

### HDB Watch

Five-room DBSS flat in  
Toa Payoh sold for record  
\$1.56 mil **EP3**

### Retail

Retail sector gets boost  
from tourism recovery  
**EP5**

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triple in 4Q2023  
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Midtown Bay achieves a  
new high of \$4,190 psf  
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# GuocoLand's 'master developer' aspirations in Lentor Hills estate

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The new Lentor Hills estate is taking shape with construction underway at several sites



Cheng: We are setting the tone for the area and will subsequently enhance the government's overall vision for the location

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

# GuocoLand's 'master developer' aspirations in Lentor Hills estate

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When the first phase of the Thomson-East Coast Line (TEL) opened in January 2020, Cheng Hsing Yao, the Singapore-listed GuocoLand group CEO, was among the first to hop on board. "It's very fast and convenient," he pronounces.

TEL also increased the accessibility of new estates that previously existed as spots on the map of the URA Master Plan 2014 a decade ago. A case in point is Lentor Hills, formerly the 30ha Lentor Forest, before land clearing began sometime in 2016.

A master-planned 99-year leasehold private residential estate, Lentor Hills has 11 plots with

the potential to build an estimated 5,000 residential units when fully developed. "The government envisioned a private residential enclave with a built environment integrated with nature," says Cheng. "Not many private neighbourhoods in Singapore are planned from an entirely greenfield land and have a clear urban design concept."

When URA launched the first residential site in Lentor Hills for sale on the government land sales (GLS) programme in April 2021, developers like GuocoLand took notice. The site at Lentor Central is zoned residential with commercial on the first storey and will be linked directly to Lentor MRT Station, which opened in August 2021 as part of TEL Phase 2.

GuocoLand was at the top of nine bids when the tender closed in July 2021 for the 186,000

sq ft site. Its winning bid was \$784.1 million or \$1,204 psf per plot ratio (ppr). The new development, Lentor Modern, will have a 96,000 sq ft mall, which includes a 12,000 sq ft supermarket and a 10,000 sq ft childcare centre. On top of the mall are 605 residential units across three 25-storey towers.

"In some ways, we have become almost a 'master developer' for Lentor Hills because we came in for the only mixed-use development site linked to the MRT station," says Cheng. "It will essentially become the town centre for Lentor."

Including the Lentor Modern site, the government has launched six residential development sites for sale over the past two years. GuocoLand and its joint-venture partners have purchased four of the six sites, which could yield 2,211 residential units or 75% of the 2,952 to-

tal units at Lentor Hills to date.

A seventh site is available on the Reserve List, to be triggered for sale only if a developer submits a minimum indicative price acceptable by the government.

## Dominant player

GuocoLand is now the dominant player in Lentor Hills, with stakes in multiple projects. "Our participation is certainly very significant," Cheng concedes. "We are setting the tone for the area and will subsequently enhance the government's overall vision for the location."

Cheng says: "We are keen to have more inventory in this area because the estate appeals to a broad base of buyers island-wide."

He adds: "Furthermore, when we have multiple sites in the same location, we can differ-

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The 605-unit Lentor Modern is 98% sold to date

GUOCOLAND



Artist's impression of the public plaza of Lentor Modern, which is set to be the future town centre of the neighbourhood

URA, EDGEPROP LANDLENS, DEVELOPERS

Lentor land sales and condo project sales

| No. | Condo name              | Location                   | Land size (sq ft) | Developers                                                                                     | Land purchase price (\$ mil) | Land purchase price (\$ psf ppr) | Land purchase date | No of bids at tender closing | Project launch date | Total no of units | No of units sold* | % of units sold* | Median price (\$) | Average price (\$) |
|-----|-------------------------|----------------------------|-------------------|------------------------------------------------------------------------------------------------|------------------------------|----------------------------------|--------------------|------------------------------|---------------------|-------------------|-------------------|------------------|-------------------|--------------------|
| 1   | Lentor Modern           | Lentor Central             | 186,000           | GuocoLand                                                                                      | 784.1                        | 1,204                            | July 2021          | 9                            | September 2022      | 605               | 590               | 97.5             | 2,105             | 2,102              |
| 2   | Lentor Hills Residences | Lentor Hills Road Parcel A | 184,463           | Hong Leong Holdings, GuocoLand and TID (a joint venture between Hong Leong and Mitsui Fudosan) | 586.6                        | 1,060                            | January 2022       | 4                            | July 2023           | 598               | 448               | 74.9             | 2,106             | 2,084              |
| 3   | Hillock Green           | Lentor Central             | 144,713           | Forsea Holdings, United Engineers Ltd and Soilbuild Group                                      | 481.03                       | 1,108                            | September 2022     | 3                            | November 2023       | 474               | 126               | 26.6             | 2,112             | 2,114              |
| 4   | Lentoria                | Lentor Hills Road Parcel B | 116,455           | TID (a joint venture between Hong Leong Holdings and Mitsui Fudosan)                           | 276.36                       | 1,130                            | September 2022     | 2                            | February 2024       | 267               | N.A.              | N.A.             | N.A.              | N.A.               |
| 5   | Lentor Mansion          | Lentor Gardens             | 235,373           | GuocoLand and Hong Leong Holdings                                                              | 486.8                        | 985                              | April 2023         | 1                            | 1Q2024              | 533               | N.A.              | N.A.             | N.A.              | N.A.               |
| 6   | N.A.                    | Lentor Central             | 158,265           | Hong Leong Holdings, GuocoLand and CSC Land Group                                              | 435.17                       | 982                              | September 2023     | 2                            | 1Q2025*             | 475               | N.A.              | N.A.             | N.A.              | N.A.               |
|     |                         |                            |                   |                                                                                                |                              |                                  |                    |                              |                     | 2,952             |                   |                  |                   |                    |

\*Based on caveats lodged with URA Realis as at Jan 30; ^Estimated

entiate the project positioning, unit mix and design to target slightly different segments of home buyers. Having more sites in the same location can be an advantage.”

When Lentor Modern was launched in September 2022, 84% of the units were sold in the first weekend. To date, 590 units (98%) have been sold, based on caveats lodged as at Jan 30. With an average price of \$2,102 psf, it has set the benchmark for the neighbourhood.

The next project launch in Lentor Hills was the 598-unit Lentor Hills Residences at Lentor Hills Road (Parcel A). About 50% of the units were sold at an average price of \$2,080 psf on its launch weekend in July 2023. As at Jan 30, the project is 75% sold at an average price of \$2,084 psf. Hong Leong Holdings developed Lentor Hills Residences in a joint venture with GuocoLand and TID, which is, in turn, a joint venture between Hong Leong Holdings and Mitsui Fudosan.

Shorter intervals between new launches

As more sites were sold, the interval between the developers’ project launches became increasingly shorter. Lentor Hills Residences’ launch was followed by that of the 474-unit Hillock Green four months later, in November 2023.

Hillock Green is jointly developed by a joint venture comprising China Communications Construction Co’s wholly owned subsidiary Sea Holdings, with a 50% stake, and United Engineers and Soilbuild Group, with 25% each. They are the first consortium unrelated to GuocoL-and or Hong Leong to win a site in Lentor Hills.

Since its launch last November, Hillock Green has sold 126 units (27%) at an average price of \$2,114 psf, according to caveats lodged as at Jan 30.

The 267-unit Lentoria at Lentor Hills Road (Parcel B) by TID is scheduled for preview sometime in mid-February.

Another launch in the pipeline is the 533-unit Lentor Mansion, which is targeted to be previewed sometime before the end of 1Q2024. Lentor Mansion sits on a 235,373 sq ft plot on Lentor Gardens. GuocoLand and Hong Leong were the sole bidders for the site and purchased it jointly for \$486.8 million (\$985 psf ppr) last April.



Lentor Hills Residences is 75% sold as at Jan 30



Residential projects by GuocoLand and its joint-venture partners in Lentor

Last September, the tender for the third land parcel at Lentor Central closed with just two bids. The top bid of \$435.17 million (\$982 psf ppr) came from a joint venture comprising GuocoLand, Hong Leong Holdings and CSC Land Group. The new residential development on the site is expected to yield about 475 units.

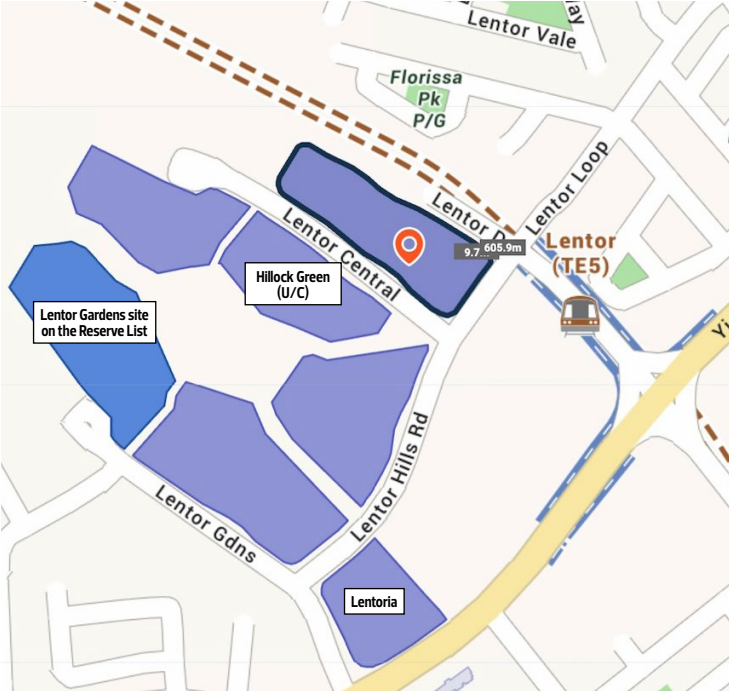
Inspired by black-and-white bungalows

Lentor Mansion is the second project in GuocoLand’s Mansion series, which Cheng defines as “residential projects integrated with nature and reflecting a tranquil lifestyle”.

The maiden project in the Mansion series was the 200-unit Meyer Mansion on Meyer Road in prime District 15 in the east. The freehold project is a redevelopment of the former Casa Meyfort, which GuocoLand acquired en bloc in July 2018 for \$319.88 million.

Meyer Mansion was the first new condo in

CONTINUES ON PAGE EP12



The government has sold six sites in Lentor via the Confirmed List of the Government Land Sales programme, with a seventh site on the Reserve List. This map indicates the sites that GuocoLand does not have a stake in



The construction taking place at Lentor Hills estate, created from a greenfield site



The Lentor Mansion sales gallery

# GuocoLand eyes white site at Marina Gardens Crescent

FROM PAGE EP7

the Meyer Road enclave to see prices cross \$3,000 psf. It hit a high of \$3,293 psf when a 484 sq ft, one-bedroom unit on the 24th floor of the 25-storey luxury tower fetched \$1.595 million in September 2021. The project is fully sold to date.

“While the bungalows on the East Coast were the inspiration for Meyer Mansion, Lentor Mansion is inspired by the black-and-white bungalows,” notes Cheng.

The clubhouse of Lentor Mansion will be in the style of a grand black-and-white bungalow with a wide veranda and high ceilings. It will have a residents’ lounge with indoor and outdoor spaces, a formal entertainment room, a gym and other facilities.

The black-and-white bungalow theme is also carried through to the apartments with high ceilings and timber-like flooring, characteristic of most black-and-white bungalows.

Lentor Mansion will be the first project sold post-harmonisation of the strata and gross floor area by URA and other government agencies. The harmonisation of the floor area was



The 200-unit Meyer Mansion on Meyer Road is the maiden condo project in GuocoLand’s Mansion series

introduced for GLS sites sold from Sept 1, 2022.

Cheng says harmonising the floor areas will translate to more efficient residential units. “We will be selling units based on liveable space,” he adds.

### ‘Modern’ series

Besides the Mansion series, GuocoLand has also created the Modern series for its mixed-use developments with “strong live-work-play integration”, says Cheng. Lentor Modern is

the third project in the series. The first was the 450-unit Martin Modern in prime District 9, launched in July 2017 and fully sold.

The second project in the Modern series is the 558-unit Midtown Modern on Tan Quee Lan Street, which will be linked underground to the Bugis MRT Interchange Station for the East-West and Downtown Lines.

Midtown Modern will be connected to Guoco Midtown on Beach Road, which has a 30-storey, 770,000



Guoco Midtown’s retail podium that opened in January. The mixed-use development will be linked underground to Midtown Modern and Bugis MRT Interchange Station

sq ft, Grade-A office tower; a six-storey Network Hub; a 50,000 sq ft retail and F&B podium; and the 219-unit Midtown Bay.

GuocoLand has also set its sights on the white site at Marina Gardens Crescent. When the tender closed on Jan 18, GuocoLand and joint-venture partners Hong Leong and TID were the sole bidders for the 1.73ha white site. They had submitted a bid of \$770.46 million or \$984 psf ppr.

The white site can be developed

into a mixed-use project with commercial, hotel, residential, sports and recreational uses. With a maximum gross floor area of 782,978 sq ft, it can yield 775 residential units.

“When we buy land and conceptualise our projects, we always focus on owner-occupiers,” says Cheng. “This group of buyers are purchasing for their lifestyle needs and aspirations. When purchasing a home for owner-occupation, the decision is less driven by market sentiments.” ■

## DONE DEALS

### Residential transactions with contracts dated Jan 16 to 23

| PROJECT NAME              | PROPERTY TYPE | TENURE   | SALE DATE (2024) | LAND AREA/ FLOOR AREA (SQ FT) | TRANSACTIONED PRICE (\$) | NETT PRICE (\$ PSF) | UNIT PRICE (\$ PSF) | COMPLETION DATE | TYPE OF SALE |
|---------------------------|---------------|----------|------------------|-------------------------------|--------------------------|---------------------|---------------------|-----------------|--------------|
| FROM PAGE EP11            |               |          |                  |                               |                          |                     |                     |                 |              |
| District 22               |               |          |                  |                               |                          |                     |                     |                 |              |
| PARC OASIS                | Condominium   | 99 years | Jan 22           | 1,227                         | 1,480,000                | -                   | 1,206               | 1994            | Resale       |
| THE LAKEGARDEN RESIDENCES | Condominium   | 99 years | Jan 21           | 592                           | 1,317,200                | -                   | 2,225               | Uncompleted     | New Sale     |
| WESTWOOD RESIDENCES       | EC            | 99 years | Jan 18           | 1,033                         | 1,408,000                | -                   | 1,363               | 2017            | Resale       |
| District 23               |               |          |                  |                               |                          |                     |                     |                 |              |
| ALTURA                    | EC            | 99 years | Jan 20           | 1,539                         | 2,328,000                | -                   | 1,512               | Uncompleted     | New Sale     |
| ALTURA                    | EC            | 99 years | Jan 20           | 990                           | 1,455,000                | -                   | 1,469               | Uncompleted     | New Sale     |
| CHANTILLY RISE            | Condominium   | Freehold | Jan 23           | 1,442                         | 1,955,000                | -                   | 1,355               | 1998            | Resale       |
| GUILIN VIEW               | Condominium   | 99 years | Jan 17           | 1,259                         | 1,465,000                | -                   | 1,163               | 2000            | Resale       |
| GUILIN VIEW               | Condominium   | 99 years | Jan 18           | 1,259                         | 1,490,000                | -                   | 1,183               | 2000            | Resale       |
| HILLHAVEN                 | Apartment     | 99 years | Jan 17           | 678                           | 1,422,050                | -                   | 2,097               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 18           | 1,012                         | 2,087,820                | -                   | 2,063               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 18           | 1,012                         | 2,198,695                | -                   | 2,173               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,012                         | 2,122,790                | -                   | 2,098               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,012                         | 2,092,445                | -                   | 2,068               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,012                         | 2,148,120                | -                   | 2,123               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,012                         | 2,229,040                | -                   | 2,203               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,012                         | 2,082,330                | -                   | 2,058               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 700                           | 1,508,495                | -                   | 2,156               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,572,767                | -                   | 1,975               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,618,570                | -                   | 2,032               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,596,090                | -                   | 2,004               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,588,288                | -                   | 1,994               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,642,540                | -                   | 2,062               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,598,680                | -                   | 2,007               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,384,820                | -                   | 2,042               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,428,850                | -                   | 2,107               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,428,850                | -                   | 2,107               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,415,335                | -                   | 2,087               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,428,850                | -                   | 2,107               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,401,735                | -                   | 2,067               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,498,535                | -                   | 2,077               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,391,535                | -                   | 2,052               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,388,220                | -                   | 2,047               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,406,750                | -                   | 2,074               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,416,950                | -                   | 2,089               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,396,807                | -                   | 2,060               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,437,265                | -                   | 2,119               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,423,665                | -                   | 2,099               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,367,010                | -                   | 2,016               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 678                           | 1,444,065                | -                   | 2,129               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,660,815                | -                   | 2,085               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,676,710                | -                   | 2,105               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,692,690                | -                   | 2,125               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,684,700                | -                   | 2,115               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,640,925                | -                   | 2,060               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,648,830                | -                   | 2,070               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 797                           | 1,668,805                | -                   | 2,095               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,378                         | 2,867,220                | -                   | 2,081               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 700                           | 1,528,810                | -                   | 2,185               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,012                         | 2,082,330                | -                   | 2,058               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,012                         | 2,107,660                | -                   | 2,083               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 1,012                         | 2,001,410                | -                   | 1,978               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 958                           | 1,935,195                | -                   | 2,020               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 958                           | 1,920,830                | -                   | 2,005               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 958                           | 1,917,715                | -                   | 2,002               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 958                           | 1,973,530                | -                   | 2,060               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 958                           | 1,944,800                | -                   | 2,030               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 721                           | 1,484,950                | -                   | 2,059               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 721                           | 1,513,850                | -                   | 2,099               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 721                           | 1,466,930                | -                   | 2,034               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 721                           | 1,506,625                | -                   | 2,089               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 947                           | 1,870,850                | -                   | 1,975               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 947                           | 1,885,045                | -                   | 1,990               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 947                           | 1,894,480                | -                   | 2,000               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 20           | 947                           | 1,861,330                | -                   | 1,965               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 21           | 1,012                         | 2,062,100                | -                   | 2,038               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 21           | 958                           | 1,954,320                | -                   | 2,040               | Uncompleted     | New Sale     |
| HILLHAVEN                 | Apartment     | 99 years | Jan 21           | 721                           | 1,474,155                | -                   | 2,044               | Uncompleted     | New Sale     |
| HILLVIEW REGENCY          | Condominium   | 99 years | Jan 19           | 1,109                         | 1,240,000                | -                   | 1,118               | 2005            | Resale       |
| LE QUEST                  | Apartment     | 99 years | Jan 16           | 936                           | 1,538,000                | -                   | 1,642               | 2020            | Resale       |

| PROJECT NAME             | PROPERTY TYPE | TENURE    | SALE DATE<br>(2024) | FLOOR AREA<br>(SQ FT) | TRANSACTIONED<br>PRICE (\$) | NETT PRICE<br>(\$ PSF) | UNIT PRICE<br>(\$ PSF) | COMPLETION<br>DATE | TYPE OF SALE |
|--------------------------|---------------|-----------|---------------------|-----------------------|-----------------------------|------------------------|------------------------|--------------------|--------------|
| MIDWOOD                  | Condominium   | 99 years  | Jan 18              | 484                   | 970,000                     | -                      | 2,003                  | 2023               | Sub Sale     |
| PALM GARDENS             | Condominium   | 99 years  | Jan 22              | 1,206                 | 1,300,000                   | -                      | 1,078                  | 2000               | Resale       |
| REGENT HEIGHTS           | Condominium   | 99 years  | Jan 18              | 1,163                 | 1,275,000                   | -                      | 1,097                  | 1999               | Resale       |
| SOL ACRES                | EC            | 99 years  | Jan 16              | 872                   | 1,173,000                   | -                      | 1,345                  | 2018               | Resale       |
| SOL ACRES                | EC            | 99 years  | Jan 22              | 947                   | 1,288,888                   | -                      | 1,361                  | 2018               | Resale       |
| THE ARDEN                | Apartment     | 99 years  | Jan 16              | 721                   | 1,348,000                   | -                      | 1,869                  | Uncompleted        | New Sale     |
| THE BOTANY AT DAIRY FARM | Condominium   | 99 years  | Jan 18              | 1,076                 | 2,152,000                   | -                      | 1,999                  | Uncompleted        | New Sale     |
| THE BOTANY AT DAIRY FARM | Condominium   | 99 years  | Jan 20              | 1,033                 | 2,189,000                   | -                      | 2,118                  | Uncompleted        | New Sale     |
| THE BOTANY AT DAIRY FARM | Condominium   | 99 years  | Jan 21              | 1,292                 | 2,576,000                   | -                      | 1,994                  | Uncompleted        | New Sale     |
| THE LINEAR               | Apartment     | 999 years | Jan 23              | 1,281                 | 1,680,000                   | -                      | 1,312                  | 2006               | Resale       |
| THE MYST                 | Condominium   | 99 years  | Jan 16              | 1,033                 | 1,978,000                   | -                      | 1,914                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 16              | 700                   | 1,610,000                   | -                      | 2,301                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 18              | 678                   | 1,493,000                   | -                      | 2,202                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 18              | 1,518                 | 2,926,000                   | -                      | 1,928                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 19              | 700                   | 1,602,000                   | -                      | 2,290                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 20              | 678                   | 1,500,000                   | -                      | 2,212                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 20              | 700                   | 1,563,000                   | -                      | 2,234                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 20              | 517                   | 1,207,000                   | -                      | 2,336                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 20              | 1,033                 | 2,059,000                   | -                      | 1,993                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 21              | 1,033                 | 2,133,000                   | -                      | 2,064                  | Uncompleted        | New Sale     |
| THE MYST                 | Condominium   | 99 years  | Jan 21              | 1,033                 | 2,014,000                   | -                      | 1,949                  | Uncompleted        | New Sale     |
| THE QUINTET              | EC            | 99 years  | Jan 16              | 1,270                 | 1,263,888                   | -                      | 995                    | 2006               | Resale       |
| THE QUINTET              | EC            | 99 years  | Jan 19              | 1,572                 | 1,650,000                   | -                      | 1,050                  | 2006               | Resale       |
| THE RAINFOREST           | EC            | 99 years  | Jan 23              | 2,056                 | 2,038,888                   | -                      | 992                    | 2015               | Resale       |
| District 25              |               |           |                     |                       |                             |                        |                        |                    |              |
| BELLEWOODS               | EC            | 99 years  | Jan 18              | 1,227                 | 1,450,000                   | -                      | 1,182                  | 2017               | Resale       |
| WOODSVALE                | EC            | 99 years  | Jan 18              | 1,313                 | 1,100,000                   | -                      | 838                    | 2000               | Resale       |
| District 26              |               |           |                     |                       |                             |                        |                        |                    |              |
| CASTLE GREEN             | Condominium   | 99 years  | Jan 16              | 1,216                 | 1,500,000                   | -                      | 1,233                  | 1997               | Resale       |
| HILLOCK GREEN            | Apartment     | 99 years  | Jan 19              | 710                   | 1,533,000                   | -                      | 2,158                  | Uncompleted        | Sub Sale     |
| LENTOR HILLS RESIDENCES  | Apartment     | 99 years  | Jan 16              | 1,346                 | 2,587,000                   | -                      | 1,923                  | Uncompleted        | New Sale     |
| LENTOR HILLS RESIDENCES  | Apartment     | 99 years  | Jan 17              | 958                   | 2,057,000                   | -                      | 2,147                  | Uncompleted        | New Sale     |
| LENTOR HILLS RESIDENCES  | Apartment     | 99 years  | Jan 17              | 721                   | 1,650,000                   | -                      | 2,288                  | Uncompleted        | New Sale     |
| LENTOR HILLS RESIDENCES  | Apartment     | 99 years  | Jan 18              | 721                   | 1,642,000                   | -                      | 2,277                  | Uncompleted        | New Sale     |
| LENTOR HILLS RESIDENCES  | Apartment     | 99 years  | Jan 21              | 1,130                 | 2,413,000                   | -                      | 2,135                  | Uncompleted        | New Sale     |
| LENTOR HILLS RESIDENCES  | Apartment     | 99 years  | Jan 21              | 1,098                 | 2,283,000                   | -                      | 2,079                  | Uncompleted        | New Sale     |
| LENTOR HILLS RESIDENCES  | Apartment     | 99 years  | Jan 21              | 1,399                 | 2,700,000                   | -                      | 1,930                  | Uncompleted        | New Sale     |
| LENTOR MODERN            | Apartment     | 99 years  | Jan 19              | 1,109                 | 2,638,000                   | -                      | 2,379                  | Uncompleted        | New Sale     |
| LENTOR MODERN            | Apartment     | 99 years  | Jan 19              | 1,528                 | 3,178,000                   | -                      | 2,079                  | Uncompleted        | New Sale     |
| SEASONS PARK             | Condominium   | 99 years  | Jan 19              | 1,292                 | 1,550,000                   | -                      | 1,200                  | 1997               | Resale       |
| District 27              |               |           |                     |                       |                             |                        |                        |                    |              |
| NORTH GAIA               | EC            | 99 years  | Jan 16              | 980                   | 1,228,112                   | -                      | 1,254                  | Uncompleted        | New Sale     |
| NORTH GAIA               | EC            | 99 years  | Jan 19              | 980                   | 1,352,112                   | -                      | 1,380                  | Uncompleted        | New Sale     |
| NORTH PARK RESIDENCES    | Apartment     | 99 years  | Jan 19              | 549                   | 1,000,000                   | -                      | 1,822                  | 2018               | Resale       |
| NORTH PARK RESIDENCES    | Apartment     | 99 years  | Jan 19              | 549                   | 978,000                     | -                      | 1,782                  | 2018               | Resale       |
| PARC LIFE                | EC            | 99 years  | Jan 16              | 1,001                 | 1,240,000                   | -                      | 1,239                  | 2018               | Resale       |
| SEMBAWANG SPRINGS ESTATE | Semi-Detached | 999 years | Jan 22              | 3,474                 | 3,828,000                   | -                      | 1,102                  | -                  | Resale       |
| SIGNATURE AT YISHUN      | EC            | 99 years  | Jan 17              | 775                   | 1,000,000                   | -                      | 1,290                  | 2017               | Resale       |
| SYMPHONY SUITES          | Condominium   | 99 years  | Jan 17              | 915                   | 1,170,000                   | -                      | 1,279                  | 2018               | Resale       |
| SYMPHONY SUITES          | Condominium   | 99 years  | Jan 18              | 689                   | 860,000                     | -                      | 1,248                  | 2018               | Resale       |
| THE BROWNSTONE           | EC            | 99 years  | Jan 16              | 1,130                 | 1,560,000                   | -                      | 1,380                  | 2017               | Resale       |
| THE CRITERION            | EC            | 99 years  | Jan 19              | 1,023                 | 1,270,000                   | -                      | 1,242                  | 2018               | Resale       |
| THE CRITERION            | EC            | 99 years  | Jan 22              | 1,249                 | 1,600,000                   | -                      | 1,281                  | 2018               | Resale       |
| THE SHAUGHNESSY          | Terrace       | 99 years  | Jan 22              | 3,423                 | 2,350,000                   | -                      | 687                    | 2006               | Resale       |
| THE VISIONAIRE           | EC            | 99 years  | Jan 16              | 1,335                 | 1,680,000                   | -                      | 1,259                  | 2018               | Resale       |
| District 28              |               |           |                     |                       |                             |                        |                        |                    |              |
| H2O RESIDENCES           | Condominium   | 99 years  | Jan 23              | 1,389                 | 1,970,000                   | -                      | 1,419                  | 2015               | Resale       |
| HIGH PARK RESIDENCES     | Apartment     | 99 years  | Jan 22              | 667                   | 980,000                     | -                      | 1,468                  | 2019               | Resale       |
| LUXUS HILLS              | Terrace       | 999 years | Jan 19              | 1,615                 | 4,150,000                   | -                      | 2,570                  | 2013               | Resale       |
| POLLEN COLLECTION        | Terrace       | 99 years  | Jan 18              | 1,615                 | 3,655,000                   | -                      | 2,264                  | Uncompleted        | New Sale     |
| POLLEN COLLECTION        | Terrace       | 99 years  | Jan 21              | 1,615                 | 3,640,000                   | -                      | 2,254                  | Uncompleted        | New Sale     |
| RIVERTREES RESIDENCES    | Apartment     | 99 years  | Jan 16              | 1,206                 | 1,800,000                   | -                      | 1,493                  | 2017               | Resale       |
| RIVERTREES RESIDENCES    | Apartment     | 99 years  | Jan 18              | 581                   | 828,000                     | -                      | 1,425                  | 2017               | Resale       |