MEDIA RELEASE

For Immediate Release

JadeScape by Qingjian Realty unveils Singapore's first fully-smart multi-generational living development

SINGAPORE – 3 September 2018 - Qingjian Realty (South Pacific) Group Pte Ltd (Qingjian Realty) today unveiled Singapore's first fully-smart private development, JadeScape. In addition to new smart home devices previously not included in any residential developments here, JadeScape will be the first to adopt a Smart Estate Management System. Intelligent estate monitoring will be embedded throughout the 1,206-unit development.

2 The pioneer developer for smart living has also introduced The Gold Standard to support multi-generational living. Over 60 units in the development will empower active agers to enjoy their golden years independently with intuitive design and smart technology.

Singapore's first fully-smart development

3 "We continue to evolve our smart home concepts as technology progresses. JadeScape by Qingjian Realty brings homeowners even closer to smart living of the future. For the first time, Smart Estate Management, commercial-grade smart devices and greater connectedness among people in the community is fully enabled and integrated," said Ms Yen Chong, Deputy General Manager, Qingjian Realty (South Pacific) Group Pte Ltd, "All these are undergirded by a well-designed infrastructure that enables individuals to further adopt technology based on their own preferences."

4 The common areas in JadeScape by Qingjian Realty, Singapore's first fully-smart development, will be equipped with smart devices which can be monitored through the Smart Estate Management system by the estate managers. The detection of blown bulbs, for instance, will no longer need manual monitoring and reporting as the maintenance crew can be updated remotely. Homeowners' safety will also be

enhanced, as the system will also send an alert when smoke detectors in individual units are activated.

5 In yet another first, standard provisions at JadeScape by Qingjian Realty will include smart features previously only available at commercial developments here. Safety and security of homeowners will be enhanced by facial recognition technology at the lift lobbies. They can enjoy cost savings and more sustainable lifestyles with an energy-saving air conditioner and hot water heater system that recycles waste heat generated from the air conditioner condensing unit to heat up the water storage tank for their homes. Some homeowners can enjoy greater food safety with ultrasonic fruit and vegetable cleansing as well as other features on their Smart Integrated Dishwasher.

6 Homeowners' smart lifestyles will be complemented by hiLife, a lifestyle mobile application that is designed for greater interactivity among people in the development and provides them with curated services and content. Homeowners will be able to pay maintenance fees, book classes, unlock home doors, check on the availability of car washing bays remotely and more.

The Gold Standard for multi-generational living

7 63 units in JadeScape by Qingjian Realty are tailored for active agers to live life on their terms, supported by intuitive design and smart technology. These homeowners can leverage smart technology to keep an eye on their own health and social lifestyle while leading independent lives. They can access myriad services such as health screening, 24/7 medical services, dietary planning and participate in social activities. The Gold Standard unit will include other features such as pull-down hydraulic racks, slip-resistant flooring and support bars. The SMART Control Panel has also been designed with a simpler interface for ease of use.

8 Qingjian Realty discussed with many different professionals in the area of elderly needs for The Gold Standard units. Dr Wan-Koo May Yeok, Assistant Director at Nanyang Polytechnic's School of Health Sciences (Nursing), shared her insights on

designing an ideal living environment for retirees, enabled by smart technology and concepts such as the psychology of colour.

9 Sharing her views on future trends driven by an ageing population is Ms Janice Chia, Founder and Managing Director, Ageing Asia. “Singapore’s population is ageing rapidly. It is important that we look at how we can enable more Singaporeans to age-in-place successfully within their own homes and community. Each generation of older people will age differently, with rising expectations on how they would like to grow old. They want to maintain their lifestyle, and continue living healthy, happy and independent lives.”

Lush Residential Living in the Heart of Singapore

10 The surrounding MacRitchie Reservoir Park and Bishan-Ang Mo Kio Park is seamlessly woven into JadeScape, where homeowners can look forward to over 100 common facilities nestled among JadeScape’s serene waterways and garden spaces.

11 Notable schools are also nearby, including Ai Tong Primary School, Raffles Institution, Raffles Girls’ School and Eunoia Junior College. Shunfu Mart and Thomson Plaza are also in the vicinity. The development will soon be accessible via four MRT lines – the Circle, North-South, future Thomson-East Coast and Cross Island lines with Marymount MRT station a mere three minutes’ walk away. Those who drive can head to any part of the island with the Pan-Island Expressway, Central Expressway and the upcoming North-South Corridor.

Singapore’s Smartest and Largest Sales Gallery

12 To showcase the many firsts in JadeScape, Qingjian Realty’s show gallery for the development will be Singapore’s largest in recent years. The JadeScape Sales Gallery will come fully-equipped with smart home features for a first-hand experience of smart living. Estate managers can also view the Smart Estate Management system here. Located beside Bishan MRT station and opposite the Bishan Bus Interchange (Entrance via Bishan Place), the JadeScape Sales Gallery will be open daily to the

public from 8 September 2018 from 10am to 7pm. Please refer to **Annex** for more information on JadeScape.

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About Qingjian Realty (South Pacific) Group Pte Ltd

Qingjian Realty (South Pacific) Group Pte Ltd (Qingjian Realty) is the Southeast Asian regional headquarters for Qingjian Group's real estate development arm. Qingjian Realty focuses on property development in the residential, commercial, and industrial sectors.

The trusted developer constantly looks for new ways to provide well-designed and thought-out homes that complement the lifestyles of homeowners. In 2013, Qingjian Realty led the industry in flexible layout options with its innovative CoSpace™ concept. Qingjian Realty paved the way for smart living in Singapore with the launch of The Visionaire, Singapore's first executive condominium with smart homes, in 2016.

Qingjian Realty's commitment to providing quality homes in Singapore is widely recognised. Qingjian Realty has consistently received the BCI Asia Top Ten Award (2013, 2015 to 2018), and has amassed various awards from the Southeast Asia Property Awards and FIABCI Singapore Property Awards. Qingjian Realty has also been conferred multiple BCA Green Mark Awards for its sustainability efforts. Its dedication to enhancing accessibility in all its developments has won Qingjian Realty numerous BCA Universal Design Mark Awards.

About Qingjian Group

CNQC (South Pacific) Holding Pte. Ltd. is wholly-owned by the Hong Kong-listed CNQC International Holdings Limited (CNQC International; Stock Code: HKEX 01240), which extends its regional footprints in Singapore, Hong Kong, Macau and other Southeast Asian markets such as Indonesia, Vietnam and Myanmar. The core businesses of CNQC International comprise real estate, construction, smart homes and smart communities, etc. CNQC Group, established in 1952, was placed 64th among Top 250 International Contractors globally by the Engineering News-Record, and has been one of Top 500 Chinese Companies and Top 80 Chinese Contractors for 13 consecutive years. Its businesses are geographically diversified globally in over 30 markets in Southeast Asia, Middle East, Africa, Oceania, etc.

Annex

JadeScape Fact Sheet

JadeScape Sales Gallery	Located beside Bishan MRT station and Bus Interchange (Entrance via Bishan Place)
JadeScape Sales Gallery opening hours	Monday to Sunday 10am to 7pm

Project Name	JadeScape 顺福轩
Condo/Property Type	Private Condominium
Property Developer	Qingjian Realty (Marymount) Pte Ltd
Location	2 - 16 Shunfu Road
Tenure	99-year leasehold commencing from 19 June 2018
Description	Condominium housing development comprising five blocks 23-storey residential buildings, one block 22-storey residential building and one block 21-storey residential building with basement carparks, swimming pool, six shop units and communal facilities.
No. of Units	1,206 Residential Units & six Shop Units
Estimated Site Area	36,985.70 m^2
No. of Carpark Lots	Residential: 1,206 lots and 8 handicap lots on B1, B1M & B2 Shop: 2 lots on B1
Expected Date of TOP	09 January 2023
Expected Date of Legal Completion	09 January 2026

Located in the Heart of Singapore

Perfectly situated, JadeScape offers islandwide connectivity. The development is connected via four MRT lines, with the Marymount MRT station on the Circle Line a three minutes' walk away. Homeowners will be one stop away from the bustling Bishan MRT Interchange station, while the future Thomson-East Coast and Cross Island lines will be a stone's throw away. Drivers can expect to reach the Central Business District in 16 minutes. The smart condominium is well-connected to Pan-Island Expressway, Central Expressway and the upcoming North-South Corridor.



Lush Residential Living

MacRitchie Reservoir Park or Bishan-Ang Mo Kio Park is just a short stroll away from JadeScape. Designed by the celebrated architect, Paul Noritaka Tange, the development is an extension of the surrounding nature. Homeowners can expect panoramic views of nature over the neighbouring landed estates. Return to serenity

with over 100 residential facilities nestled among JadeScape's hidden waterways and garden spaces.

BASEMENT 1

1. Tennis Court 1
2. Tennis Court 2
3. Outdoor Training Area

1ST STOREY

4. Pedestrian Gate 1
5. Pedestrian Gate 2
6. Pedestrian Gate 3
7. Drop Off
8. Concierge
9. Grand Plaza
10. Sculpture Courtyard
11. Leisure Lawn
12. West Courtyard
13. West Atrium Pavilion
14. Feature Tree Courtyard
15. East Courtyard
16. East Atrium Pavilion
17. Theatrette
18. Karaoke Room 1
19. Karaoke Room 2
20. Atrium Courtyard
21. Serenity Lounge
22. Woodfire 1 (BBQ Pit)
23. Woodfire 2 (BBQ Pit)
24. Woodfire 3 (BBQ Pit)
25. Woodfire 4 (BBQ Pit)
26. Putting Green
27. Waterfall Corridor
28. Games Room
29. Sapphire Room
30. Ruby Room
31. Changing Rooms (at Kid's Pool)
32. Kid's Club
33. Kid's Pool
34. Kid's Pool Deck
35. Sunrise Lawn
36. Sensory Trail
37. Sunrise Pavilion
38. Lantern Trail
39. Sunrise Stream
40. 50m Infinity Pool
41. Sky Deck
42. Grand Boulevard
43. Cascading Stream

44. Herbs Garden
45. Party Lawn
46. Grill Pit Pavilion A
47. Grill Pit Pavilion B
48. Chill Out Lawn
49. Bubbling Stream
50. Maze Garden
51. Community Garden
52. Adventure Playground
53. Forest Trail
54. Forest Stream
55. Oriental Pavilion
56. Jogging Trail
57. Tranquil Pond
58. Changing Rooms (at Hilltop Gym)
59. Hilltop Gym
60. Executive Lounge
61. Heated Foot Therapy
62. Forest Waterfall
63. Japanese Pavilion
64. Butterfly Garden Trail
65. Bio Pond
66. Zen Pavilion
67. Koi Pond
68. Cascading Waterfall
69. Heated Massage Jet
70. Sauna
71. Steam Room
72. Wellness Lounge
73. Tropical Pavilion
74. Pets Corner
75. Tai-Chi Lawn
76. Heliconia Garden
77. Hammock Garden
78. Family Pavilion
79. 3-Gen Fitness Corner
80. Tiny Tot's Playground
81. Bamboo Grove
82. Foot Reflexology
83. Virtual Golf 1
84. Virtual Golf 2
85. Wash Room

1st STOREY MEZZANINE

86. Changing Rooms (at pool deck)
87. Jade Room
88. Emerald Room
89. Atrium Lounge
90. Foliage Garden
91. Sun Deck

92. 50m Skyline Pool
93. Aqua Massaging Seats
94. Aqua Sunbath
95. Lantern Island
96. Island Deck
97. Island Bar
98. Aqua Gym
99. Jets Pool

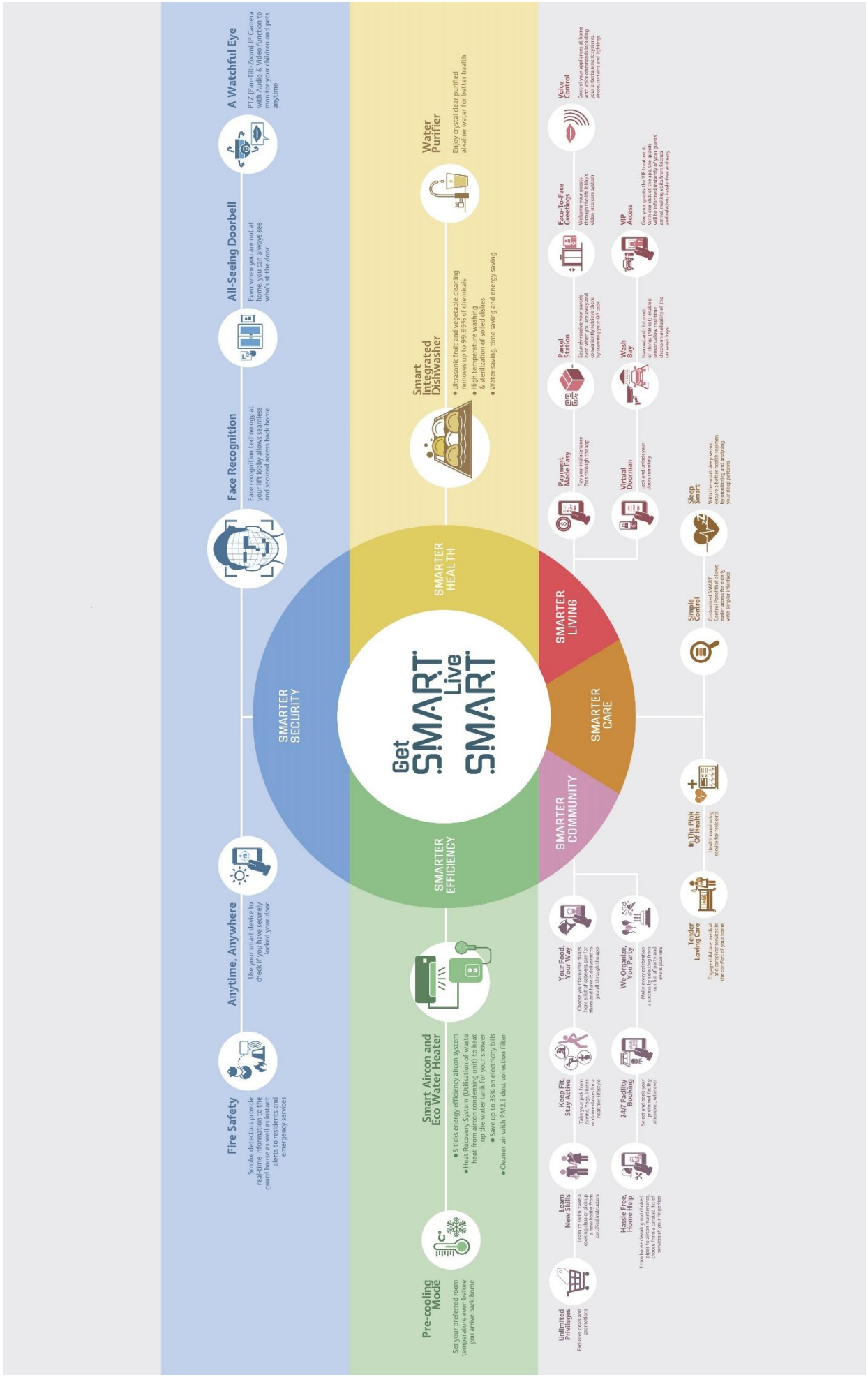
2nd STOREY

100. Main Gym
101. Lounge
102. Changing Rooms (at Lounge)

13th STOREY SKY TERRACE

103. Sky Daybed
104. Seating Lounge
105. Viewing Deck
106. Sky Cabana

SMART Living



Unit Types

Unit Type	Approx. Size (sq ft)	Number of Units
1 Bedroom	527	236
2 Bedroom	646 - 775	403
3 Bedroom	904 - 1152	265
4 Bedroom	1259 - 1647	261
5 Bedroom	2099	39
Penthouse	4230	2