
NEWS RELEASE**UOL TO LAUNCH PINETREE HILL, FIRST MAJOR RESIDENTIAL LAUNCH IN MOUNT SINAI IN 14 YEARS**

- *Prices of condominium units start from \$2,236 psf*
- *Located close to sought-after schools, business hubs and lifestyle amenities*
- *An elevated sanctuary with magnificent views of Clementi Forest and Bukit Timah Nature Reserve*

Singapore, 27 June 2023 – UOL Group Limited (UOL) and Singapore Land Group Limited (SingLand) (80:20) will jointly unveil Pinetree Hill (松岩轩) for preview on 29 June 2023. Sales will start from 15 July 2023. Pinetree Hill is the first major residential development to be built in the exclusive private residential enclave of Mount Sinai in 14 years. The last residential launch in the vicinity was The Trizon in 2009 by SingLand.

Pinetree Hill will have a total of 520 units spread across three 24-storey towers that offer unblocked views of the tranquil surrounding, overlooking Clementi Forest and Bukit Timah Nature Reserve. Located at Pine Grove, it is within 1km radius to the sought-after Henry Park Primary School and Pei Tong Primary School, and near business hubs at one-north and Science Park. Pinetree Hill is also a winner for its architectural excellence at the International Property Awards (Asia Pacific) 2023-2024, clinching the Best Residential High Rise Architecture and Best Residential High Rise Development awards for Singapore.

The 99-year leasehold development will comprise one-bedroom + study- to five-bedroom units, ranging from 538 sq ft to 1,733 sq ft. One exclusive penthouse of 2,874 sq ft will also be available for sale. About 78% or 407 units comprise one, two and three bedrooms.

Pinetree Hill units will be priced from \$2,236 psf. A one-bedroom + study unit starts from \$1.248 million; a two-bedroom from \$1.588 million; a three-bedroom from \$2.198 million; a four-bedroom from \$3.173 million; and a five-bedroom from \$4.268 million. Being on elevated ground, the units on the lowest level of this development are effectively six storeys above road level, making the pricing very attractive.

Home buyers can choose from an extensive mix of units offering spacious and functional spaces that can be easily adapted for living and working. The four- and five-bedroom units will also come with private lifts for greater privacy and exclusivity.

UOL Group Chief Executive Liam Wee Sin said: “When we tendered for this site back in June 2022, we were excited about the lack of launches and the first-mover advantage. At the same time, we were avoiding locales that have saturation of sites that can lead to intense competition during launches and subsequent sales. Pinetree Hill, with its elevated ground amidst vast greenery within and beyond the site, provides immense opportunity to create an exceptional and charming resort-like residence. This site, which formerly housed the Singapore American School that relocated in 2004, is one of the most desirable locations within the Holland-Mount Sinai vicinity.

“Pinetree Hill aims to attract buyers with its emphasis on the unique site attributes, architectural quality and efficient layouts. We are seeing a very healthy level of enquiries due to its strong locational and site attributes and proximity to popular primary schools. This development is likely to have pent-up demand amid limited new supply in the area. There is also an investment and lifestyle appeal due to its proximity to premier tertiary institutions, one-north and lifestyle enclaves like Holland Village and Dempsey Hill.”

UOL General Manager (Residential Marketing) Anson Lim added: “To capitalise on the strong demand, Pinetree Hill offers a total of 520 units spread across three well-spaced towers. The landscaping of the development, influenced by the terrain, with its lush greenery and garden theme, occupies 88% of the site footprint. Beyond the site, the upcoming Clementi Nature Trail within the Clementi Forest, which will connect the existing Rail Corridor to the upcoming nature park in Dover Forest, will be a good draw for nature lovers, giving much-needed respite from the bustling urban life.

“One important aspect of Pinetree Hill is that because of the orientation, spaciousness and unblocked views, nearly all units are good facing units. The architecture, landscaping and interior are not only visually appealing but also functional. Residents will enjoy a wide range of facilities, including a 50m lap pool, kid’s pool and play area, gymnasium, tennis court, half basketball court, clubhouse, karaoke rooms, barbecue pits, and gourmet dining pavilions. Leveraging the trend towards hybrid working, the 'close-to-nature' setting and the

well-crafted unit layouts of Pinetree Hill offer an attractive and strong work-life balance proposition for aspiring homeowners.”

Pinetree Hill is situated close to Dover and Clementi MRT stations on the East-West Line and the upcoming Maju MRT station on the future Cross Island Line. In addition, the project is well connected to other parts of the island via the Ayer Rajah Expressway and Pan Island Expressway. It is also about 10 minutes’ drive to one-north, 20 minutes’ drive to Shenton Way, and 15 minutes’ drive to the recently announced Jurong Lake District.

The development is also close to several shopping malls such as The Clementi Mall, The Star Vista, as well as retail and dining establishments at Holland Village and Dempsey Hill. The project is expected to be completed in 2027.

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About UOL Group Limited

UOL Group Limited (UOL) is a leading Singapore-listed property and hospitality group with total assets of about \$22 billion. The Company has a diversified portfolio of development and investment properties, hotels and serviced suites in Asia, Oceania, Europe and North America. With a track record of 60 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely “Pan Pacific”, PARKROYAL COLLECTION and PARKROYAL. The Company’s Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

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Appendix

PINETREE HILL FACTSHEET

DEVELOPMENT DETAILS		
Developer	United Venture Development (No. 5) Pte. Ltd.	
Development	Condominium housing development within 1km radius of sought-after Henry Park Primary School and Pei Tong Primary School. The project comprises three 24-storey towers on elevated ground overseeing Clementi Forest and Bukit Timah Nature Reserve.	
Tenure of Land	99 years leasehold from 12 September 2022	
Site Area	22,534.7 sqm (242,561 sq ft)	
Plot Ratio	2.3	
Total No. of Units	520	
No. of Carpark Lots	420 residential car park lots (inclusive of 5 EV charging lots and 4 accessible lots)	
Expected Date of Vacant Possession	30 September 2027	
Architect	P&T Consultants Pte Ltd	
Location	30, 32 and 36 Pine Grove	
Unit Types	22 units of 1-bedroom + Study	538 sq ft
	45 units of 2-bedroom	700 & 850 sq ft
	113 units of 2-bedroom Premium	764, 775 & 915 sq ft
	68 units of 2-bedroom Premium + Study	797 sq ft
	68 units of 3-bedroom	969, 1,163 & 1,173 sq ft
	91 units of 3-bedroom Premium + Study	1,216 & 1,421 sq ft
	45 units of 4-bedroom Deluxe (with Private Lift)	1,292 & 1,485 sq ft
	45 units of 4-bedroom Premium (with Private Lift)	1,464 & 1,668 sq ft
	22 units of 5-bedroom Premium (with Private Lift)	1,733 sq ft
	1 unit of Penthouse	2,874 sq ft

<p style="text-align: center;">Development's Facilities</p>	<p><u>Basement</u></p> <ol style="list-style-type: none"> 1. Karaoke Rooms 2. Bicycle Bays 3. Resident's Lobby <p><u>1st Storey</u></p> <ol style="list-style-type: none"> 4. Arrival Plaza 5. Drop-off Point (Oasis Pavilion) 6. Pine Grove Pond 7. Waterwall (The Vertical Oasis) 8. Half Basketball Court 9. Tennis Court 10. Cyathea Garden 11. Maranta Garden 12. Heliconia Garden 13. Reflective Pond 14. 50m Lap Pool 15. Pool Deck 16. Outdoor Social Lounge 17. Pool Cabanas 18. Gym and Social Space (The Commune) 19. Function Room 1(The Royal) 20. Function Room 2 (The Tangerine) 21. Function Room 3 (The Orient) 22. Changing Rooms 23. Kid's Play Pool 24. Oasis Pool 25. Aquatherapy Pool (within Oasis Pool) 26. Social Cove 27. Gourmet Pavilion 28. Japanese Gourmet Pavilion 29. Floating Pavilion 30. Forest Pavilion (PineTree Nest) 31. Barbecue Pavilions 32. Forest Playground 33. Flower Swathe 34. Exploration Trails 35. Outdoor Gym
<p style="text-align: center;">Unique Selling Points</p>	<p>Rare New Launch</p> <ul style="list-style-type: none"> • First major residential project in the exclusive private residential enclave of Mount Sinai in 14 years • Pent-up demand amid the absence of large new projects in the area • Resort-like residences surrounded by lush greenery and in proximity to nature • Panoramic unblocked views of surrounding lush greenery, Bukit Timah Nature Reserve to the North and the city skyline to the South-East.

	<p>Connectivity <i>MRT and Public Transport</i> Close to Dover MRT (East-West Line), and one MRT stop away from both Buona Vista MRT (Interchange to Circle Line) and Clementi MRT (Interchange to future Cross Island Line)</p> <p><i>Driving</i> Well connected to other parts of the island via the Ayer Rajah Expressway (AYE) and Pan Island Expressway (PIE)</p> <p>Education Popular primary schools within 1km radius include Henry Park Primary School and Pei Tong Primary School. Near to many educational institutions like Methodist Girls' School, Pei Hwa Presbyterian Primary School, Nan Hua High School, NUS High School, ACJC, Hwa Chong Institution, National Junior College, Singapore Polytechnic and National University of Singapore (NUS)</p> <p>Food, Dining, Shopping and Entertainment Close to Holland Village, Star Vista, Jelita Shopping Centre, Clementi Mall, Rochester Mall, Dempsey Hill and Orchard Road shopping belt</p> <p>Recreation Close to Clementi Forest, Rail Corridor, Ulu Pandan Park Connector, and upcoming Old Jurong Line and Clementi Nature Trails</p> <p>Business Hubs Minutes' drive to one-north, Singapore Science Park I & II, and future Dover Knowledge District</p>
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