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NEW YORK GARDEN PROJECT CATALOG

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Central Park



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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



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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: New York Garden. Abbreviation NYG
2.

Location: 44-02 Vernon Boulevard, Long Island City, Queens, New York.
3.

Site Area: 235,00 m².
4.

Building Height: 237.3m, 78F.
5.

Number of buildings: 4.
6.

Gross Floor Area (GFA): 223,748m².
7.

Usages: Residence, Kindergarten, Retail, etc.
8.

Residential Units: 2,092 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.

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2. INVESTMENT HIGHLIGHTS

1. Prime Location With Convenient Transportation

Overlooking the East River waterfront with unobstructed views of the Manhattan skyline, the location offers easy access to Central Park—about 25 minutes by subway or 15 minutes by car. The "One LIC" community redevelopment plan has transformed this area into one of the most desirable neighborhoods in Long Island City, known for its high quality of living and strong long-term investment potential.

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

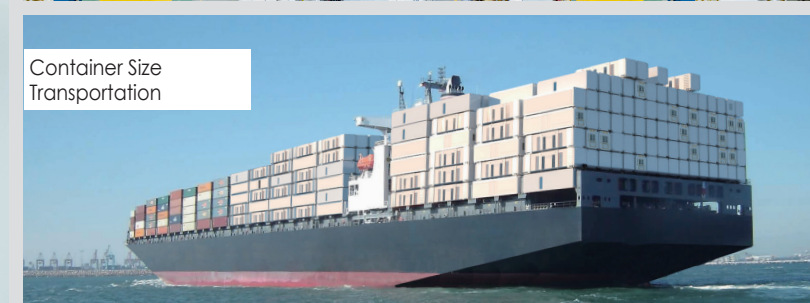
By implementing the "4-Standardization", IRT project delivers 40%~60% of cost reduction compared with traditional property projects, with 1~2x higher investment returns. Moreover, the investment return cycle is 3~4x shorter.



Ultimate Living Experience



HOLON Building Production Line



Container Size Transportation



3 Floors/ Day Installation

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.

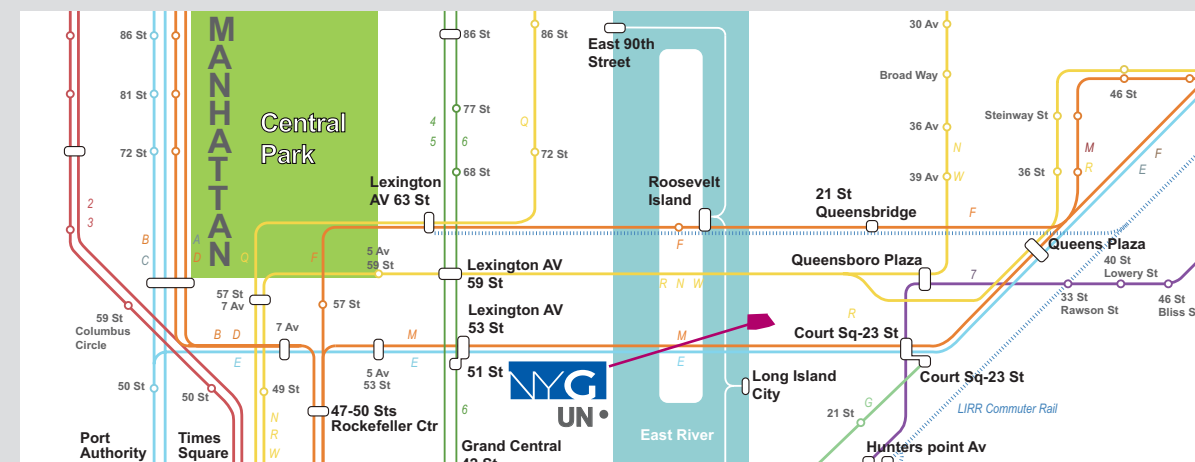
Surrounding Amenities

Eco-friendly Living: The project is located right along the East River, close to Gantry Plaza State Park and Queensbridge Park, offering abundant waterfront green spaces, a livable ecological environment, and convenient transportation.

High Quality Education: The project is surrounded by ample educational resources, including Long Island City High School, Queens Technical High School, and the LIC Early Childhood Center, covering levels from early childhood through high school.

Convenient Healthcare: The project is near Mount Sinai Queens Hospital, which provides general, pediatric, obstetric, and imaging services. The area also has UMD Urgent Care, multiple pharmacies, and dental clinics, ensuring quick access to both routine and emergency medical care.

Commercial & Cultural: The project is surrounded by well-developed commercial amenities, including major retailers such as Target, Trader Joe's, and Asian grocery markets. The area also hosts numerous restaurants, cafés, and convenience stores, providing comprehensive options for shopping, dining, and leisure.



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4. PROJECT PLANNING

Project Planning

Usage	Purpose	Max. BLDG Area (GFA) m ²	Proposed Units
Residence	R	203,648	2,092
Retail	M	17,348	N/A
Kindergarten	I	2,752	N/A
Parking	S	11,378 (Excluded)	340
Total GFA		223,748 (Excl. parking)	

Original Planning Requirements

- Building height is limited to 238.35 meters, with the podium limited to 32 meters.
- The FAR must not exceed 10.1, and the GFA must not exceed 237,653 square meters.
- A certain amount of affordable housing is required
- The program includes residential units (with residential area not exceeding 237,653 square meters), along with retail and supporting facilities.
- A podium structure must be incorporated into the planning.

Current Status of the Site

- Site area: 2.35 hectares.
- The local government is currently adjusting the zoning regulations for this area, and the design requirements have not yet been finalized.
- The surroundings consist of mid-rise, mixed-use buildings.
- The site is leveled and equipped with water and electricity, offering favorable conditions for construction.

Suggestions for Planning Modifications

The location of the internal planning roads within the site needs to be adjusted.



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 ground-level parking garage is provided on the first floor, offering ample parking spaces. Cars can enter the parking directly from the municipal road without passing through the residential community.

Building Use Distribution

Building	Retail	Parking	Kinder-garten	Market Rate
T1			4F	5~78F
T2			4F	5~78F
T3			4F	5~78F
T4			4F	5~78F
Podium	1~2F	3F		

Tower 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	4
3	Number of Floors	75F
4	Height	225m
5	Building Area (each)	51,600m ²
6	Total GFA	206,400m 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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6. RESIDENCE

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.

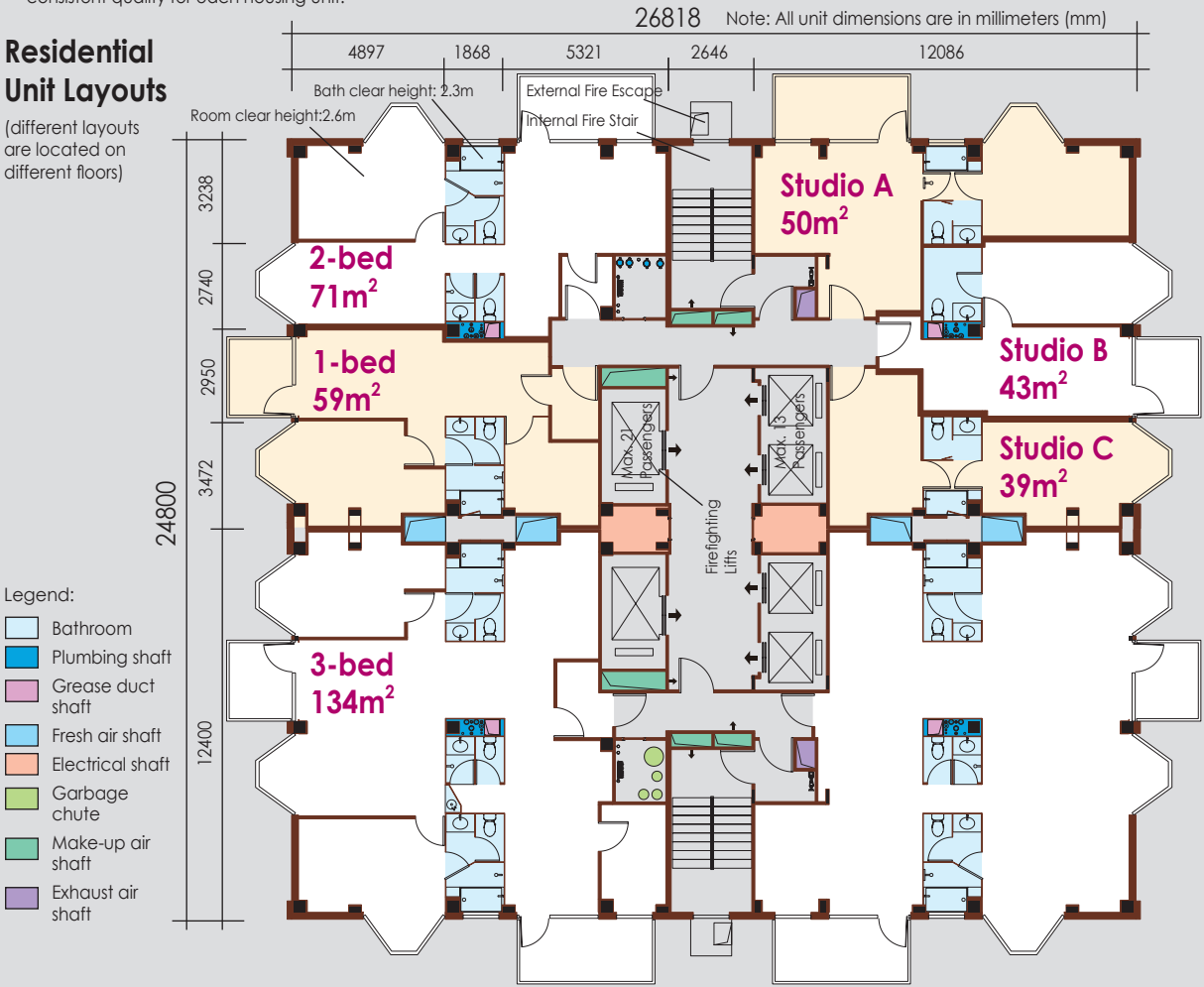
Residential Unit Mix
Note: Exterior walls, balconies and building core are excluded from NSA.

Type	Ratio % (units)	Units	NSA m ² /unit	GSA m ²
Studio	8.6	180	39~50	7,920
1-bedroom	40	836	59	49,324
2-bedroom	40	836	71	59,356
3-bedroom	11.4	240	134	32,160
Total	100	2,092		148,760

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

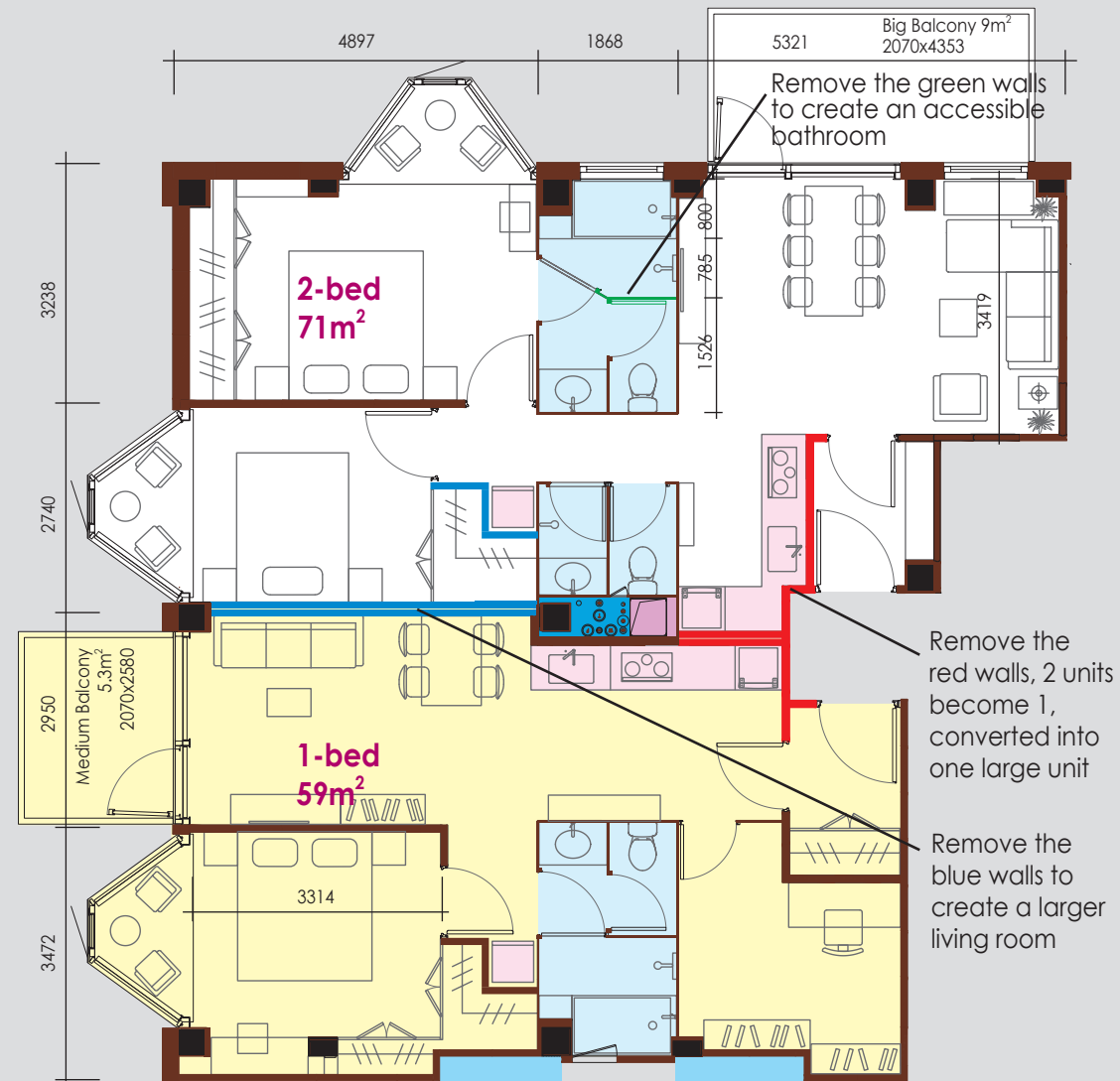
Residential Unit Layouts

(different layouts are located on different floors)



6. RESIDENCE: 1-bed / 2-bed

- 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.
- 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.
- 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.



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 is provided for residents, covering 2,752 m² with 16 classes accommodating 480 children.
- Eight classes are for extended-day care, offering 190 dormitory beds.
- If the demand for extended-day care is low and day care is high, the 5th floor can also be used as a kindergarten. In short, every family in need will be fully accommodated.



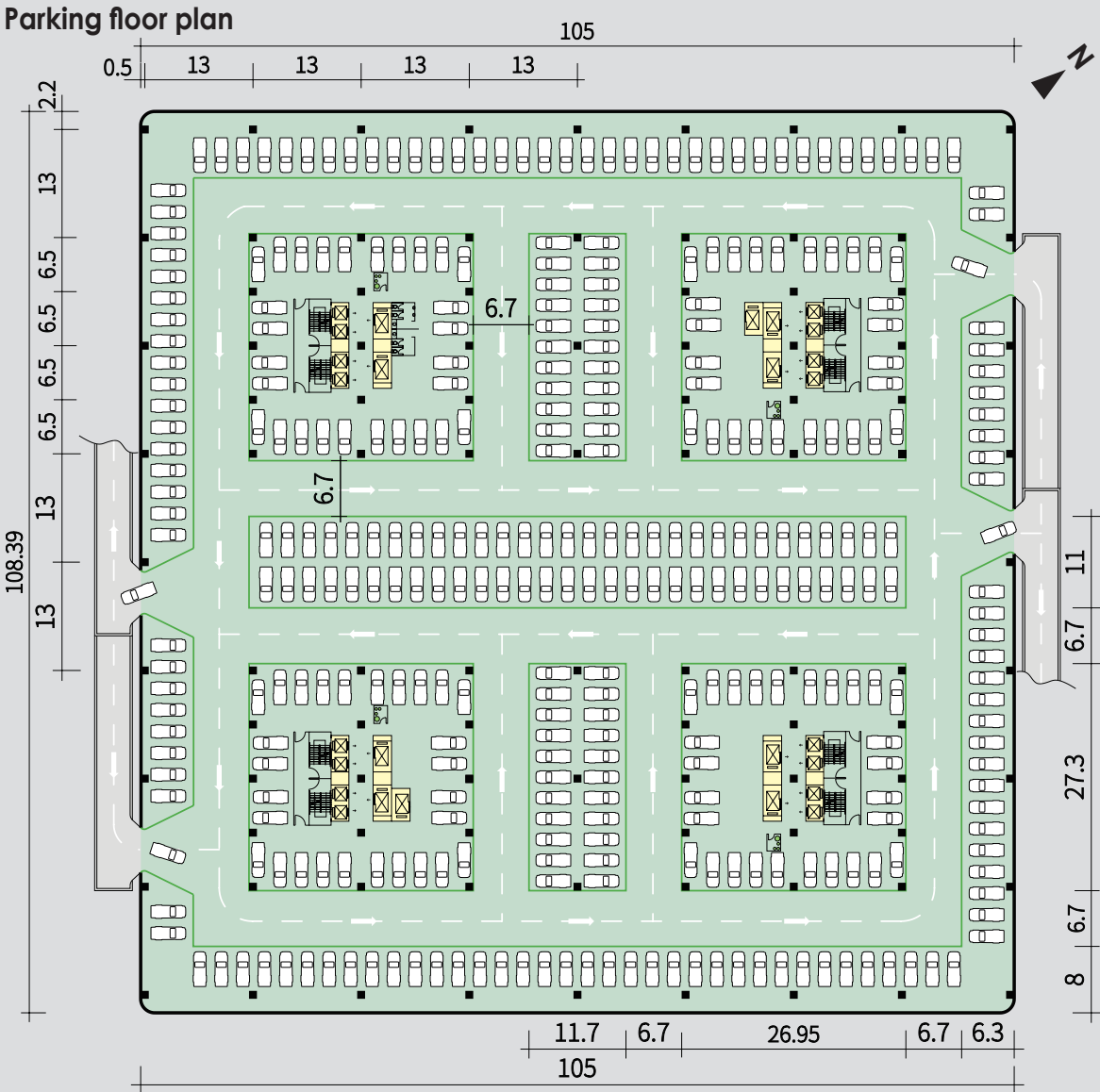
Kindergarten
Floor Plan
(4F)



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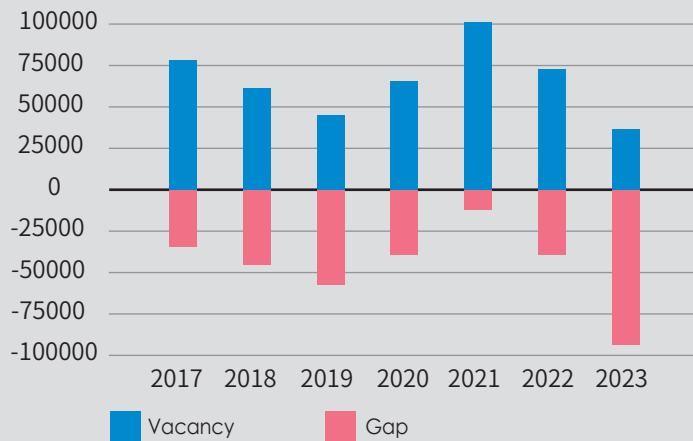
8. PARKING

1. The total parking area is 25,560m², with 6 floor above ground, capable of accommodating 720 cars at an average of 35m² per parking space
2. Vehicles enter the parking garage directly from the municipal road, ensuring no disruption to community life, and there is no traffic safety risk for children playing in the community.
3. Charging stations are evenly distributed throughout the parking garage, making it easy to charge electric vehicles.



9. RESIDENTIAL MARKET OPPORTUNITY

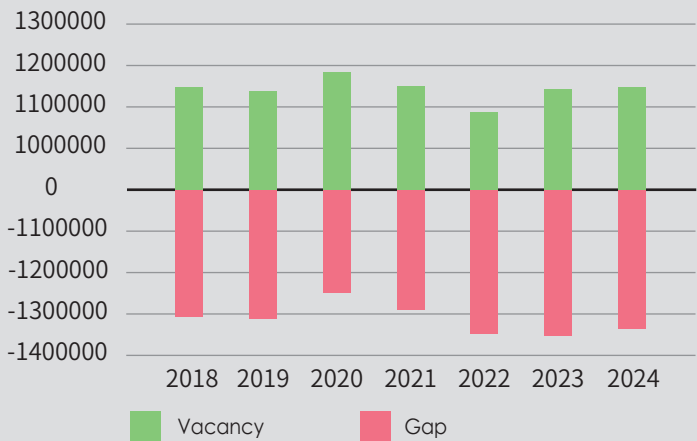
New York Housing Gap (units)



Market Rate Housing Comps

No.	Project Name	Sale Price (\$/ft²)
1	The View	1,550
2	Vernon	1,270
3	Enzo	1,550
4	Corte	1,660
5		1,250

New York State Affordable Housing Gap (units)

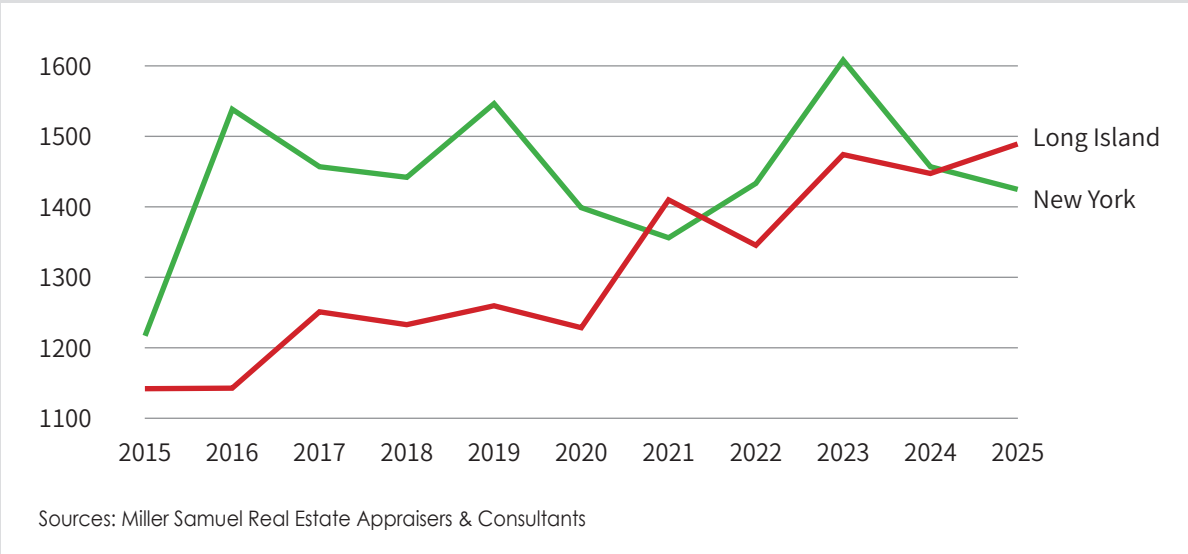


Across New York State, there is a severe shortage of affordable and accessible rental housing for Extremely Low-Income Families (ELI) — families with incomes at or below the poverty line or 30% of the median income in their region.

Many of these families face heavy housing cost burdens, spending more than half of their income on housing. Compared to other renters, these low-income families struggling with housing costs are more likely to sacrifice essential needs such as healthy food and healthcare to pay rent, and are more prone to housing instability, such as eviction.

Sources: National Low Income Housing Coalition

Historical Housing Price Growth (Average Selling Price)



Sources: Miller Samuel Real Estate Appraisers & Consultants

Long Island City's annual housing price growth outpaces that of New York City as a whole:

- Over the past 5 years, Long Island City's cumulative housing price increase has been 4.5%, compared to 4.1% in New York City—0.4 percentage points higher.
- Over the past 10 years, Long Island City's cumulative housing price increase has reached 23%, while New York City's has been 14.4%—8.6 percentage points higher.

NYG Project Will Provide 30% Affordable Housing For The Government

To increase the government supply of affordable housing for public servants and low income groups, NYG project plans to provide 628 affordable housing units in this project (meeting the regulatory requirement for affordable housing ratio),

NYG project can also offer a higher ratio of affordable housing. This strategic alignment leverages government incentives, effectively mitigating policy risks and accelerating the approval process.



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10. INVESTMENT RISK MANAGEMENT

Category	Potential Risks	Preventive Measures
Land Acquisition	- Hidden disputes over land property rights. - Underground tunnels, subways, cables, water pipes, gas pipelines, ancient tombs, cultural relics, or soil pollution. - Conflicts between buildable area, height restrictions, plot ratio, or business types and project expectations.	- Entrust local lawyers to conduct comprehensive and in-depth due diligence on land property rights to ensure the authenticity of property rights and that the landowner has not used the rights as collateral for debts or other purposes. - Conduct detailed research on underground conditions and history through public records, government archives, municipal blueprints, and government plans to ensure no factors hinder construction. - Confirm that the planning aligns with project expectations through public information and interviews with government authorities.
Planning and Construction Approval	- Plans do not meet authority requirements, requiring repeated revisions and causing delays. - Plans are delayed or rejected by authorities. - Construction drawings do not meet review requirements. - Modular building technologies or materials are rejected by regulators.	- Select local planning institutes with the highest professional standards and social influence to prepare planning documents. - Hire top-tier local planning agencies, lawyers, and public figures to legally facilitate the approval process. - Engage local design institutes with the highest professional standards to prepare construction drawings based on local codes and modular building technical specifications. - Complete technical certification for modular buildings and all materials in advance to ensure 100% compliance with local building standards.
Construction Quality and Schedule	- Foundation construction quality issues or schedule delays. - Prefabrication quality issues or delivery delays for modular buildings. - Transportation and custom clearance delays for modular buildings. - Unstable installation quality or process delays for modular buildings. - Official approval for project completion and acceptance not obtained.	- Bid and select the most capable and reputable local foundation contractors, and sign strict quality and schedule guarantee agreements with them. - Sign stringent quality and schedule assurance agreements with modular building supplier. - Bid and select the most capable and reputable logistics companies, and sign strict delivery agreements. - Bid and select local general contractors with the strongest qualifications and reputation, sign strict quality and schedule agreements, and require modular building supplier to provide advance installation training for contractors' engineers, workers, and supervisory personnel. - Hire a supervisory company to oversee the production of modular building components and project installation at every stage, with signed acceptance for each step, ensuring a complete quality report can be submitted to government authorities for "completion acceptance" approval at one time.
Project Sales	- Unit area, room layout, or functionality does not meet customer preferences. - Community facilities are less than those in surrounding neighborhoods. - Construction quality is inferior to similar buildings in the area. - Unattractive pricing leading to slow sales and difficult capital recovery. - Well-known insurance companies are reluctant to insure real estate.	- Collaborate closely with local architectural design institutes of the highest professional standards to jointly develop unit types most popular with local residents. - Work with design institutes to research and upgrade community facilities to the highest standards in the city. - Entrust the most capable local supervisory company to strictly monitor the construction quality of modular building supplier and installation contractors, ensuring compliance with design standards and achieving the highest quality among similar residential buildings in the city. - Set an initial price 30% lower than similar surrounding buildings and gradually increase it to encourage early decisions from buyers. The final average project price will be approximately 15% lower than comparable market products. - Invite well-known insurance companies in advance to conduct research on the certification and quality of Holon Buildings, ensuring that they recognize the technology and quality of Holon Buildings and provide insurance at a discounted rate.

