



RESIDENTIAL PROJECT CATALOG

September 19, 2025



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HTR Group owns the
priority operating
rights for the HOLON
real estate projects
in major cities with
1M+ population in
developed countries



September 2025 Public

ECOCITY

REVOL.

1. EXECUTIVE SUMMARY

Project Schedule: 12 months

| No. | Task | Duration (Months) | | | | | | | | | | | | Note |
|-----|---------------------------------|-------------------|---|---|---|---|---|---|---|---|----|----|----|--|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | |
| 1 | Planning & Schematic Design | ■ | | | | | | | | | | | | New design and application follow the approved plan in general |
| 2 | Planning Approval | | ■ | | | | | | | | | | | |
| 3 | Construction Design | | | ■ | ■ | | | | | | | | | By local design firm |
| 4 | Construction Design Approval | | | | ■ | ■ | ■ | | | | | | | First acquire foundation design approval |
| 5 | Foundation Construction | | | | | ■ | ■ | ■ | | | | | | By local GC |
| 6 | Module Prefabrication | | | | | | ■ | ■ | ■ | | | | | By HOLON factory in China |
| 7 | Module Transportation | | | | | | | ■ | ■ | ■ | | | | Shipped in 3 batches |
| 8 | Module Hoisting & Installation | | | | | | | | | ■ | ■ | | | By local GC (HOLON engineers provide guidance) |
| 9 | Interior Fit-out | | | | | | | | | | ■ | ■ | | By local institutions and authorities |
| 10 | Project Completion & Acceptance | | | | | | | | | | | | ■ | |

Note: This schedule is based on ideal scenarios as many uncertainties lie in the official approval phase. Building modules are prefabricated on an automated production line, with on-site work mainly limited to bolting and connecting pipelines. The scope of work is minimal, which makes the construction period incredibly short, often sounded hard to believe, yet has been proved by dozens of completed projects.

Project Overview

1. Name: Tree 3.
2. Location: 23 Peck Seah Street, Singapore.
3. Site Area: 7,300 m².
4. Building Height: 192~249m, 64~83F.
5. Number of buildings: 3.
6. Gross Floor Area (GFA): 151,360m².
7. Usages: Residence, Kindergarten, Retail, etc.
8. Residential Units: 1,648 units .
9. Building Structure Material: Stainless steel (No concrete).
10. Construction Method: Factory prefabricated, with minimal on-site installation.
11. Technical Standards: Design, prefabrication, installation, and inspection in compliance with SGP building standards.
12. This proposal is a preliminary plan and has not yet been discussed with the landowner or the relevant government authorities.

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2. INVESTMENT HIGHLIGHTS

1. Prime Location With Convenient Transportation

The project is in the heart and economical center of Singapore, where is full of multinational corporations and high-end office buildings. It is surrounded by abundant commercial and living facilities, as well as convenient MRT network, which can get to popular areas such as Marina Bay and Orchard Road in just a few minutes.

2. High-Tech Real Estate For A Better Quality Of Life

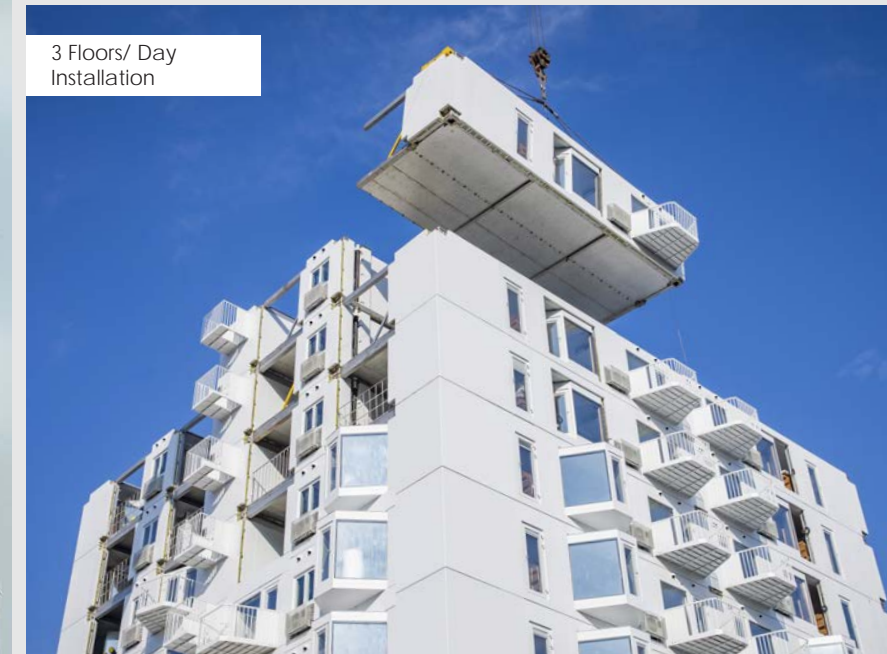
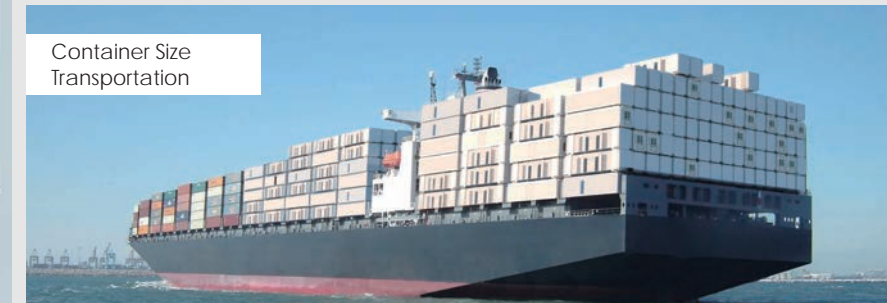
Project uses the cutting-edge "HOLON Building" prefabricated technology, which has won the CTBUH Global Innovation Award and the MBI Multi-family First Place Award, offering residents ultimate comfort, enhanced safety, and nearly-zero energy consumption (see attached *Features of HOLON Building*).

3. Controllable Costs And Schedule, Solving Industry Pain Points

IRT adopts modern manufacturing production methodologies, Implementing "4-Standardization": Standardization of Design, Supply chain, Production line prefabrication, and On site installation. This ensures the project development strictly adheres to project budget and schedule, completely solving the pain points of serious budget overruns and schedule delays in the traditional real estate industry.

4. Prefabricated Buildings: Superior Advantages & Exceptional ROI

By implementing the "4-Standardization", IRT project delivers 40%~60% of cost reduction compared with traditional property projects, with 1~2x higher investment returns. Moreover, the investment return cycle is 3~4x shorter.



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3. LOCATION AND CONNECTIVITY

Project Location

Project is in the heart of Singapore city center, surrounded by numerous commercial landmarks, and enjoys a prime living and business environment.

Public Transport

- 3-min walk to the subway station, easy access to rail transit.
- 5-min drive to Central Express Way.
- 15-min drive to Singapore Changi Airport.

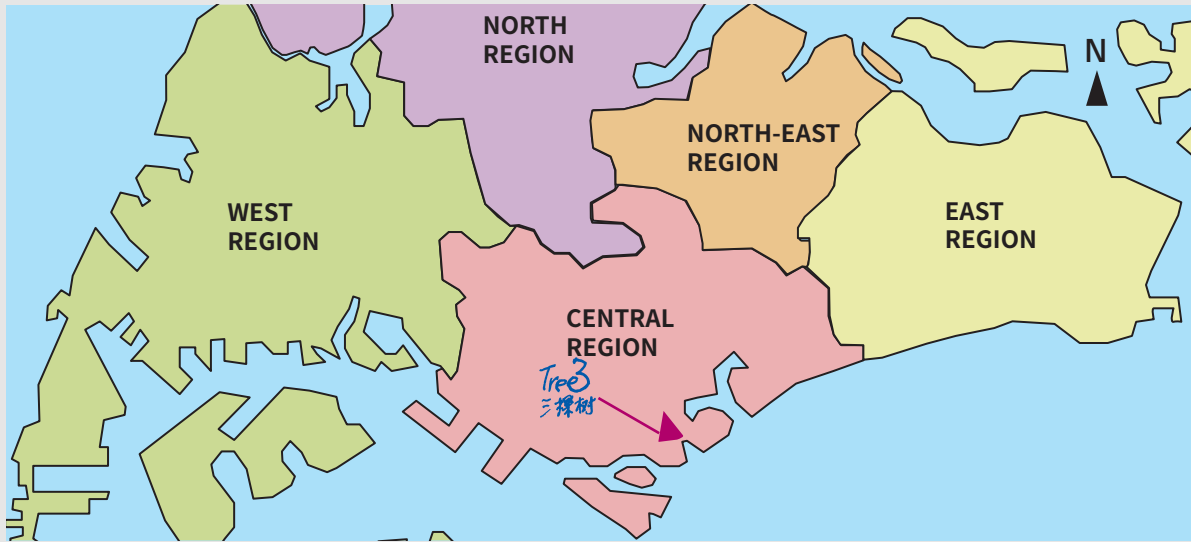
Surrounding Amenities

Eco-friendly Living: Close to the city green fields like Gardens by the Bay with only 8-min drive.

High Quality Education: Surrounded by many well-known primary and middle schools, as well as higher education institutions such as National University of Singapore, offering rich educational resources.

Convenient Healthcare: Top-tier medical facilities such as Singapore General Hospital in the neighborhood, providing necessary medical services to the residents.

Commercial & Cultural: Adjacent to numerous high-end offices and shopping centers, making it an important hub for business and cultural activities in Singapore.



| | | | | | |
|--|----------|--|---------------|--|---------|
| | MRT | | Preschool | | Medical |
| | Bus | | Middle School | | Office |
| | Shopping | | College | | Park |

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4. PROJECT PLANNING

Project Planning

| Usage | Max. BLDG Area (GFA) m ² | Proposed Units |
|--------------|-------------------------------------|----------------|
| Residence | 147,232 | 1,648 |
| Retail | 2,752 | N/A |
| Kindergarten | 1,376 | N/A |
| Total GFA | 151,360 | |

Original Planning Requirements

- Floor Area Ratio (FAR): ≤ 8.05 .
- Total Floor Area: 58,765m².
- Building Height: ≤ 250 m
- Planned land use: Residential with 1-story commercial.
- Building setback: 7.5m on the west & south side, 12.6m on the east side

Suggestions for Planning Modifications

1. Change building setback to 7.5m on all sides.
2. Change FAR to 20.73 to provide more housing supply.
3. Total floor area not over 151,360 m².

Current Status of the Site

- Site area: 0.73 hectares.
- Surrounded by commercial and office buildings.
- One existing 3-story building with partial space as parking.
- Land is currently owned by the government.



Master Plan



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5. USE DISTRIBUTION & BUILDING SPECS

Shared Spaces For Residents:

1. Children can play freely in the 5,000m² car-free garden.
2. Ground floor provides high-quality yet affordable restaurants, bars and cafes.
3. Retail stores catering to daily life needs.
4. A nursery and kindergarten that can accommodate 240 children, with the option to expand if needed.

Building Use Distribution

| Building | Retail | Kindergarten | Market Rate |
|----------|--------|--------------|-------------|
| T1 | | 1~2F | 3~83F |
| T2 | 1~2F | | 3~73F |
| T3 | 1~2F | | 3~64F |

Building Specs

Note: Please refer to *Features of HOLON Building* for details.

| NO. | Item | Specs |
|-----|---------------------------|---|
| 1 | Building Type | Prefabricated Building: HOLON Building, Model: B11 |
| 2 | Number of HOLON Buildings | 3 |
| 3 | Number of Floors | 64F, 73F, 83F |
| 4 | Height | 192m, 219m, 249m |
| 5 | Building Area (each) | 44,032~57,104m ² |
| 6 | Total GFA | 151,360m ² |
| 7 | Floor Height | 3m |
| 8 | Room Clear Height | 2.6m |
| 9 | Bathroom Clear Height | 2.3m |
| 10 | Column-Free Clear Span | 12mx4.8m |
| 11 | Live Load | Average: 0.2t/m ² |
| 12 | Structural Material | Stainless Steel |
| 13 | Usage | Residential, Kindergarten, Retail, etc. (Fully Furnished) |
| 14 | Construction Method | 100% Factory Prefabrication, Minimal On-Site Installation |



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There has never been a kind of residence in the world as comfortable as a "HOLON Building". Residents don't want to go out once they get home

1. Quiet living: The 4-paned windows completely isolate the city noise, and the 2-paned wall, 2-paned household door and 3-paned ceiling completely eliminate neighbors' noises.
2. Transparent space: 180° bay windows enjoy an expansive view & plenty of sunlight.
3. Healthy air: 100% central fresh air system eradicates cross contamination; with 99.9% PM2.5 filtration, indoor air is 100 times cleaner than outdoor air, rooms remain dust-free even after a month without cleaning. All decorative materials are non-toxic certified.
4. Cosy environment: Passive House insulation, constant-temperature central air conditioning and central hot water at four seasons.
5. Reliable quality: 100% factory-prefabricated HOLON building modules, with minimal on-site installation only requires tightening bolts and connecting pipes, ensuring consistent quality for each housing unit.

Residential Unit Mix

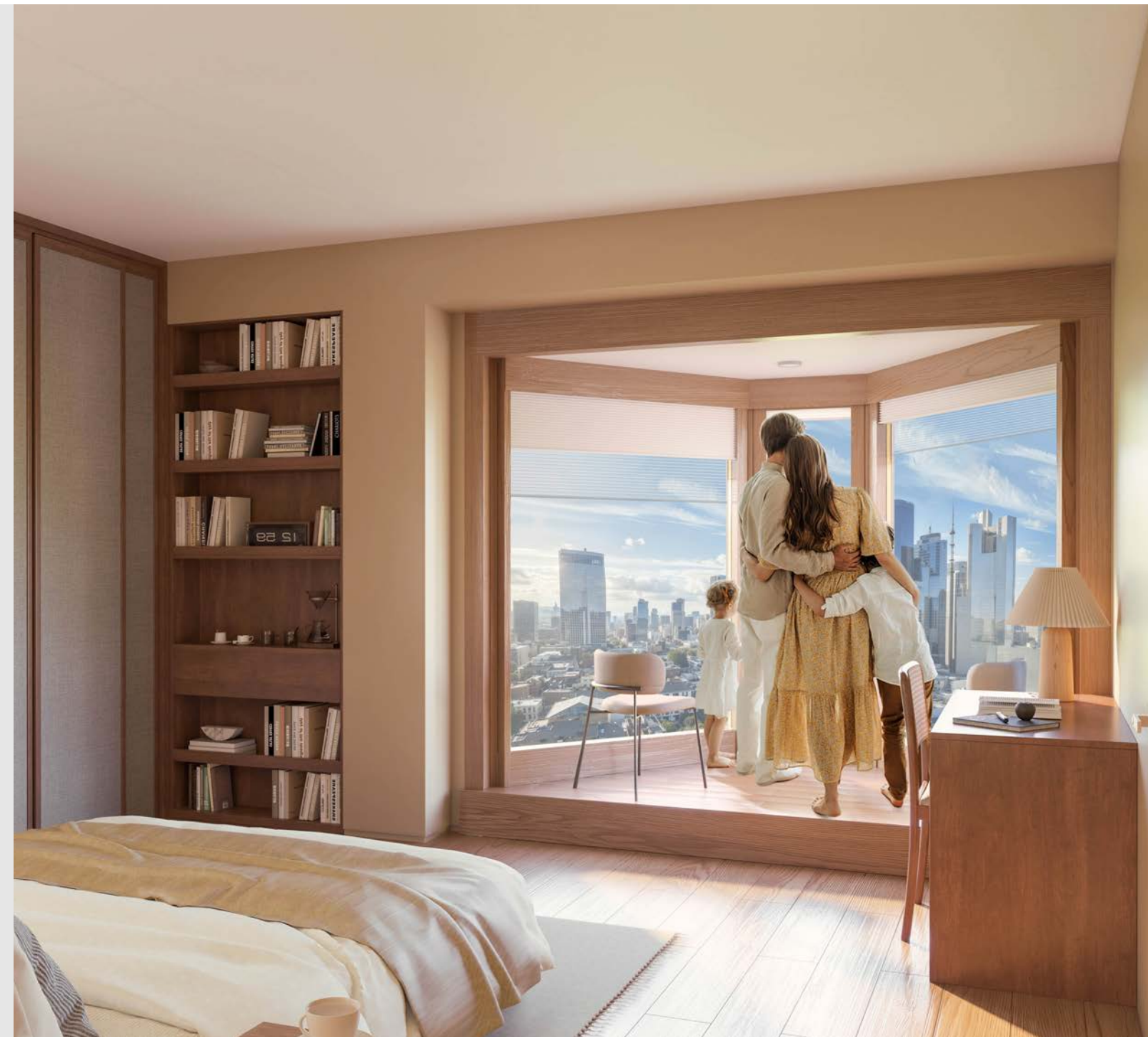
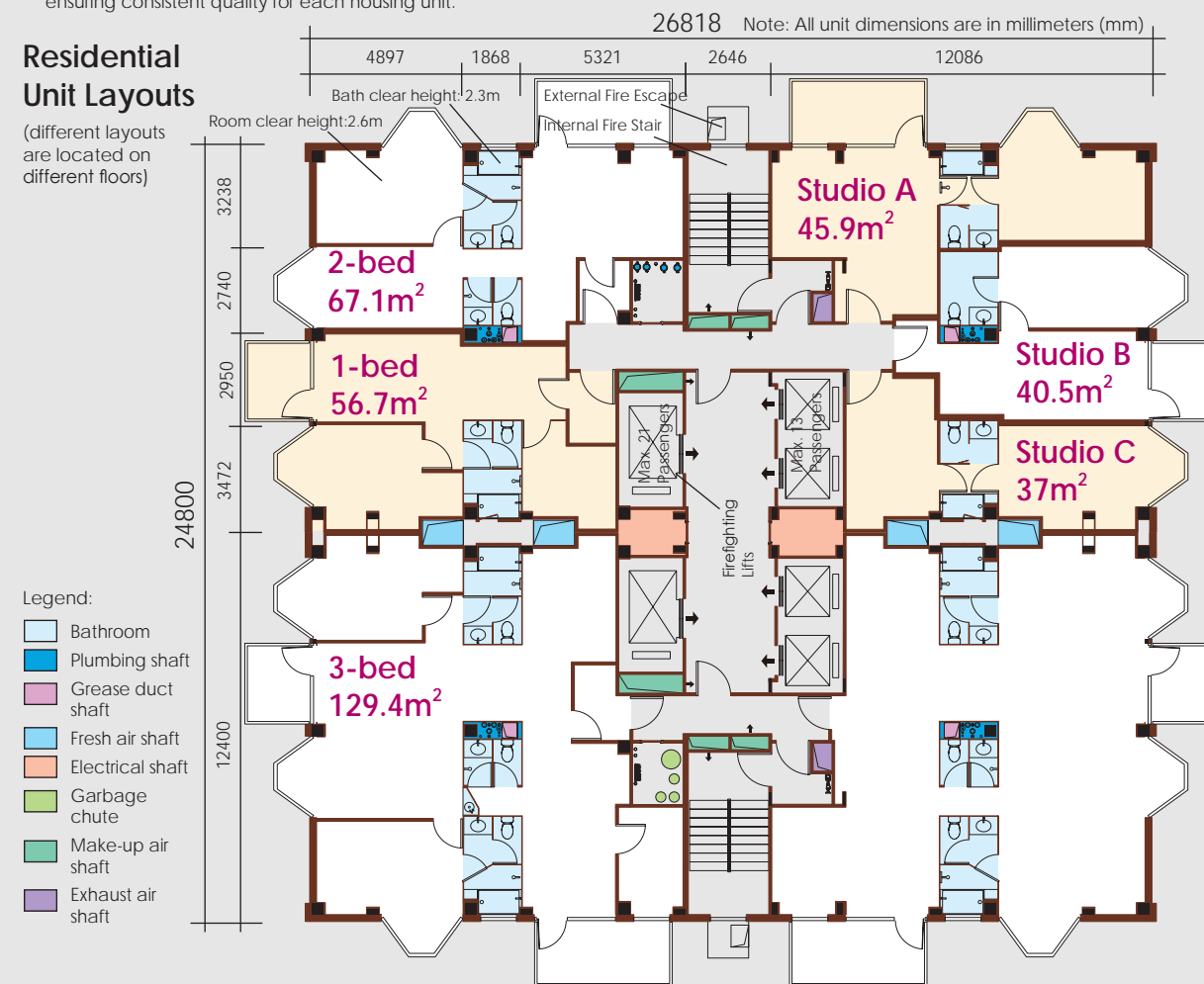
Note: Exterior walls, balconies and building core are excluded from NSA.

| Type | Ratio % (units) | Units | NSA m ² /unit | GSA m ² |
|-----------|--------------------|-------|-----------------------------|-----------------------|
| Studio | 29.1 | 480 | 37-45.9 | 19,744 |
| 1-bedroom | 30.6 | 504 | 56.7 | 28,577 |
| 2-bedroom | 30.6 | 504 | 67.1 | 33,818 |
| 3-bedroom | 9.7 | 160 | 129.4 | 20,704 |
| Total | 100 | 1,648 | | 102,843 |

Note: Please refer to *Features of HOLON Building* for details of residence.

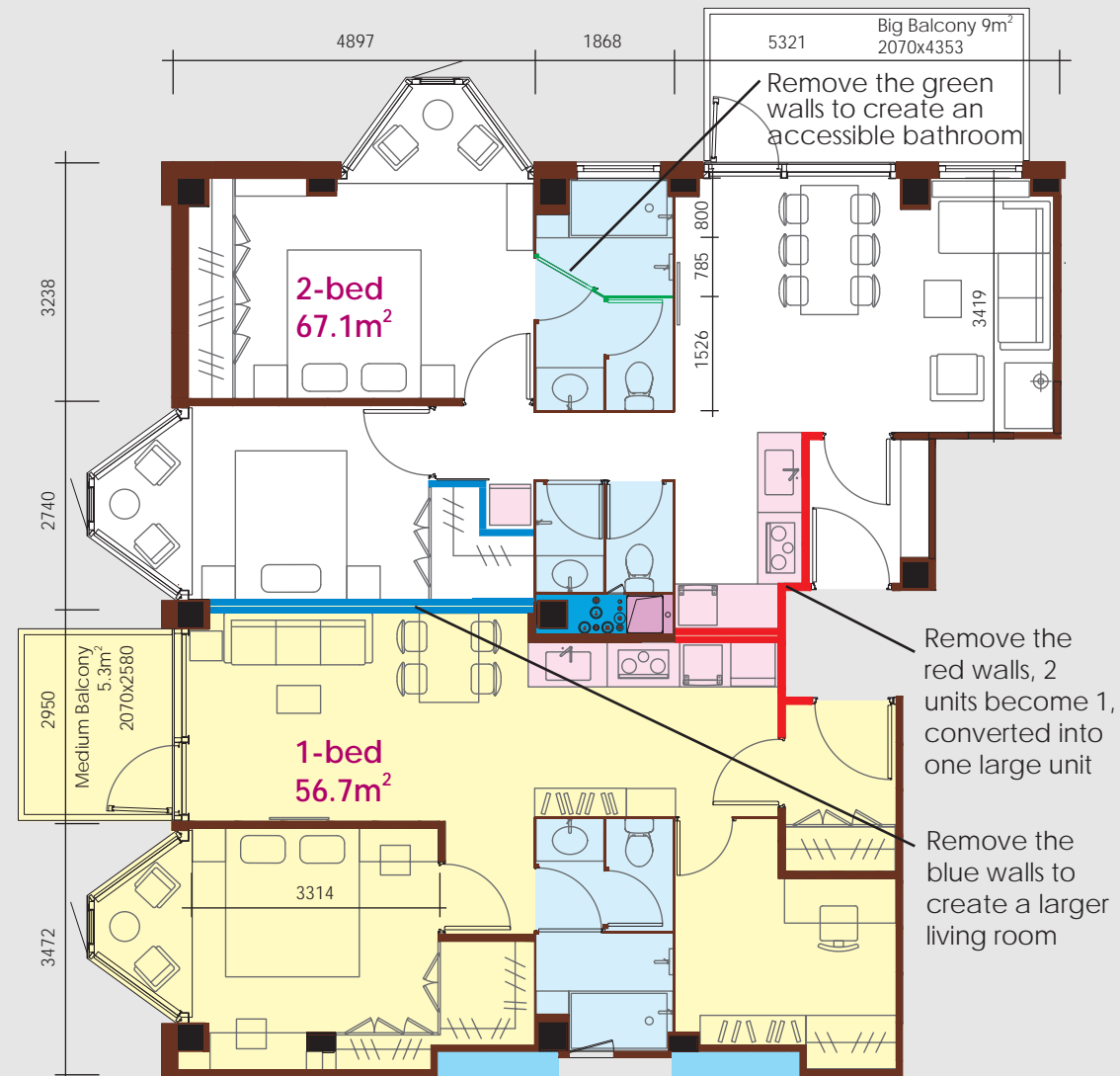
Residential Unit Layouts

(different layouts
are located on
different floors)



6. RESIDENCE: 1-bed / 2-bed

- The 1-bed & 2-bed unit in HOLON building goes in pairs, suitable for typical families in big cities. By adding a wall in the living room of a 2-bed unit, it can be converted into a 3-bed unit.
- When families need to accommodate more members in the future, they can acquire the neighboring units and remove several walls to create a spacious 3-bed or 4-bed unit. Removing or adding walls is not complicated and can be done by the residents.
- HOLON Building offers great flexibility. Except for the structural columns and plumbing pipes in the bathroom shown in the diagram cannot be moved, everything else can be changed freely. If there are only 1-2 people in the family, they can remove all walls to create a very large room.
- Another option is available in HOLON Building: installing electric lifting glass on the balcony, which can keep the balcony free from wind and rain in winter for greater comfort.



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6. RESIDENCE: 3-bed

This is a large unit for a big family which can also accommodate a lot of friends and families when hosting parties.

When the kids grow up and have their own families, this unit can be converted into two smaller units by just adding few walls in the living room. The parents can stay in one and rent the other one for income, which will be sufficient to support themselves for retirement.

The salable area of the 3-bed unit is 129.4 m² in UK standard, and 134.1 m² in US standard (internal and external walls included).



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7. KINDERGARTEN

- A highly convenient kindergarten for residents, covering 1,376m², with 8 classes and can enroll 240 children.
- 4 of these classes are weekly boarding classes, providing 95 dormitory beds.
- If the demand for daycare is higher than weekly boarding in IRT, it can enroll up to 480 daycare children. In short, every family in need will be satisfied.



**Kindergarten
Floor Plan
(2 floors)**

Note: The kindergarten is located in T1.

