

NEWS RELEASE

KOH BROTHERS LAUNCHES THE MONTANA INTRODUCING THE FUTURE OF LIVING: The Art of Living Ahead

Koh Brothers Group Limited ("Koh Brothers") will officially launch its 108-unit residential project, "The Montana", this Saturday, November 20, 1999.

Prior to the official launch, about half of The Montana have already been sold last month, averaging S\$1,085 psf, for a total of S\$66 million. Its highest priced unit at \$1,235 psf set a new benchmark in 1999 for a freehold property in the vicinity. The investor was represented by Chesterton International while Knight Frank is the sole marketing agent for the development.

The remaining units are priced attractively from a low of S\$668,000 for a one-bedroom unit to S\$2.151 million for a penthouse unit averaging out to S\$1,150 psf. An additional 2% will be offered during the soft launch of the development to be held on Thursday, November 18, 1999, with units starting from S\$900 psf.

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Developed on a land area of 37,846 sq ft, The Montana comprises an 11-storey block and a 12-storey block with unit sizes ranging from one bedroom of about 560 sq ft to penthouses of 2,390 sq ft. The penthouses will each have a private rooftop terrace and jacuzzi.

Expected to be completed by December 2002, The Montana is planned with units having a north-south orientation. About half of the development will have a view of the Orchard Road skyline while others will enjoy the pool view.

Situated at a prime freehold location in the prestigious River Valley area just a short walk away from Orchard Road, The Montana redefines life and elevates luxury to an unprecedented level. A distinctively noticeable style of this futuristic and luxurious residence is the unique facade, clean lines, quality finishing and state-of-the-art technological features. The Montana's facade is architecturally designed with special perspectives which provide different reflections and mood when capturing the sun's rays at various times of the day.

Boasting home automation features, the development has been wired with the highest available cable standards with the capability to transform homes into the most efficient offices. Category 5 cables are available for broadband communication thereby allowing all units to be videophone ready.

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Other high-tech features include mobile-phone facilities which allow residents to set the room temperature at the desired level before returning home and control lightings to make rooms more warm and inviting. In addition, all units are installed with motorised blinds which can be drawn at the touch of a button.

Said Mr Francis Koh, Managing Director of Koh Brothers: "We believe that we have succeeded in establishing Koh Brothers as a developer of quality residences. The new millenium is almost upon us and we believe that our futuristic approach will be very well received by the public."

Taking advantage of the natural terrain, The Montana features a 21-metre "infinity" lap pool, designed with a special glass "infinity" edge which allows a peek into the luxurious landscaping. Other facilities available are a wading pool, an open gym, four barbeque pits, children's playground and basement parking.

Commented Mr Tan Kuang Whye, Director of Koh Brothers Development Pte Ltd : "We want to bring fresh and innovative perspectives to home concepts and stand apart from the other private property projects being launched at this time."

"We have created a winning product that meets the needs of a niche market yearning for a lifestyle that provides the technology for living ahead. As can be seen from the good reception so far, we are confident that the launch of The Montana will be a success," added Mr Walter Kee Siang Hoe, General Manager of Koh Brothers Development Pte Ltd.

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The site showroom is opened daily from 10.00 am to 6.00 pm from Saturday, November 20, 1999.

Koh Brothers was started as a sole proprietorship in 1960 by Mr Koh Tiat Meng undertaking subcontracting works for civil engineering and building projects. Today, the Group has 45 subsidiaries and 2 associated companies in Singapore, China, Indonesia and Vietnam.

Headquartered in Singapore, the Group is involved in five core businesses:

- construction;
- real estate;
- leisure and hospitality;
- building materials; and
- equipment sale and rental.

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