Pricing - Additional 2-room flats in Yishun

<table>
<thead>
<tr>
<th>Project</th>
<th>Flat Type†</th>
<th>Estimated Floor Area* (sqm)</th>
<th>Estimated Internal Floor Area† (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range‡</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orchid Spring @ Yishun (Standard Flats)</td>
<td>2-Room</td>
<td>47</td>
<td>45</td>
<td>108</td>
<td>$114,000 - $133,000</td>
</tr>
</tbody>
</table>

Notes:
* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
† Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
‡ Actual prices may vary based on the actual attributes of the flats at the time of selection.
‡ The Optional Component Scheme does not apply as the opt-in period is over. Prices are inclusive of the costs of internal doors.
† 2-room flats are sold on a 99-year lease.

Estimated Completion and Ethnic Quota - Additional 2-room flats in Yishun

There is an additional 108 units of 2-room standard flats in Orchid Spring @ Yishun available for sale. These flats are under construction and expected to be completed by 4Q2014. The available Ethnic Integration Policy (EIP) quotas for the various ethnic groups are shown below:

<table>
<thead>
<tr>
<th>Project</th>
<th>No. of Units</th>
<th>Ethnic Quota</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Malay</td>
</tr>
<tr>
<td>Orchid Spring @ Yishun (Standard Flats)</td>
<td>108</td>
<td>28</td>
</tr>
</tbody>
</table>
Applicants are encouraged to visit the place before booking a flat.

**LEGEND:**
- 2 Room
- 3 Room
- 4 Room
- Linkway / Restroom / Drop Off Point / Shutter
- Fabric Social Community Facility (FSCF) / Oasis lounge (OL)
- Electrical Distribution (EDS) at 1st Storey
- Carparking
- Driveway
- Entrance
- Bunglow
- End Street
- Surrounding Buildings
- Reserved for Future / Existing Development
- Dedicated Refuge Chair
- Lift
- Corridor
- Service Bay

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<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of Storeys</th>
<th>2 Room</th>
<th>3 Room</th>
<th>4 Room</th>
<th>Total</th>
<th>Lift Opens At</th>
</tr>
</thead>
<tbody>
<tr>
<td>424A</td>
<td>13</td>
<td>96</td>
<td>36</td>
<td>-</td>
<td>132</td>
<td>Every Storey</td>
</tr>
<tr>
<td>424B</td>
<td>13</td>
<td>96</td>
<td>36</td>
<td>-</td>
<td>132</td>
<td>Every Storey</td>
</tr>
<tr>
<td>424C</td>
<td>13</td>
<td>-</td>
<td>84</td>
<td>48</td>
<td>132</td>
<td>Every Storey</td>
</tr>
<tr>
<td>424D</td>
<td>13</td>
<td>-</td>
<td>24</td>
<td>84</td>
<td>108</td>
<td>Every Storey</td>
</tr>
<tr>
<td>429A</td>
<td>13</td>
<td>-</td>
<td>24</td>
<td>108</td>
<td>132</td>
<td>Every Storey</td>
</tr>
<tr>
<td>429B</td>
<td>13</td>
<td>-</td>
<td>24</td>
<td>72</td>
<td>96</td>
<td>Every Storey</td>
</tr>
<tr>
<td>430A</td>
<td>13</td>
<td>-</td>
<td>24</td>
<td>102</td>
<td>126</td>
<td>Every Storey</td>
</tr>
<tr>
<td>430B</td>
<td>13</td>
<td>-</td>
<td>-</td>
<td>90</td>
<td>90</td>
<td>Every Storey</td>
</tr>
</tbody>
</table>

**Total:** 192 252 504 948

Standard Flats

YS N4 C3
TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

LAYOUT IDEAS FOR 2-ROOM
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)
GENERAL SPECIFICATIONS FOR ORCHID SPRING @ YISHUN

Foundation
Piled foundations.

Structure
Reinforced concrete structural framework with reinforced concrete slabs.

Roof
Reinforced concrete roof slab with precast concrete secondary roofing.

Walls
All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions.

Windows
Aluminium framed windows with tinted glass.

Doors
<table>
<thead>
<tr>
<th>Entrance</th>
<th>decorative solid timber door and metal gate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedrooms</td>
<td>laminated semi-solid timber door (Type D9a)</td>
</tr>
<tr>
<td>Bathrooms/WC</td>
<td>acrylic panel/folding door for 2-room</td>
</tr>
<tr>
<td>Householder Shelter</td>
<td>metal door</td>
</tr>
<tr>
<td>Service Yard</td>
<td>aluminium framed door with glass</td>
</tr>
</tbody>
</table>

Finishes
| Ceilings/Bathrooms/WC walls | skim-coated or plastered and painted |
| Other walls                | skim-coated or plastered and painted   |
| Living/Dining/Bedrooms floor| glazed porcelain tiles with timber skirting # |
| Kitchen/Bathrooms/WC floor | ceramic tiles                          |
| Service Yard floor         | ceramic tiles with tiles skirting       |
| Household Shelter floor    | ceramic tiles                          |

# Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

Fittings
Quality locksets.
Quality sanitary fittings.
Wash basin for Bathroom/WC.
Clothes Drying Rack.

Services
Gas services and concealed water supply pipes.
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points).
Television points.
Telephone points.

Important Notes:
1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
2) Air-con panel in the main bedroom will not be provided.
3) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovations rules.