

## **Freehold residential developments at Braddell Road and Sommerville Walk – R Maison and E Maison – launching soon**

- **A collection of two residential developments by Top Global Limited**

**Singapore, 6 March 2013** – SGX Mainboard-listed Top Global Limited (“Top Global”, the “Company” and together with its subsidiaries, the “Group”) today announced plans to launch two freehold residential developments – R Maison and E Maison – a collection of two residential developments at Braddell Road and Sommerville Walk.

Located near the junction of Braddell Road and Upper Serangoon Road, R Maison and E Maison (collectively, “The Maisons”) will be built up to a height of 5 storeys (with attic), with premium units on the top floors enjoying unblocked, panoramic views sweeping inwards from Braddell Road towards Sommerville Road and beyond. (Please see Annex A for artist impressions of the developments)

Mr Hano Maeloa, Chief Executive Officer of Top Global, commented: *“The Maisons are built on a large plot of freehold land, which is now very rare given that the land sold under the Government Land Sales programme are now of a 99-year lease tenure.”*

On the sites of the former Braddell Regalia and Braddell Park developments, the two projects cover a combined site area of approximately 10,254.60 sq m. A total gross floor area (GFA) of approximately 14,356.44 sq m, therefore yields a plot ratio of 1.4.

Comprising 175 units in total, The Maisons feature 1-bedroom apartments at about 570 sq ft, through 2- and 3-bedroom units, to penthouses spanning 1,162 sq ft to 2,357 sq ft. In a refreshing departure from the norm, the penthouses in these two developments will have master bedrooms on the upper floor, as opposed to the more common practice of building uncovered living space. Please see Annex B for a summary of the project details for R Maison and E Maison respectively.

Prices are anticipated to range between S\$1,350 - S\$1,450 per sq ft.

Mr Maeloa added: *“Given that The Maisons are among the first developments rolled out after the recent Additional Buyer’s Stamp Duty, our pricing strategy will factor in the additional cost of home purchases. Nonetheless, our main selling points are value and location, which have always proven to be the mainstays driving property sales, so as long as interest rates remain low and buyers continue to enjoy ample liquidity, we envisage a healthy demand.”*

*“For The Maisons, we are presenting a departure from conventional design and the distinct value of uniqueness. We are advocating a cosmopolitan concept lifestyle, by blending architectural and landscape design elements to create exciting and liveable homes for newlyweds, small families, and larger families, all in one great location”,* Mr Maeloa added.

Served by the CTE and arterial roads including Braddell Road, Bartley Road and Upper Serangoon Road, The Maisons enjoy excellent connectivity to surrounding neighbourhoods and the districts further off. Via the Central Expressway, the developments are also a quick drive to the city and in the vicinity, are the Serangoon and Woodleigh MRT stations, which are within 0.5 kilometres and 0.8 kilometres respectively.

Within a 3-kilometre radius from The Maisons, are numerous facilities and amenities, including established educational institutions like Maris Stella High School, Catholic High School, Cedar Primary School, Stamford American International School, the Australian International School, Raffles Institution and Raffles Junior College amongst others, and the neighbourhood shopping mall, Nex, is less than a kilometre away.

In addition to resort-like facilities like a rooftop lap pool, themed gardens, a pet run, a glass-walled club house, a well-equipped gym, yoga areas, outdoor fitness stations and more, the developments feature elevated viewing decks that offer scenic views of the surrounding neighbourhood and broad vistas of the city in the distance. All these are adroitly laid out within an idyllic landscape inspired by baronial architecture blending with soothing greenery to create a romantic ambience of a bygone era.

The Maisons is targeted to be officially launched between late March 2013 and early April 2013, subject to authority clearances and the Temporary Occupation Permit (TOP) date is expected to be on 30 June 2016.

DTZ and Savills Singapore are the joint-marketing agents for these two projects.

For more information on The Maisons, please visit:  
<http://www.themaisons.com.sg>

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## About Top Global Limited

Listed on SGX's Catalist Board (formerly known as SESDAQ) in 2001 and subsequently transferred to the Mainboard in 2012, Top Global Limited is principally engaged in property development and other real estate related investments businesses.

The Group is helmed by Mdm Sukmawati Widjaja, one of Asia's most influential business pioneers. She has four decades of expertise and experience in various business segments including agriculture, palm oil and finance. In the real estate and property development sector, some of the more notable projects include BSD City, a city-based community that started development in the 1980s. Mdm Sukma was the driving force behind the masterplan for the whole satellite city which houses residential, business and commercial properties. Other creditable developments are Plaza BII in Jakarta, Rancamaya Golf & Country Estate Project in Indonesia and The Bund Centre in Shanghai, China.

Top Global will tap on the growth of real estate markets in Asia and targets to become a premier lifestyle property Group that delivers distinctive developments. In Singapore, the Group's key present projects include developments at Braddell and Bartley. Past projects consisted of The Top Residence at Kovan and the transformation of the historic Capitol Building site into a prime mixed development and arts centre. Subsequently in May 2012, the Group has divested its stake in the Capitol Companies.

Moving forward, Top Global will continue to create an acute competitive edge and explore growth opportunities beyond the region and industry sector.

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## **Annex A - Artist impressions**

Leveraging on the natural terrain of hills and valleys in the Braddell location, The Maisons are inspired by a baronial architectural style, the masonry conveying enduring strength and resilience. The terraced levels, lavish amenities and contemporary interiors provide a balance of modernity and timeless tradition. The scented woods, pleasure gardens and verdant avenues act as the perfect counterpoint to the classic elegance of stone, creating a landscape that is contiguous with a bygone era of romance and eminence.



**Interior design of 2 + 1 Bedroom at E Maison**



**Pool at R Maison**





**Glass-walled Clubhouse at E Maison**



**Gymnasium at E Maison**



**Interior design of 1 + 1 bedroom Loft at R Maison**

## Annex B – Project Details for R Maison and E Maison respectively

| R MAISON PROJECT INFORMATION* |   |                         |                     |
|-------------------------------|---|-------------------------|---------------------|
| <b>Developer</b>              | Global Star Development Pte. Ltd., a subsidiary of Top Global Limited   |                         |                     |
| <b>Address</b>                | 1 Sommerville Walk  |                         |                     |
| <b>Tenure</b>                 | Freehold  |                         |                     |
| <b>Site Area</b>              | 2,554.70 sq m   |                         |                     |
| <b>Gross Floor Area</b>       | 3,576.58 sq m   |                         |                     |
| <b>No of Units</b>            | 45  |                         |                     |
| <b>Configuration</b>          | <b>Type</b>   | <b>Approximate Area</b> | <b>No. Of Units</b> |
|                               | 1 Bedroom   | 581 – 742 sq ft         | 20                  |
|                               | 1 + 1 Bedroom   | 667 - 699 sq ft         | 4                   |
|                               | 1 + 1 Loft  | 1,184 sq ft             | 1                   |
|                               | 2 Bedroom   | 807 sq ft               | 2                   |
|                               | 2 + 1 Bedroom   | 936 – 947 sq ft         | 7                   |
|                               | 3 Bedroom   | 1,323 – 1,550 sq ft     | 4                   |
|                               | Penthouses  | 1,162 – 2,357 sq ft     | 7                   |
| <b>Facilities</b>             | <ul style="list-style-type: none"> <li>Gymnasium, open function area, rooftop Jacuzzi, themed gardens, sun deck, swimming pool, meditation / yoga area, children’s pool, BBQ pit, children area</li> <li>Elevated viewing decks offer scenic views of the surrounding neighbourhood and broad vistas of the city in the distance</li> </ul>   |                         |                     |
| <b>Accessibility</b>          | <ul style="list-style-type: none"> <li>CTE and arterial roads e.g. Braddell Road, Bartley Road and Upper Serangoon Road provide excellent connectivity to surrounding neighbourhoods and districts</li> <li>The city is a quick drive away via CTE</li> <li>Serangoon and Woodleigh MRT stations are in vicinity</li> <li>Within a 3 km radius are established educational institutions like Maris Stella High School, Catholic High School, Cedar Primary School, Stamford American International School, Australian International School, Raffles Institution and Raffles Junior College</li> <li>Neighbourhood shopping mall, Nex, is less than 1 km away</li> </ul> |                         |                     |
| <b>TOP Date</b>               | 30 June 2016  |                         |                     |

| E MAISON PROJECT INFORMATION* |   |                         |                     |
|-------------------------------|---|-------------------------|---------------------|
| <b>Developer</b>              | Global Star Development Pte. Ltd., a subsidiary of Top Global Limited   |                         |                     |
| <b>Address</b>                | 28, 30, 32 Braddell Road  |                         |                     |
| <b>Tenure</b>                 | Freehold  |                         |                     |
| <b>Site Area</b>              | 7,699.90 sq m   |                         |                     |
| <b>Gross Floor Area</b>       | 10,779.86 sq m  |                         |                     |
| <b>No of Units</b>            | 130   |                         |                     |
| <b>Configuration</b>          | <b>Type</b>   | <b>Approximate Area</b> | <b>No. of units</b> |
|                               | 1 Bedroom   | 570 – 667 sq ft         | 27                  |
|                               | 1 + 1 Bedroom   | 667 – 828 sq ft         | 13                  |
|                               | 1 + 1 Loft  | 1,001 sq ft             | 1                   |
|                               | 2 + 1 Bedroom   | 904 – 1,184 sq ft       | 61                  |
|                               | 3 Bedroom   | 1,205 – 1,313 sq ft     | 8                   |
|                               | Penthouses  | 1,173 – 2,217 sq ft     | 20                  |
| <b>Facilities</b>             | <ul style="list-style-type: none"> <li>Themed garden, sun deck, rooftop Jacuzzi, scenic outlook with trellis, children's area, BBQ pits, patio, meditation area, outdoor fitness area, reflexology area, children's pool, water feature, gymnasium, pet run, clubhouse, lap pool, yoga area</li> <li>Elevated viewing decks offer scenic views of the surrounding neighbourhood and broad vistas of the city in the distance</li> </ul>   |                         |                     |
| <b>Accessibility</b>          | <ul style="list-style-type: none"> <li>CTE and arterial roads e.g. Braddell Road, Bartley Road and Upper Serangoon Road provide excellent connectivity to surrounding neighbourhoods and districts</li> <li>The city is a quick drive away via CTE</li> <li>Serangoon and Woodleigh MRT stations are in vicinity</li> <li>Within a 3 km radius are established educational institutions like Maris Stella High School, Catholic High School, Cedar Primary School, Stamford American International School, Australian International School, Raffles Institution and Raffles Junior College</li> <li>Neighbourhood shopping mall, Nex, is less than 1 km away</li> </ul> |                         |                     |
| <b>TOP Date</b>               | 30 June 2016  |                         |                     |

\*All project information contained above is current at time of release, and is subject to changes as are required by the developer or the relevant authorities.