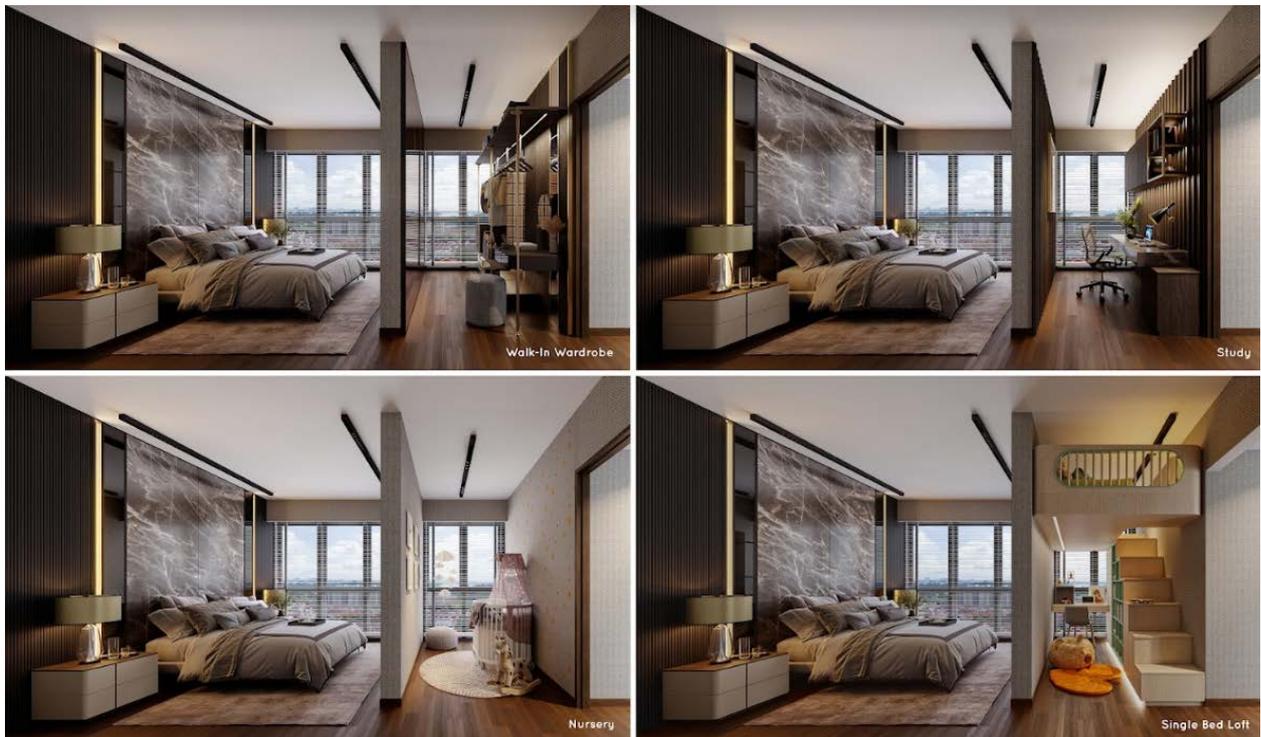
The extensive facilities and amenities on Level 4 include a 50-metre and a 25-metre Lap Pool; a Leisure Pool, Spa Pool and Jacuzzi Alcove; two signature lawns; a tennis court; a Grand Clubhouse (with two function rooms, Business Lounge, Games Room and Dance Studio); indoor and outdoor gyms; as well as multiple dining and entertainment spaces and pavilions. Residents can also enjoy sleeping under the stars in the specially designed glamping tents, while an Allotment Garden with community planters provides farming enthusiasts with a farm-to-table experience.

At Level 14 of each of the three residential towers is a Sky Club that offers a verdant environment with open areas for exercise, relaxation and meditation; two dining rooms for entertaining; as well as naturally ventilated work corners and an air-conditioned Club Lounge.

Special effort is made to support residents' new hybrid work lifestyle. In addition to the work corners and Club Lounge on Level 14, the multiple pavilions on Level 4 offer residents plenty of alternative work and study spaces where they can hold private calls, meetings, private tuition classes or study groups, while the Business Lounge in the Grand Clubhouse comes with private booths for hot-desking, setting for informal meetings and a meeting room for six people.

Efficient and Flexible Living Spaces

People's lifestyle needs have evolved, and having an additional flexible space that can serve a variety of functions is very useful. Thus, in addition to the typical bedrooms, a versatile **Flex Room** has been incorporated in all 2- to 4-bedroom units. The dimensions of the Flex Room are carefully designed so that it can be used in a variety of ways to suit different needs. For example, the Flex Room can be used as nursery or playroom, a study room, a walk-in wardrobe, a small guest bedroom, or workshop for home-based entrepreneurs.



Lentor Modern's Flex Room offers a host of possibilities in usage (Artist Impressions)

Connected to Nature Parks and Education Institutions

Families and nature enthusiasts can enjoy greenery at the nearby Hillock and Linear Parks in the future. They can also exercise and unwind at the many other parks in the area, such as Lower Peirce Reservoir Park, Upper Peirce Reservoir Park, Thomson Nature Park, Bishan-Ang Mo Kio Park, Lower Seletar Reservoir Park and Upper Seletar Reservoir Park.

Lentor Modern is in close proximity to several well-regarded institutions, including Anderson Primary School, Ang Mo Kio Primary School, CHIJ St. Nicholas Girls' School (Primary and

Secondary), Mayflower Primary School, Anderson Secondary School, Presbyterian High School, Anderson Serangoon Junior College and Nanyang Polytechnic.

GuocoLand’s signature “Modern” series arrives at Lentor

Lentor Modern takes inspiration from two earlier luxury developments in GuocoLand’s “Modern” series – Martin Modern which debuted in 2017, and Midtown Modern which was launched in 2021. With its “Modern” series of residences, GuocoLand has defined a modern luxury lifestyle through the use of architecture that is timeless and classic, efficient and adaptable layouts that supports living, working and entertaining at home, a strong focus on wellness through accessibility to nature, and shared amenities to promote social activities. Similar to Midtown Modern, Lentor Modern provides an elevated level of convenience and connectivity by being directly linked to an integrated mall and MRT station.

Ms Dora Chng, General Manager (Residential) of GuocoLand, said: “Being part of the Lentor Modern integrated mixed-use development means residents can enjoy a host of amenities with just one lift ride. Just by taking the lift down from their homes, they can reach the MRT station, or be at a cafe, drop their children off at the childcare centre, be at the supermarket to restock their pantries, and more. And with direct access to the Thomson-East Coast MRT line, residents can be in Orchard Road or Marina Bay with just one train ride. At the same time, residents can enjoy the green sanctuary within the condominium and utilise the available facilities to support their hybrid work arrangements.”

Lentor Modern’s project and landscape architects are ADDP Architects and Ortus Design, respectively. Each well-appointed unit comes with high-quality appliances from Smeg and luxurious sanitary wares from Hansgrohe and Roca.

Expected to be completed in 2026, Lentor Modern will be the first private condominium launch in the Lentor neighbourhood in more than two decades. Lentor Modern’s show gallery will be opened for preview from 2 September 2022.

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About GuocoLand Limited

GuocoLand Limited ("GuocoLand") is a public company listed on the Singapore Exchange Securities Trading Limited since 1978. The principal business activities of its subsidiaries are property development, property investment, property management and hotel operations.

GuocoLand and its subsidiaries ("the Group") have established property operations in their geographical markets of Singapore, China and Malaysia, comprising residential, commercial, retail and hospitality developments. As a premier property company, GuocoLand is focused on achieving scalability, sustainability and growth in its core markets through its property development, investment and management businesses.

The parent company of GuocoLand is Guoco Group Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. As of 30 June 2022, the Group has total assets of S\$12.3 billion and total equity attributable to equity holders of S\$4.3 billion.

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ANNEX: LENTOR MODERN FACT SHEET

DEVELOPMENT INFORMATION

Total Units	605 residential units	
Land Size	17,279.9 sq m / Approx 186,000 sq ft	
Commercial Component	Over 96,000 sq ft of Commercial Spaces, including 12,000 sq ft Supermarket and 10,000 sq ft Childcare Centre	
Tenure	99 years from 26 October 2021	
Construction Method	PPVC	
Estimated TOP	Estimated 2026	
No of Units Per Floor	Tower 3 – 10 units per floor Tower 5 – 9 units per floor Tower 7 – 10 units per floor	
No of Residential Carpark lots	547 carpark lots consisting of 542 carpark lots and 5 accessible carpark lots located at 2 nd and 3 rd storey of the podium 8 motorcycle lots for residential at 2 nd storey	
No of Commercial Carpark lots	103 carpark lots consisting of 100 carpark lots and 3 accessible carpark lots located at the basement storey 1 motorcycle lot at the basement storey	
No of Bicycle Lots	50 bicycle parking lots for commercial and 152 bicycle parking for residential. Both are located in the basement storey	
Consultants	Architect Landscape Architect MEP Consultant C&S Consultant Project ID Greenmark Consultant	ADDP Architects LLP Ortus Design Pte Ltd Belmacs Pte Ltd KCL Consultants Pte Ltd ADDP Architects LLP DP Sustainable Design Pte Ltd

UNIT MIX

Configuration	Type	No of Units	Unit Size	Total	
			sq ft		
1-Bedroom	A1S-G	3	527 sq ft	63	10.4%
	A1s	60			
2-Bedroom	B1-G	4	678 sq ft	84	38.2%
	B1	72			
	B1-R	8			
	B2-G	7	732 sq ft	147	
	B2	126			
	B2-R	14			
3-Bedroom	C1-G	2	969 sq ft	42	41.0%
	C1	36			
	C1-R	4			
	C2-G	1	980 sq ft	21	
	C2	18			
	C2-R	2			
	C3-G	2	990 sq ft	61	
	C3	53			
	C3-R	6			
	C4-G	2	1,109 sq ft	61	
	C4	53			
	C4-R	6			
	C5-G	1	1,130 sq ft	21	
	C5	18			
	C5-R	2			
	C6-G	2	1,130 sq ft	42	
	C6	36			
	C6-R	4			
4-Bedroom	D1-G	3	1,528 sq ft	63	10.4%
	D1	54			
	D1-R	6			
		605		605	100%

AMENITIES

Expressway

Amenities	Estimated Time*
North-South Corridor (U/C)	2-min drive
Central Expressway (CTE)	7-min drive
Seletar Expressway (SLE)	7-min drive

MRT

Amenities	Estimated Time*
Lentor MRT station (Thomson-East Coast Line)	Directly Connected

MRT Line that TEL is connected to:	Interchange MRT station
Circle Line	Caldecott
North-South Line	Woodlands; Orchard [^]
Downtown Line	Stevens [^]
East-West Line and North-East Line	Outram Park [^]
Cross Island Line [#]	Bright Hill [^]

[^]Estimated to open in end 2022

[#]Phase 1 estimated to open 2030

Nature/ Leisure

Amenities	Estimated Time*
Thomson Nature Park	4-min drive
Bishan-Ang Mo Kio Park	5-min drive
Lower Seletar Reservoir Park	8-min drive
Lower Peirce Reservoir Park	8-min drive
Windsor Nature Park	9-min drive
Upper Peirce Reservoir Park	13-min drive
Mandai Wildlife Reserve	18-min drive
Singapore Botanic Gardens	22-min drive/ 7 MRT stops
Gardens By The Bay	27-min drive/ 17 MRT stops

Business

Amenities	Estimated Time*
Bishan Sub-Regional Centre	8-min drive
Seletar Aerospace Park	14-min drive
Woodlands Regional Centre	18-min drive/ 3 MRT stops
Central Business Centre	24-min drive/ 15 MRT stops

Retail/ Dining

Amenities	Estimated Time*
Lentor Modern	Directly Connected
AMK Hub	5-min drive
Springleaf Eateries	7-min drive/ 1 MRT stop
Upper Thomson Eateries	9-min drive/ 3 MRT stops
Thomson Plaza	10-min drive/ 3 MRT stops
Junction 8	11-min drive
Northpoint City	14-min drive

Orchard Road	19-min drive/ 9 MRT stops
Marina Bay Sands	25-min drive/ 17 MRT stops

Education

Amenities	Estimated Time*
Lentor Modern Childcare Centre	Directly Connected
Anderson Primary School	15-min walk
Mayflower Primary School	4-min drive
Presbyterian High School	4-min drive
CHIJ St Nicholas Girls' School	5-min drive
Anderson Secondary School	6-min drive
Anderson Junior College	5-min drive
Nanyang Polytechnic	6-min drive
ITE College Central	7-min drive

**Estimated traveling time based on OneMap*