



**For immediate release  
2 September 2004**

## **CapitaLand starts preview for Varsity Park *Phase 1 attractively priced at an average of S\$440 psf***

**Singapore, 2 September 2004** – CapitaLand will start preview sales for its Varsity Park Condominium, a 99-year leasehold development this Saturday, 4 September 2004. The 530-unit condominium is conveniently located along West Coast Road, near the National University of Singapore campus. The 190 units released under the phase one launch are attractively priced at S\$440 per square foot.

Ms Patricia Chia, Deputy CEO of CapitaLand Residential Singapore, said: "The economy has improved significantly and buyer sentiment is more positive. There is a catchment of homebuyers looking for conveniently located homes in the West Coast area. Varsity Park Condominium is well-located, just across from the university campus and near the amenities at Clementi town centre."

Varsity Park Condominium spans across 567,578 square feet of land, enabling the homes to be spacious and allowing for sprawling gardens of lush flora and fauna. The apartments are generous in size with high ceilings, and the majority of the apartments have open terraces and private enclosed spaces. Varsity Park Condominium is designed in integrated housing clusters, each with its own landscaped gardens. It is a modern-day village that evokes fond memories of neighbourly warmth.

Buyers have a choice of two- to four-bedroom unit types, with sizes ranging from 990 square feet to 2,357 square feet. A typical three-bedroom apartment is about 1,300 square feet in size, excluding open terraces. Full-height windows in the living rooms and bay windows in the bedrooms provide ample natural light and serve as a visual extension from the interior of the homes to the surrounding lush gardens.

Varsity Park Condominium is located along West Coast Road. It is a short drive from the research and technology hubs at One-North and Science Park, and the amenities at Clementi town centre. Schools in the vicinity include Singapore Polytechnic, INSEAD, NUS High School of Mathematics & Science, Anglo-Chinese School, Fairfield Methodist Primary School, Nan Hua Primary School, Nan Hua Secondary School, and the Japanese School (Primary).

The condominium offers a full range of recreational facilities, from swimming pool, tennis courts, to clubhouse with gymnasium, reading room, and more. It is a short stroll to the verdant West Coast Park and Clementi Woods. Temporary Occupation Permit for Varsity Park Condominium is expected by 2008.

#### About CapitaLand Limited

CapitaLand is one of the largest listed property companies in Asia. Headquartered in Singapore, the multinational company's core businesses in property, hospitality, property services and real estate financial services are focused in key cities in Asia, Australia, Europe and the Americas.

The company's property and hospitality portfolio spans more than 70 cities around the world. CapitaLand also leverages on its significant real estate asset base and market knowledge to develop fee-based products and services in Singapore and the region.

The listed subsidiaries and associates of CapitaLand include Raffles Holdings, The Ascott Group, CapitaMall Trust, CapitaCommercial Trust and Australand Property Group, which is listed both in Singapore and Australia.

Kindly visit [www.capitaland.com](http://www.capitaland.com) for more details.

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**Issued by: CapitaLand Limited**  
**Date: 2 September 2004**

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