

NEWS RELEASE

SKY GREEN ATTRACTS STRONG BUYER RESPONSE ON SOFT LAUNCH

SINGAPORE, 23 October 2012 – Unique Realty, a consortium comprising **Heeton Holdings Limited** (“喜敦控股有限公司”), **KSH Holdings Limited** (“金成兴控股有限公司”), **TEE International Limited** (“特毅国际有限公司”) and **Zap Piling Pte Ltd** has soft-launched its latest residential development, *Sky Green*, to strong response.



The 176-unit freehold development has sold approximately 80% before its official launch, which is slated for next weekend. The units were sold at an average of \$1,502 per sq ft. Buyers were mainly Singaporeans.

Mr Danny Low (刘易琼), COO and Executive Director of Heeton Holdings, said, “We are encouraged by the positive response to *Sky Green*. We see this as affirmation of the condominium’s good design, location and value. We believe the development is set to become a distinctive landmark in the heart of the mature MacPherson estate.”

Sky Green, which occupies some 71,283 sq ft, is located at the start of MacPherson Road just off Upper Paya Lebar Road. The development comprises two 16-storey blocks holding 172 one- to four-bedroom apartment units ranging from 441 sq ft to 1,496 sq ft, and four three- to four-bedroom penthouses ranging from 2,207 sq ft to 2,906 sq ft. All the four-bedroom units are fitted with a dual-key system, allowing for inter-generational living or leasing purposes.

Mr Choo Chee Onn (朱峙安), Executive Chairman and Managing Director of KSH Holdings, said, “*Sky Green* is designed to offer visual respite with its undulating façade that draws inspiration from the shape of gentle waves. This will distinctly set *Sky Green* apart from the more linear exterior of the buildings in the vicinity.”



Sky Green is located mere minutes from Tai Seng and MacPherson MRT stations, and is well-connected to key transport arteries, such as the Pan-Island Expressway, the Kallang Paya Lebar Expressway and Central Expressway. The development is also in close proximity to a network of eateries, and entertainment and shopping hotspots such as nex shopping mall and the upcoming One KM retail mall, as well as renowned schools such as Maris Stella High School and Saint Andrew's Junior College.

Mr. C. K. Phua (潘然钦), Group Chief Executive and Managing Director of TEE International, noted, "*Sky Green* is the embodiment of ideal city fringe living, with easy access to a myriad of lifestyle amenities and a well-established industrial hub. We believe this makes it an attractive proposition for both owner-occupiers and investors."

Beyond the exterior lies a selection of facilities for residents to unwind at the end of the day, which includes spa and lap pools, splash/kids' pool, spa alcove, aqua and indoor gyms, party deck, and aroma and moonlit gardens.

Sky Green is expected to receive its Temporary Occupation Permit by 2016. The show suite is located at 568/570 MacPherson Road, and is open daily from 10am to 6pm.

About Heeton Holdings Limited

Heeton Holdings is engaged in property development and property investment.

As a boutique property developer, the Group has a niche focus on developing distinctive and high quality residential properties in Singapore's prime districts. Among its completed projects are DLV at Dalvey Road, The Element@Stevens, detached and semi-detached houses along Holland Road, as well as a joint-venture project, The Lumos at Leonie Hill.

Heeton has also formed strong partnerships with other established property developers to develop properties locally and in the region. Some of these include Lincoln Suites off Newton Road, The Boutiq at Killiney Road, and Twins at Damansara Heights in Kuala Lumpur.

Heeton prides itself on building exceptional and uniquely designed homes that measure up to international standards. As testament to its commitment to innovation and cutting-edge design, the Group has brought in yoo, a world-renowned design company co-founded by designer Philippe Starck and British developer John Hitchcox, to design the interiors and landscaping of iLiv@Grange.

Heeton's stable of investment property includes Sun Plaza, El Centro, The Woodgrove and Tampines Mart. More recently, the Group has ventured into the hospitality sector, having purchased a significant stake in Mercure Hotel, located in a popular tourist district in Pattaya, Thailand.

For more information, please visit www.heeton.com



About KSH Holdings Limited

Listed on the Main Board of SGX-ST on February 8, 2007, KSH is a well-established Construction, Property Development and Property Management group. Incorporated in 1979, the Group has 33 years of experience in the Singapore construction industry and is backed by an impressive track record, both in Public and Private Sector construction projects.

The Group is registered with the Building and Construction Authority ("BCA") with an A1 grading under the category CW01 for general building, which is currently the highest grade for contractors' registration in this category, and allows the Group to tender for Public Sector construction projects of unlimited value. The Group is also registered with an A2 grading under BCA's CW02 category for civil engineering, which allows it to tender for Public Sector projects for values of up to S\$85.0 million.

Besides acting as a main contractor for both the Public and Private Construction sectors in Singapore, and for the Private sector in Malaysia, KSH is also involved in Property Development and Property Management in Singapore as well as in the PRC.

More details can be found at www.kimsengheng.com.

About TEE International Limited

TEE International Limited ("TEE" or "the Group") was established in the 1980s, and grew from a general Electrical Contractor to a recognised Engineering and Integrated Real Estate Group that it is today.

With its operations spanning Thailand, Malaysia, Philippines, Cambodia, Brunei, Vietnam and China, TEE continues to focus on its core Engineering specialisation, complemented by its Integrated Real Estate business. TEE provides specialised Engineering Services mainly in Infrastructure, Construction and Rebuilding, Redevelopment and System Integration. Under this core Engineering sector, TEE had proven its capabilities by continually securing prestigious projects through its track record and the delivery of advanced quality engineering services.

For its Integrated Real Estate business, TEE aims to provide well-designed, quality homes to cater to the lifestyles of city dwellers in Singapore and Thailand. Leveraging on its engineering expertise, the Group is able to establish a more effective project management system in executing construction projects in both residential and commercial developments.

For more information on the company, please visit www.teeintl.com

About Zap Piling Pte Ltd

ZAP Piling Pte. Ltd. is a distinguished Piling and Civil Engineering contractor registered with CW02 – B1 (Civil Engineering), CR08 – L6 (Piling works) and Builder License of GB1 & SB (PW).

Since its inception in year 1989, ZAP Piling Pte. Ltd. has proven itself as a distinguished part of Singapore's Most Successful Enterprises based on Annual Financial Performance. The company has been rated DP1 (in year 2010) with probability of default $\leq 0.1\%$ and stood out be ranked 458th Singapore 1000 - Top Companies by its percentage change in net profit.

In recent year, ZAP Piling P/L has made a major investment in buying several new boring machine (BG 40) and cranes (e.g. CKE1800, TK750, Kobelco 7120 and Sennebogen 683HD). And with those new fleet of machinery, the company is now better positioned its strategic competitiveness to tender and secure more government-related projects (especially from LTA road works and HDB upgrading



projects) that are particularly stringent in safety performance, accessibility and site constraints as well as towards more environmental friendly worksite.

ZAP Piling's notable Piling and Civil Engineering works include:-

- Marina View project for MacQuarie Global Property (MGPA) (Contract value: \$70 million)
- REC Apricus Project (Bovis Lend Lease) (Contract value: \$50 million)
- Marina Coastal Expressway Way C487 (LTA) (Contract value: \$47 million)
- Marina Bay Business and Financial Center (MBFC) – Residential Tower (Contract value: \$23 million)
- Novena Hospital at Irrawaddy Road (Contract value: \$25 million)

In year 2004, as recognition to the company demonstrated leadership, innovation and sustainable efforts in adopting best practices in Singapore industry, ZAP Piling Pte. Ltd. is awarded to the Construction 21 Best Practice Award Year by Building and Construction Authority (BCA).

More details can be found at www.zappiling.com.sg

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