



KOH BROTHERS
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NEWS RELEASE

TWO OF FOUR UNITS OF KOH BROTHERS DEVELOPMENT'S FIRST CUSTOMISED BUNGALOW PROJECT SOLD

- **The freehold, luxury development which offers a number of Firsts, received overwhelming response even before public launch**
- **Benchmark price of close to S\$900 psf on land area**

Singapore, October 26, 2006 - Koh Brothers Development Pte Ltd ("KBD") will be offering the public launch of its four-units-only luxurious, freehold bungalow project, "Bungalows @ Caldecott", this weekend, October 28 - 29, 2006.

KBD will be developing these four luxurious bungalows along Caldecott Hills. Each of these bungalows is attractively priced at between S\$5.438 million to S\$8.8 million with land area of approximately 5,300 to 8,600 sq ft per unit.

Likely to be completed by end 2007 or early 2008, Bungalows @ Caldecott is uniquely designed with a number of *Firsts* in Singapore :

- Bathrooms studded with Swarovski wall crystals;
- Avant-Garde sanitary fittings incorporating luxury brand names like Visentin showers. Comes with a trendy rain shower function and digital thermostat;
- Specially-designed Water Conservation System that collects rain water for recycling; and
- A specially-designed railing allowing the nearby public canal to become an integrated feature of the development's design concept.

In addition, all four bungalows come complete with a host of luxury features such as “infinity” jacuzzis and swimming pools, a home automation system and renowned brand fittings. Owners are also able to customise their dream homes with the option of one or two Master bedrooms. All of the bungalows overlook a scenic canal that has been integrated into the aesthetics of each individual property.

Said Mr Francis Koh, Executive Director of KBD : “We are pleased with the overwhelming response to Bungalows @ Caldecott and have sold two units, namely 533 Thomson and 535 Thomson, via a private preview event. This development will be sold on a benchmark price of close to S\$900 psf on land area.

“Bungalows @ Caldecott is the epitome of spacious luxury living within a green and tranquil enclave just minutes away from picturesque MacRitchie and Pierce Reservoirs. It is designed to create an unrivalled living experience, with each of these four exquisite bungalows – Tembusu, Cinnamon, Chestnut and Jelutung – meticulously enhanced with fine details and luxury touches.

“This very special development is created with a number of firsts, from fine touches like the Swarovski crystal embedded bathroom tiles and Avant-Garde sanitary fittings to the latest applications in modern living like an integrated water conservation system that recycles rainwater.

“Owners can gaze down from their infinity jacuzzis or pools at the lush, landscaped surroundings. In fact, to enhance their visual pleasure, KBD has successfully become the first in the industry to modify a public canal railing to blend in with a development’s design concept, transforming the adjacent public utility into a striking feature of this very private development.”

To complete its unique exterior, these stylish and contemporary bungalows will be complemented by lush landscaping, complete with energy and water-saving features. Bungalows are incorporated with energy and water conservation systems, such as solar heaters that offer owners a 24-hour supply of hot water and substantial cost savings of approximately 15 – 25% of total utility bills in the long run.

Interior-wise, apart from high technology bathroom tiles embedded with pieces of Swarovski crystal, bathrooms will also be complemented with first-of-its-kind sanitary fittings that are directly imported from Italy. To complete its overall luxurious modern look, these bungalows come complete with branded wardrobes, kitchen cabinets and kitchen appliances – featuring well-known brands like Hoffen Designer Wardrobe System, Poggenpohl (kitchen cabinets), Sub-Zero wine fridge, De Dietrich & Amana (kitchen appliances and refrigerator).

On top of these, the bungalows will also include home automation and a piped music system from Bose. KBD is once again at the forefront of cutting edge technology for its home automation system, which provides a mobile, single point of access not only to lighting, security and appliances but also to audio/video systems, internet and other cabling in one simple and stylish device. With this high-tech device, home owners will have instant control to all home devices including CCTV cameras, lights, curtains and alarm systems.

“Apart from its upmarket lifestyle enhancement features, this centrally-located freehold development is within a five-minute walk from the future Thomson MRT station and is highly accessible to work and recreational areas as well as educational institutions. Some of the more well-regarded schools include Raffles Institution, Raffles Junior College, Marymount Convent, CHIJ, Catholic Junior College and Singapore Chinese Girls’ School.

“It is our philosophy at KBD to develop quality residences and Bungalows @ Caldecott is another development that demonstrates our continued strategic direction to develop unique projects in prime locations. We are a developer who builds homes, not just houses. Therefore, we are confident that this project will receive an excellent response from people who seek to enjoy the finer things in life from the comfort of their own specially-designed homes.”

The site showroom at 80 Andrew Road is open daily from 10am to 6pm from Saturday, October 28, 2006.

About Koh Brothers Development Pte Ltd (“KBD”)

Established in 1993, KBD, a wholly-owned subsidiary of Koh Brothers, is the Group’s real estate division. In 1995, KBD shifted its focus to prime freehold apartments and condominiums in districts 09, 10 and 11, from its initial development of two bungalow units when it first started out.

KBD is noted for its ‘lifestyle-and-theme’ developments. For example, its latest project - Starville, was the first to introduce a star-gazing observatory, complete with an astronomy theme. Launched in June 2003, this joint venture project is between KBD and AIG Lengkong Investment Limited, a member of America International Group Inc. Earlier projects include The Montana, KBD’s most prestigious residential development to date, in which KBD became the first developer to introduce state-of-the-art home automation features and an infinity pool. The Montana, launched in November 1999, is a 108-unit luxury freehold apartment located off River Valley Road. Other projects include the highly successful Sun Plaza, located next to Sembawang MRT station, which introduced a sunflower theme; The Capri, an 18-unit residential development situated along the prime Stevens Road; and The Sierra, an 80-unit residential development located in the established residential enclave of Mount Sinai.

About Koh Brothers Group Limited

Koh Brothers was established as a sole proprietorship in 1960 by Mr Koh Tiat Meng undertaking contracting works for civil engineering and building projects. Today, the Group has 61 subsidiaries, four JV companies and 11 associated companies in Singapore, China, Indonesia, Thailand, India, Malaysia, Vietnam and USA.

Over the years, the Group has also undertaken several projects in civil and marine engineering, and in addition, has developed a name for itself as a niche real estate developer, with an established reputation for quality.

Koh Brothers' diversified businesses present them with multiple revenue streams, with operating synergies arising from its three core areas of expertise:

- Real Estate;
- Leisure & Hospitality; and
- Construction & Building Materials.

ISSUED ON BEHALF OF	:	Koh Brothers Development Pte Ltd
BY	:	Citigate Dewe Rogerson, i.MAGE Pte Ltd 1 Raffles Place #26-02 OUB Centre SINGAPORE 048616
CONTACT	:	Ms Dolores Phua / Mr Kevin Lim at telephone
DURING OFFICE HOURS	:	6534-5122 (Office)
AFTER OFFICE HOURS	:	9750-8237 / 9154-3765 (Handphone)
EMAIL	:	dolores.phua@citigatedrimage.com kevin.lim@citigatedrimage.com

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FACTSHEET

Developer	:	Koh Brothers Development Pte Ltd
Location	:	531, 533 and 535 Thomson Road and 80 Andrew Road
Tenure	:	Freehold
Expected TOP Date	:	January 2009
Expected Legal Completion	:	January 2012
Land area	:	5,287 sq ft to 8,578 sq ft
Built-up area	:	6,943 sq ft to 7,266 sq ft
Size of Units	:	The Tembusu Bungalow (796.9 sq m / 8,578 sq ft) The Jelutung Bungalow (561.2 sq m / 6,041 sq ft) The Cinnamon Bungalow (505.8 sq m / 5,444 sq ft) The Chestnut Bungalow (491.2 sq m / 5,287 sq ft)
Types of Units	:	6 bedrooms * 1 or 2 Master Bedrooms as customized by homebuyers
Facilities	:	Infinity bathtubs Infinity pool Piped music system from Bose New Generation Home Automation system Water and energy conservation system – latest Edwards L Series solar water heater

Other Features : Avant-Garde sanitary fittings and shower from **Visentin**

Fully furnished kitchen system – from sleek **Poggenpohl** to **Sub-Zero** Wine Cooler, 3-door **Amana** refrigerator to latest appliances from **De Dietrich**;

Walk-in wardrobe – **Hoffen Designer Wardrobe System**

CONSULTANTS

Architect : Associated Civic Akitek

Interior Designer : ID Ranger Pte Ltd

Quantity Surveyor : KPK Quantity Surveyors (1995) Singapore Pte Ltd

Civil Engineer : KTP Consultants Pte Ltd

M&E Engineer : United Project Consultants Pte Ltd

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