



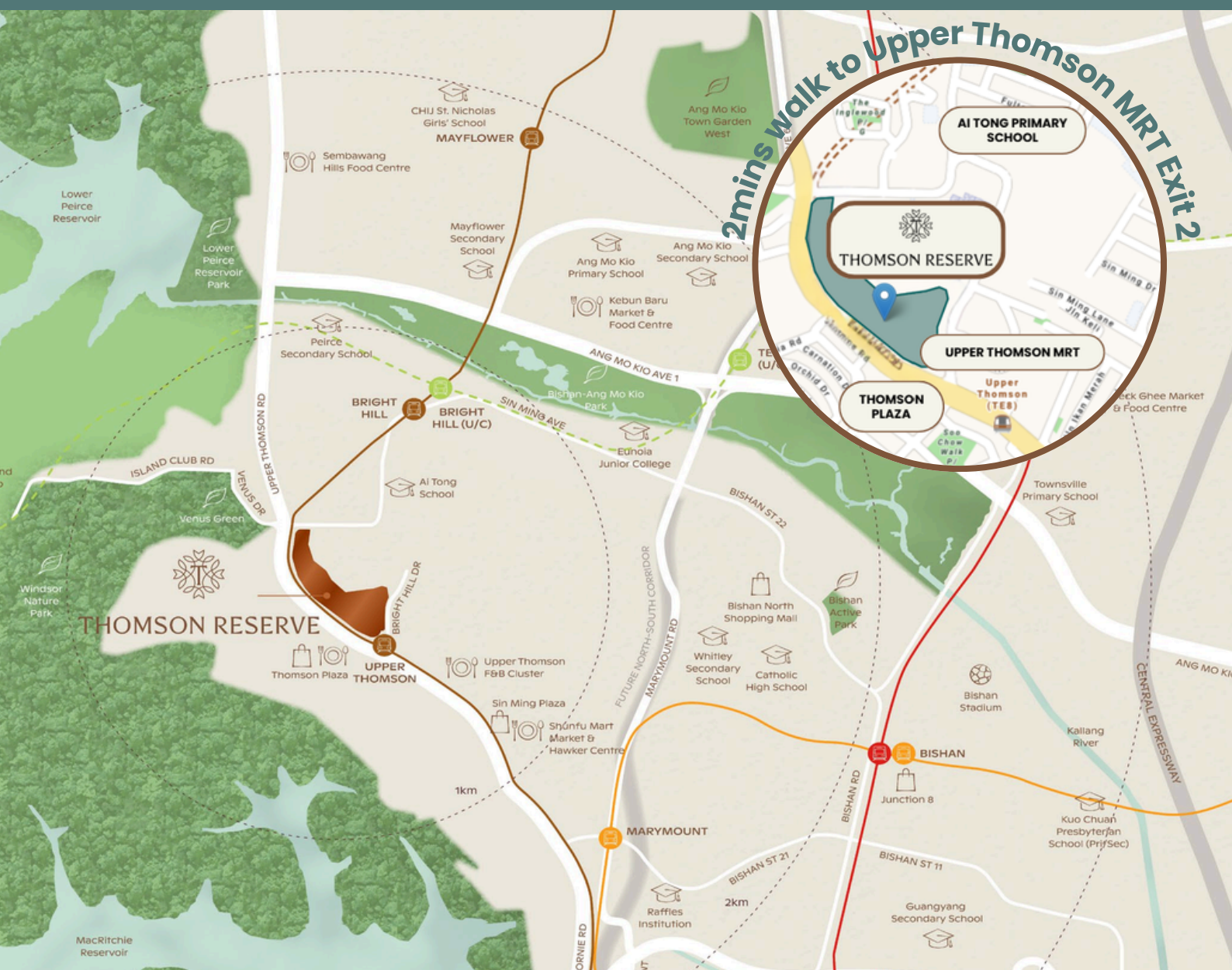
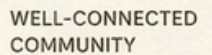
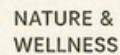
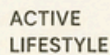
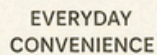
THOMSON RESERVE

A Sanctuary Perfectly Placed

A Rare Address where Nature, Wellness and
Connectivity converged

Previewing in October 2026

Everything you need for a vibrant life, all in Thomson.



THE ADDRESS

Thomson Reserve

Three Dimension of Living



NATURE

Central Catchment
Nature Reserve



LIFESTYLE

UpperThomson
Lifestyle District



CONNECTIVITY

Thomson-East Coast
Line (TEL)



Windsor Nature Park



Upper Thomson Lifestyle District



Upper Thomson MRT

Few addresses enjoy all three dimensions of living simultaneously.

THE ADDRESS

A Sanctuary Perfectly Placed



Thomson Reserve rises from the former Thomson View Condominium — five collective sale attempts, reflecting the enduring desirability of Bright Hill Drive.

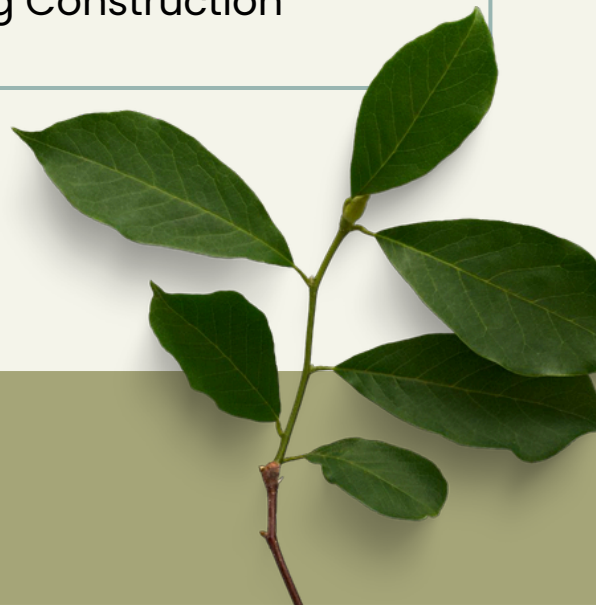
Project Name	Thomson Reserve
Land Tenure	99 Years Leasehold
District	20
Address	1, 3, 5, 7, 9, 11 Bright Hill Drive
Total No. of Units	1,268 units
Unit Mix	2 to 5 Bedroom
No. of Carpark Lots	1,014 lots
Project Description	Proposed Flat Development Comprising of 2 Blocks of 30- Storey and 4 Blocks of 21-Storey Residential Building with 1 Basement Carpark, 1-Storey Carpark, Swimming Pool, Clubhouse and Communal Facilities

THE ADDRESS

A Sanctuary Perfectly Placed

The Team Behind Thomson Reserve

Developer	:	Tamarind Development Pte. Ltd. (Joint Venture by UOL Group Limited, Singapore Land Group Limited & CapitaLand Development Pte. Ltd.)
Architect	:	P&T Consultants
Landscape Architect	:	Eco Plan Asia Pte. Ltd.
Project Interior Design	:	2nd Edition Pte. Ltd.
Main Contractor	:	Lian Beng Construction



THE ADDRESS

A Sanctuary Perfectly Placed



UNIT MIX

Bedroom Type	No. of Units	%
2-Bedroom	1,066	84%
2-Bedroom Premium		
2-Bedroom Premium + Study		
3-Bedroom		
3-Bedroom Premium		
3-Bedroom Premium + Study		
4-Bedroom	202	16%
4-Bedroom Premium (with Private Lift)		
4-Bedroom Premium + Study (with Private Lift)		
5-Bedroom Suite (with Private Lift)		
	1,268	100%

Three exclusive sneak peaks into Thomson Reserve

1. Two distinctive collections:

Classic Collection and Luxury Collection

2. Three unique zoning:

Grand Clubhouse, Island club and Wellness Club with over 80 facilities.

3. Four unique styled show units,

each thoughtfully curated by a prestigious interior designer.

THE ADDRESS

Two Collections

Total 1,268 residential units across 6 towers on a 5-hectare site.

4 Towers • 21 Storeys



Well-proportioned homes woven into lush, mid-rise greenery – the development's largest quantum of units.

2 Towers • 30 Storeys



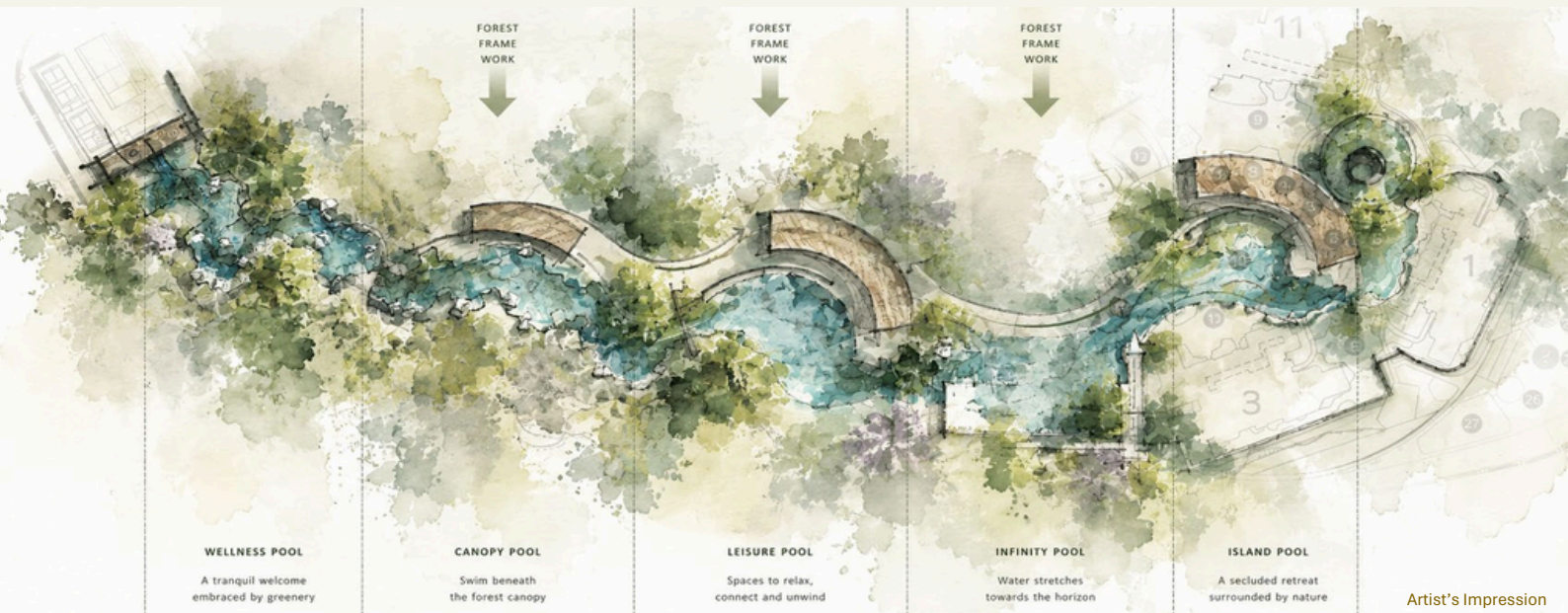
Elevated living with sweeping reservoir and skyline views, positioned as the development's signature towers.

EXCEPTIONAL FINISHES



THE PERSPECTIVES

A Rare Green Canvas Spanning across 7 football Fields



Thoughtfully curated waterscapes and lush greenery come together to create a tranquil, resort-inspired living environment.



THE PERSPECTIVES

Three Distinctive Clubs

More than 80 curated lifestyle facilities across the 5-hectare of land creating a nature-integrated way of life.

**Wellness
Club**

**Grand
Clubhouse**

Island Club

Artist's Impression



Artist's Impression

Grand Arrival

THE PERSPECTIVES

Island Club

Resort-style pools and water features nestled within a landscaped island enclave, creating a vibrant setting for residents to gather, connect and celebrate life.



THE PERSPECTIVES

Grand Clubhouse

The Social Heart

function rooms, dining pavilions
and lounges for gatherings
large and small.



THE PERSPECTIVES

Grand Clubhouse

The Social Heart

function rooms, dining pavilions
and lounges for gatherings
large and small.



THE PERSPECTIVES

Wellness Club

Private gym, yoga decks and spa-inspired spaces for mind-and-body recovery.



1 • CONNECTIVITY

1

MRT literally at your doorstep

An integrated pedestrian gateway at the main entrance provides direct sheltered access to Upper Thomson MRT in just 2 minutes.

Link from Woodlands North to JB



Johor Bahru – Singapore Rapid Transit System Link (Exp. 2026)

Link to CBD

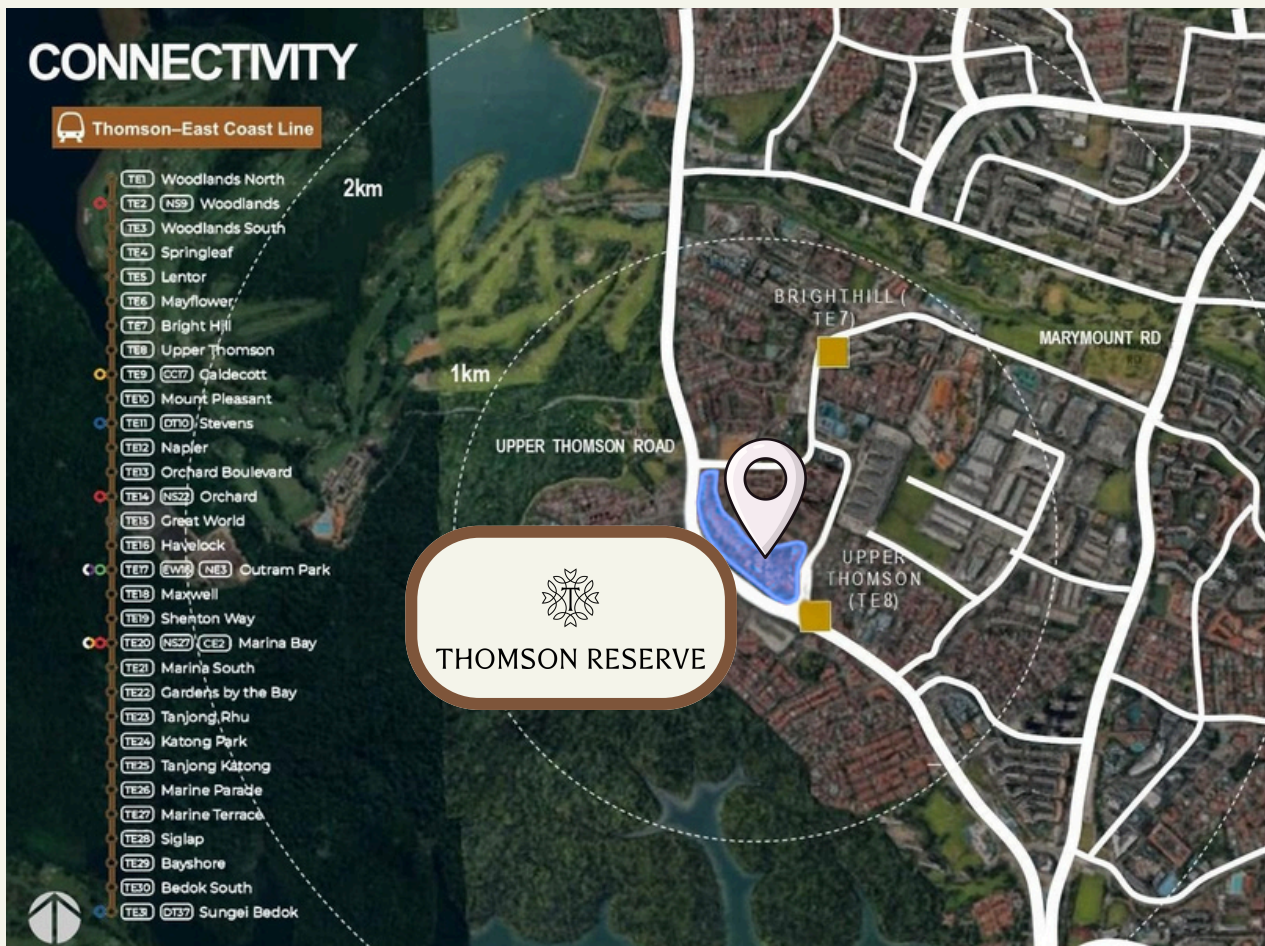


Existing Link to Marina Bay - CBD

Link to Changi Airport



Bedok South TEL (exp. 2H 2026)
Changi T5 TEL (exp. mid-2030s)



1 • CONNECTIVITY

1

MRT literally at your doorstep



Where can you go?

Orchard Road • Marina Bay •
Shenton Way CBD • Stevens (DTL) •
Outram Park • Gardens by the Bay
— all direct on TEL with no transfer
needed.



3 MRT lines in reach

TEL at doorstep.
Circle Line at Caldecott (1 stop).
Future Cross Island Line via Bright Hill.



Expressway access

CTE and PIE are both minutes away
for island-wide driving connectivity.

2 • EDUCATION

2km

radius to Singapore's finest schools

Ai Tong School is within 1km, granting Phase 2C ballot priority for Primary 1 registration — a highly sought-after advantage.



Ai Tong School
Within 1km

PRIMARY

Catholic High School
Within 2km

PRIMARY/SECONDARY

CHIJ St Nicholas Girls' School
Within 2km

PRIMARY

Marymount Convent School
Within 2km

PRIMARY

Eunoia Junior Collage
Within 2km

TERTIARY

Raffles Institution
Nearby

TERTIARY

2 • EDUCATION



Ai Tong School (Within 1KM)

Ai Tong School is a well-established government-aided primary school in Bishan, Singapore, founded in 1912. It is a Special Assistance Plan (SAP) school known for its strong emphasis on bilingual education in both English and Chinese, as well as the promotion of Chinese culture and values.

Widely regarded as one of Singapore's more popular primary schools, it is often oversubscribed during Primary 1 registration due to its strong reputation and track record.

Ai Tong School	
2025	
Available vacancies	
300	
● Phase 1	
All eligible applicants were offered a place.	
■ Phase 2A	
Vacancies	Applicants
109	134
▲ Balloting: Yes	
Conducted for: Singapore Citizen children residing outside 2km of the school.	
Vacancies for ballot	Balloting applicants
29	54
■ Phase 2B	
Vacancies	Applicants
20	62
▲ Balloting: Yes	
Conducted for: Singapore Citizen children residing within 1km of the school.	
Vacancies for ballot	Balloting applicants
20	56
■ Phase 2C	
Vacancies	Applicants
43	81
▲ Balloting: Yes	
Conducted for: Singapore Citizen children residing within 1km of the school.	
Vacancies for ballot	Balloting applicants
43	76
▲ Phase 2C Supplementary	
No registration in Phase 2C Supplementary was conducted as all vacancies were filled by Phase 2C.	
See school on map	

● All applicants were successful ■ There were more applicants than vacancies
▲ No registration was conducted

3 • DEVELOPERS

3

Singapore's most trusted names, building as one

Rarely do three of Singapore's most established developers pool resources on a single site. Together, Tamarind Development Pte. Ltd. brings institutional financial strength and decades of delivery discipline to Thomson Reserve.



**Global Portfolio •
Sustainability Leader**
Innovation, Sustainability,
Global Delivery Excellence

**SGX-listed •
60+ Years of Expertise**
Across Residential,
Commercial & Hospitality

**SGX-listed •
Premium Developer**
Residential & Commercial
across Prime Districts



The powerhouse trio behind Thomson Reserve have a proven track record, with standout successes like Skye at Holland and Parktown Residence—developments that drew strong demand and market confidence.

4 • AMENITIES

4

Pillars of Convenience: Everything You Need, Just Minutes Away

From daily essentials to weekend indulgences — Thomson Reserve places four pillars of modern living within walking distance.

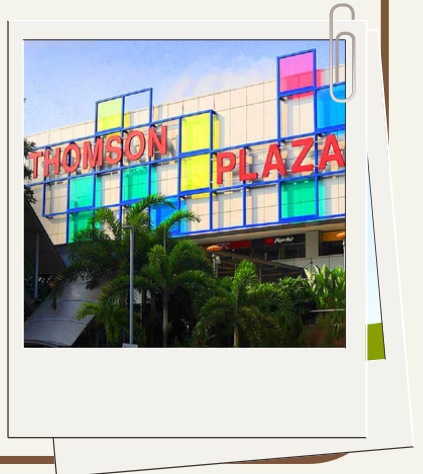
GROCERIES



- Fairprice Finest @ Thomson Plaza
- Meatmen Butchery
- Sheng Siong

SHOPPING

- Thomson Plaza (**directly opposite!**)
- SIn Ming Plaza



FOOD & BEVERAGE

- Upper Thomson Road — iconic local dining belt and specialty cafes at your doorstep
- Thomson Plaza — F&B options including Koufu Food Court



WELLNESS & RECREATION

- Many recreational fitness studios along Upper Thomson Road
- MacRitchie hiking trails at your doorstep
- Singapore Island Country Club for golf just nearby



5 • NATURE

5

Nature parks surrounding your home

Thomson Reserve is bordered by Singapore's most spectacular natural green spaces — a permanent, protected living backdrop that can never be built over.

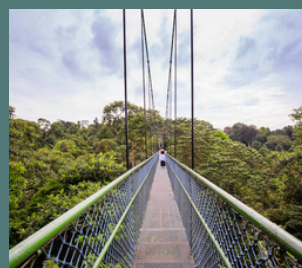


Within
Close Proximity
To 5 Nature Parks!

-  Lower Peirce Reservoir Park
-  Bishan-Ang Mo Kio Park
-  Windsor Nature Park
-  MacRitchie Reservoir Park
-  Thomson Nature Park

>2,000 ha
of forest in the
Central Catchment
Nature Reserve

>20 km
of trails around
MacRitchie and the
reserve network



THE ENBLOC

The Thomson Reserve Story



This **mega-development** originated from one of Singapore's most anticipated en bloc sales, with the former Thomson View Condominium acquired for \$810 million by a consortium of UOL Group, CapitaLand Development, and SingLand.

- **Proven Track Record:** This same consortium delivered premium projects like Skye At Holland and Parktown Residences, ensuring quality finishes, efficient layouts, and strong landscaping.
- **Favorable Land Cost:** The \$810 million translates to \$1,178 psf ppr — lower than recent OCR GLS land sales, despite Thomson View's RCR location.
- **Mega-Development Scale:** Spanning 5 hectares with 1,268 units, this rare scale brings extensive facilities, lower maintenance fees, and stronger resale benchmarks from higher transaction volume.

SITE PLAN

Draft Site Plan Subject To Changes – *Pending Authorities' Approval*



THE VIEWS

UNOBSTRUCTED PANORAMIC VIEWS



Disclaimer: Views are captured at approximately the height of levels 15 to 18

INVESTMENT CASE

Why Thomson Reserve makes financial sense

Adjacency to the Nature Reserve means nature-facing units have permanently unobstructable views – a true rarity in Singapore's dense urban landscape.

District	20
MRT Connectivity	Doorstep to Upper Thomson MRT (TEL)
School Catchment	Ai Tong 1KM Priority Zone
Nature Premium	Potential Unblocked Views
Lower Land Cost	S\$810M (\$1,178 PSF / PPR)
Developer Credibility	3 Reputable Singapore Developers
Future Upside	Cross Island Line at Bright Hill

INVESTMENT CASE

Why Thomson Reserve makes financial sense

Thomson Reserve offers a rare entry point at a land bid cost significantly below upcoming launches, making early commitment a cost-saving advantage before prices inevitably rise.

Land Cost Comparison

OCR

RCR

CCR

Chuan Grove

\$1,331 & \$1376
PSF / PPR

Dover Drive

\$1,556 PSF / PPR

Bedok Rise

\$1,330 PSF / PPR

Kallang Close

\$1,415 PSF / PPR

Bukit Timah

Road (Newton)
\$1,820 PSF / PPR

Lentor Central

\$1,278 PSF / PPR

Telok Blangah

\$1,326 PSF / PPR

Dunearn Road

\$1,625 PSF / PPR

**Hougang
Central**

\$1,179 PSF / PPR

**THOMSON
RESERVE**

\$1,178 PSF / PPR

RCR
LAND COST
BELOW OCR!



THOMSON RESERVE

TARGETED PREVIEW
OCTOBER 2026

Book your exclusive viewing slot with
any PropNex associate today

OFFICIAL MARKETING AGENCY



A PREMIUM DEVELOPMENT BY



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