

GuocoLand unveils the first high-rise condominium in Springleaf

- *Less than two minutes walk from Springleaf MRT station via a sheltered walkway*
 - *941 units spread across five 25-storey residential towers and a conserved building*
 - *Large 3.2-hectare site adjacent to Springleaf Forest and the Central Catchment Nature Reserve*
- *Prices for Springleaf Residence start from S\$1,995 psf*
 - *Sales preview begins 1 August 2025*

Singapore, 29 July 2025 – GuocoLand Limited (“GuocoLand”) has unveiled its latest development, **Springleaf Residence**. The 941-unit private residential development, jointly developed with Hong Leong Holdings Limited, is the first high-rise condominium in the Springleaf area.

Located on a sprawling 3.2-hectare land parcel – one of the largest sites for recent new launches – Springleaf Residence offers views of the lush greenery of the adjacent Springleaf Forest and the Central Catchment Nature Reserve.

Residents of Springleaf Residence will enjoy the convenience of having the Springleaf MRT station on the Thomson-East Coast Line (“TEL”) which is less than two minutes sheltered walk away.

Mr Cheng Hsing Yao, Group Chief Executive Officer, GuocoLand, said, “There are similarities between the Springleaf estate and the Lentor Hills estate. Both are in quiet private landed housing enclaves and are directly served by the Thomson-East Coast MRT line. What is different for Springleaf estate is that it is near to and has great views of the forest and nature areas.”

A total of 941 units across different unit types are available at Springleaf Residence. Spread across five 25-storey residential towers are 909 units of two- to five-bedroom apartments, while a four-storey conserved building offers 32 units of one- to three-bedroom apartments. Please refer to **Annex A** for more details on the unit mix.

All units embody GuocoLand's signature efficient layouts and are thoughtfully oriented to maximise views, whether towards the nature reserve or the meticulously landscaped grounds of the development.

Units at Springleaf Residence are attractively priced, with prices starting from S\$1,995 per square foot ("psf"). Indicative starting prices for the various unit types are as follows:

- S\$878,000 (\$2,263 psf) for a 388 sq ft one-bedroom unit
- S\$1,078,000 (\$2,046 psf) for a 527 sq ft two-bedroom unit
- S\$1,618,000 (\$2,058 psf) for a 786 sq ft three-bedroom unit
- S\$2,448,000 (\$1,995 psf) for a 1,227 sq ft four-bedroom unit
- S\$3,018,000 (\$2,077 psf) for a 1,453 sq ft five-bedroom unit

Seamless connectivity

Springleaf Residence enjoys excellent connectivity via the TEL, which links residents to the Central Business District and other key destinations such as Orchard Road, Marina Bay and the East Coast. Residents can reach other parts of the island via the various interchange stations along the TEL that connect to other major MRT lines. In the future, the TEL will also be directly connected to Changi Airport Terminal 5 and the Rapid Transit System ("RTS") Link to Johor Bahru at Woodlands North MRT station.

Abundant facilities on a large site

Beyond nature, greenery and excellent connectivity, Springleaf Residence offers numerous facilities within the development. The development sits on a large piece of land measuring more than 340,000 sq ft. GuocoLand dedicated 77% of the land to landscaping and facilities, designed to support both physical and mental wellness and encourage interaction among residents. There are four different pools (including a 50m lap pool), a tennis court, a recreational half-basketball court and multiple pavilions designed to look like cocoons to match the development's nature-themed concept.

Another unique feature of Springleaf Residence is its 10 Sky Terraces located on different levels of the five residential towers, where residents can entertain, work or relax while enjoying the vistas. These Sky Terraces will also feature different species of flora, including native species, to bring nature into the development.

Transformation of the former school building into residences and facilities

The conserved building of Springleaf Residence was part of the former Upper Thomson Secondary School, which was originally completed in 1965. Besides being repurposed into residential units, this four-storey building will house communal facilities, including a gym, study room and an arts & crafts room which can serve as a makerspace for residents with shared interests.

In keeping with the school theme, the development features a Grand Lawn – a signature feature of GuocoLand – reminiscent of an open school field complete with a running track. The ECA (short for ‘Extra-Curricular Activities’) House comprises a Celebrities’ Kitchen and three multi-function rooms that can be combined into one large, versatile space, while two dining pavilions next to it provide additional space for even larger social gatherings.

Ms Dora Chng, Residential Director, GuocoLand, said, “Springleaf Residence will showcase GuocoLand’s signature design concepts that enhance liveability. Working with our consultants, we have prioritised designing homes with efficient layouts and flexibility of use in mind, and facilities that support residents’ wellness and community bonding.”

Springleaf Residence is expected to be completed in 2029. When completed, Springleaf Residence will attain the Building and Construction Authority’s Green Mark Platinum (Super Low Energy) certification with Maintainability badge.

For high-resolution pictures, please download from the Media Kit [here](#).

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About GuocoLand Limited

GuocoLand Limited (“GuocoLand”) and its subsidiaries (“the Group”) is a leading real estate group that is focused on its twin engines of growth in Property Investment and Property Development. It develops, invests in and manages a portfolio of quality commercial and mixed-use assets providing stable, recurring rental income with potential for capital appreciation. The Group has a strong track record in creating distinctive integrated mixed-use developments and premium residential properties that uplift and transform their local neighbourhoods.

The Group's investment properties – the total value of which stood at S\$6.58 billion as at 31 December 2024 – are located across its key markets of Singapore, China and Malaysia, such as Guoco Tower and Guoco Midtown in Singapore, Guoco Changfeng City in Shanghai, and Damansara City in Kuala Lumpur. Iconic residential projects of the Group include Goodwood Residence, Leedon Residence, Wallich Residence, Martin Modern, Meyer Mansion, Midtown Modern, Midtown Bay, Lentor Modern and Lentor Mansion.

The Group's end-to-end capabilities span across the real estate value chain, from planning and design, property investment, property development, and property management to asset management.

GuocoLand is listed on the Mainboard of the Singapore Exchange. The parent company of GuocoLand is Guoco Group Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. Both GuocoLand and Guoco Group Limited are members of Hong Leong Group in Malaysia.

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DEVELOPMENT INFORMATION

Total Units	941 dwelling units - 909 units across 5 residential towers - 32 units at the Conserved Building	
Land Size	32,023.7 sq m / 344,700.2 sq ft	
Tenure	99 years from 15 July 2024	
Construction Method	APCS (Advanced Precast Concrete System)	
Estimated TOP	2H 2029	
No of Units Per Floor	Blk 811: 8 units per floor (4 units on Sky Terrace Floors, L1 & L2) Blk 813: 8 units per floor (4 units on Sky Terrace Floors) Blk 815: 8 units per floor (4 units on Sky Terrace Floors; 6 units on L1; 7 units on L2) Blk 817: 8 units per floor (4 units for Sky Terrace Floors) Blk 819: 8 units per floor (4 units for Sky Terrace Floors) Blk 821 (Conserved Building): 8 units per floor	
No of Carpark Lots & Location	759 carpark lots consisting of 753 carpark lots (inclusive of 8 Electric Vehicle charging lots) and 6 accessible carpark lots located at Basements 1 and 2	
No of EV Charging Lots & Location	8 lots at Basement 1	
Consultants	Architect	ADDP Architects LLP
	Landscape Architect	Ortus Design Pte. Ltd.
	Main Contractor	China Construction (South Pacific) Development Co Pte Ltd
	Conservation Consultant	Studio Lapis Conservation Pte Ltd
	Biodiversity Specialist	Camphora Pte Ltd
	Green Mark Consultant	DP Sustainable Design Pte. Ltd.
	Lighting Consultant	Light Collab LLP
	Acoustic Consultant	Seal Consultants Pte Ltd
	Interior & Public Amenities Designer	Multiversity Architects and Planners Studio Pte Ltd

UNIT MIX

Bedroom Types	Unit Size (sq. ft.)	Total	
		No.	%
Residential Towers			
2-Bedroom	527 - 646	332	35.3%
3-Bedroom	786 - 1076	368	39.1%
4-Bedroom	1227	138	14.6%
5-Bedroom	1453 - 1475	71	7.5%
Conserved Building			
1-Bedroom	388	8	0.9%
2-Bedroom	592	8	0.9%
3-Bedroom	1119 - 1259	16	1.7%

AMENITIES

Expressway

Amenities	Estimated Time*
Seletar Expressway (SLE)	3-min drive
North-South Corridor (U/C)	8-min drive
Central Expressway (CTE)	10-min drive

MRT / Transport Hub

Amenities	Estimated Time*
Springleaf MRT Station (Thomson-East Coast Line)	<2-min via sheltered walkway
Khatib MRT Station	12-min bicycle ride
Yishun Integrated Transport Hub	14-min drive

Retail & F&B

Amenities	Estimated Time*
Springleaf Eateries	2-min walk
Future Springleaf Retail Space (TBC)	2-min walk
Lentor Modern Mall	1 MRT stop
Causeway Point	2 MRT stops
Mayflower Shopping & Food Centre	2 MRT stops
Thomson Plaza	4 MRT stops
Northpoint City	14-min drive
The Woodgrove	14-min drive

Nature & Leisure

Amenities	Estimated Time*
Springleaf Nature Park	9-min walk
Upper Seletar Reservoir Park	5-min bicycle ride
Sembawang Golf Course	7-min bicycle ride
Lower Seletar Reservoir Park	10-min bicycle ride
Yishun Sport Centre	12-min bicycle ride
Thomson Nature Park	13-min bicycle ride
Seletar Country Club	7-min drive
Mandai Wildlife Reserve	10-min drive

Education

Amenities	Estimated Time*
Anderson Primary School	1 MRT stop
CHIJ St Nicholas Girls' School	2 MRT stops
Ai Tong School	3 MRT stops

Healthcare

Amenities	Estimated Time*
Khatib Polyclinic	9-min drive
Khoo Teck Puat Hospital	9-min drive
Ang Mo Kio Polyclinic	12-min drive
Yishun Polyclinic	14-min drive

*Estimated traveling time based on OneMap