



OrangeTee

PART OF REALION GROUP

INVESTMENT POTENTIAL OF PENRITH

*Consumer Investment Playbook
2025*

01

PENRITH

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

Location

Margaret Drive
District 3

Developer

GuocoLand & Hong
Leong Holdings

Tenure

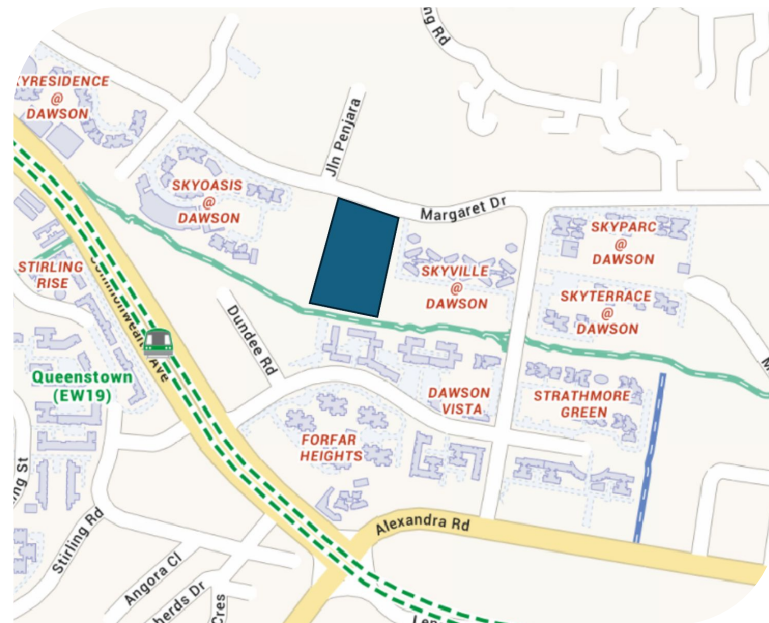
99-year Leasehold

Units

462

Expected TOP

Est. 2029



OrangeTee

PART OF REALION GROUP

A NEW STANDARD OF CITY-FRINGE LUXURY



Discover Penrith, an iconic new residence by GuocoLand & Hong Leong Holdings, where prestige meets seamless connectivity and lifestyle convenience at the city fringe. Residing in the heart of Queenstown and District 3, this exclusive development enjoys direct access to Queenstown MRT station and a variety of amenities nearby. The project is also close to Orchard Road, Holland Village and a 15-minute drive to the Central Business District.



Penrith shines with excellent connectivity and remarkable growth potential. This is your chance to claim a landmark address that promises not just a home, but a future filled with value appreciation and investment growth for both homeowners and investors.



02

INVESTMENT ANALYSIS

CAPITAL APPRECIATION

The median price of new District 3 condos soared by an impressive 75.7 per cent in Aug 2025, when compared to the median prices in 2015.

PROFITABILITY

98.5 per cent of private residential units were sold at a profit in District 3, with almost 40 per cent of them reaping at least S\$300,000.

RENTAL RETURNS

The median monthly rents for condos in Queenstown increased by 35.5 per cent from 2020 to 1H 2025.

EXIT STRATEGY

Many flat owners may have the financial ability to upgrade to a resale condo as resale prices of younger HDB flats in Bukit Merah, Clementi, and Queenstown grew by at least 33 per cent from 2015 to 1H 2025.





OrangeTee

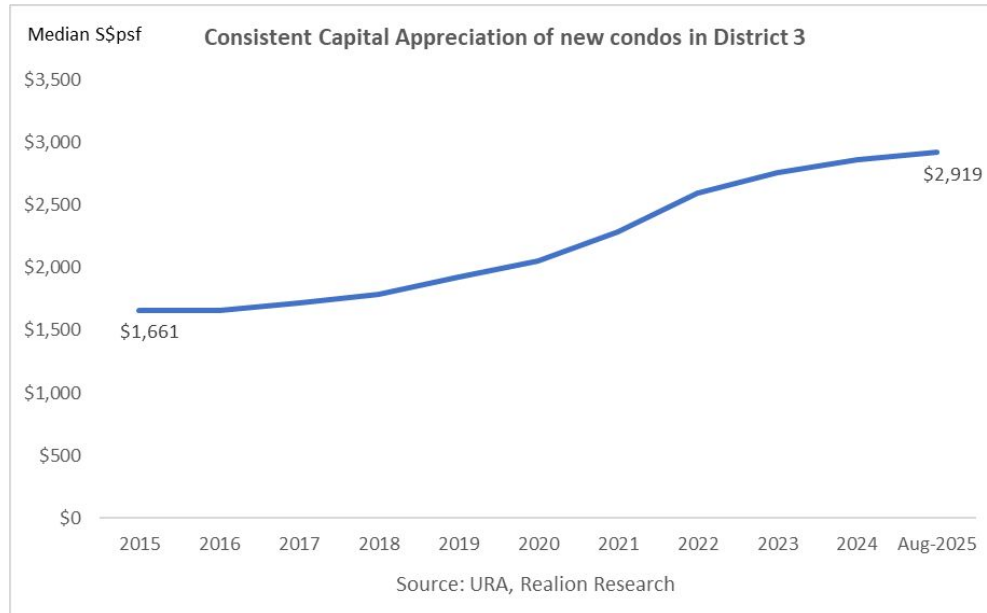
PART OF REALION GROUP

CAPITAL APPRECIATION

District 3 has demonstrated impressive capital appreciation over the past 10 years, with strong price growth in recent years, thus cementing its status as a high potential growth area in Singapore.

According to caveat data from the Urban Redevelopment Authority (URA), the median price per square foot (S\$psf) for new sale condos in District 3 rose by 75.7 per cent from S\$1,661 psf in 2015 to S\$2,919 psf in August 2025.

The continual price growth underscores District 3's resilience and investors' confidence, making it an appealing option for investors seeking short-term and long-term investment gains.



**OrangeTee**

PART OF REALION GROUP

PROFITABILITY

■ District 3 presents lucrative opportunities for both investors and homeowners. Based on URA data from 2015 to 1H 2025, 98.5 per cent of matched new sale-resale leasehold property transactions in District 3 were profitable. Notably, almost two-thirds of the profitable transactions (64.1 per cent) occurred within a 5- to 10-year holding period. This will attract investors seeking robust returns within a short to mid-term investment horizon.

■ Almost 40 per cent of the profitable units, or 396 condos, yielded gross profits of at least S\$300,000, of which 47 condos made a gross profit of at least S\$700,000. Impressively, 10 units generated profits of at least S\$1 million.

■ The highest profit recorded in District 3 was for a unit at Principal Garden, which was purchased for S\$2.59 million in 2016 and resold in 2025 for S\$3.93 million, yielding a substantial gross profit of S\$1.34 million.

■ The second-highest profit was for another unit at Principal Garden, which was purchased at S\$2.51 million in 2016 and resold for S\$3.8 million in 2025, resulting in a gross profit of S\$1.287 million.



OrangeTee

PART OF REALION GROUP

HIGHEST PROFITS IN DISTRICT 3 (1995 to 1H2025)

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit Before SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
PRINCIPAL GARDEN	Q2-2016	\$2,590,000	Q1-2025	\$3,930,000	\$1,340,000	8.8	Bukit Merah	LH	Condominium	1572
PRINCIPAL GARDEN	Q3-2016	\$2,513,000	Q1-2025	\$3,800,000	\$1,287,000	8.7	Bukit Merah	LH	Condominium	1572
PRINCIPAL GARDEN	Q2-2016	\$2,580,000	Q1-2025	\$3,800,000	\$1,220,000	8.7	Bukit Merah	LH	Condominium	1572
PRINCIPAL GARDEN	Q1-2016	\$2,543,000	Q2-2024	\$3,750,000	\$1,207,000	8.3	Bukit Merah	LH	Condominium	1572
STIRLING RESIDENCES	Q4-2018	\$2,352,000	Q4-2024	\$3,550,000	\$1,198,000	6.2	Queenstown	LH	Apartment	1345
PRINCIPAL GARDEN	Q2-2016	\$2,575,000	Q2-2024	\$3,758,888	\$1,183,888	8.0	Bukit Merah	LH	Condominium	1572
QUEENS PEAK	Q1-2017	\$3,023,112	Q2-2025	\$4,100,000	\$1,076,888	8.2	Queenstown	LH	Condominium	2002
STIRLING RESIDENCES	Q3-2018	\$2,283,000	Q4-2024	\$3,325,000	\$1,042,000	6.3	Queenstown	LH	Apartment	1345
STIRLING RESIDENCES	Q4-2019	\$2,361,000	Q1-2025	\$3,388,000	\$1,027,000	5.2	Queenstown	LH	Apartment	1345
PRINCIPAL GARDEN	Q2-2016	\$2,585,000	Q4-2022	\$3,588,000	\$1,003,000	6.6	Bukit Merah	LH	Condominium	1572
PRINCIPAL GARDEN	Q4-2015	\$1,790,000	Q2-2025	\$2,788,800	\$998,800	9.4	Bukit Merah	LH	Condominium	1195
QUEENS PEAK	Q2-2018	\$3,249,000	Q1-2025	\$4,230,000	\$981,000	6.9	Queenstown	LH	Condominium	2002
STIRLING RESIDENCES	Q3-2018	\$2,205,000	Q2-2024	\$3,180,000	\$975,000	6.0	Queenstown	LH	Apartment	1345
PRINCIPAL GARDEN	Q2-2016	\$1,793,000	Q3-2024	\$2,750,000	\$957,000	8.2	Bukit Merah	LH	Condominium	1076
PRINCIPAL GARDEN	Q1-2016	\$2,514,000	Q3-2022	\$3,438,888	\$924,888	6.6	Bukit Merah	LH	Condominium	1572

Source: URA, Realion Research



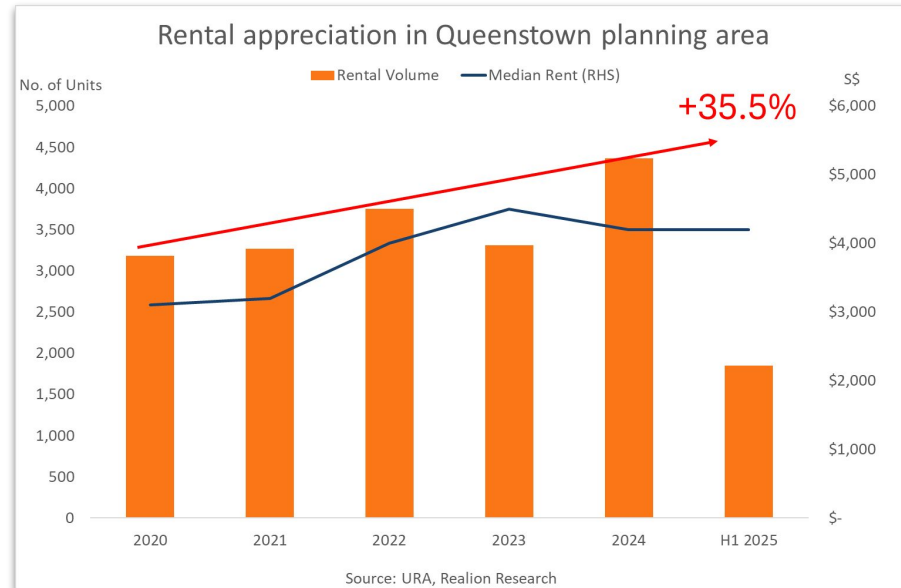
OrangeTee

PART OF REALION GROUP

RENTAL RETURNS

Condos in the Queenstown planning area have seen remarkable rent appreciation in recent years, buoyed by a significant rise in rental volume.

According to data from the Urban Redevelopment Authority (URA), the median monthly rents for condos in the Queenstown planning area increased by 35.5 per cent from 2020 to 1H 2025. Moreover, the Queenstown planning area captured as much as 15.7 per cent of the rental transactions in the city fringe area or Rest of Central Region in 2024, which was more than the 10.9 per cent market share in 2020.



These data trends show that Queenstown is highly popular among tenants. It is also an area that has experienced significant rental price growth in recent years, which will be highly attractive to investors.



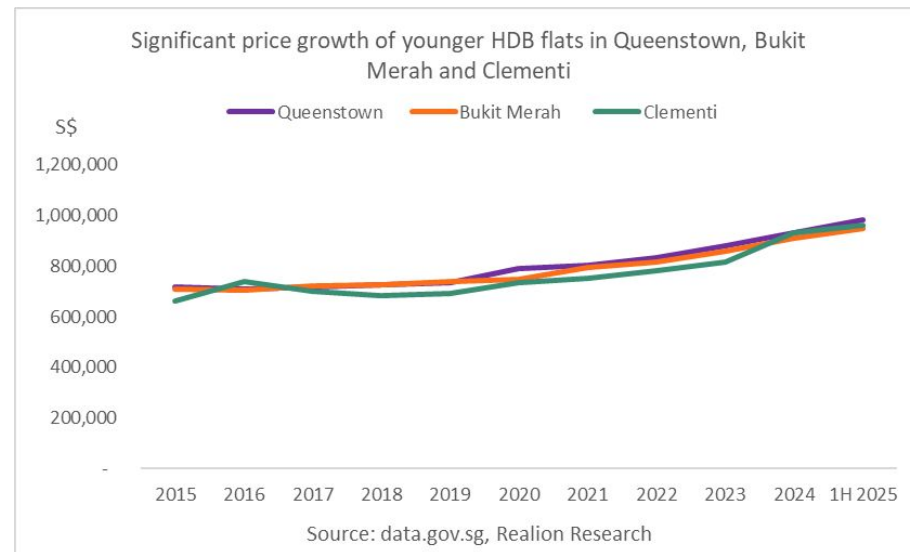
OrangeTee

PART OF REALION GROUP

EXIT STRATEGY

■ Rising HDB resale prices of flats in the nearby towns of Queenstown, Bukit Merah and Clementi will provide HDB owners the financial means to upgrade to a private home. For example, the median resale price of younger HDB flats (below 20 years old) in those towns climbed by 36.9 per cent to S\$982,800 in Queenstown, 33.6 per cent to S\$950,000 in Bukit Merah and 45.7 per cent to S\$964,000 in Clementi from 2015 to 1H 2025. The median prices of all three towns were close to a million dollars!

■ Moreover, many flats will be reaching MOP in these three towns and they will likely form the bulk of future HDB upgraders purchasing the resale units in Penrith. Based on HDB data, approximately 3,100 4-room and 5-room flats will reach MOP between 2026 and 2028 in these three towns.



03

URA MASTER PLAN FUTURE TRANSFORMATION



OrangeTee

PART OF REALION GROUP

HERITAGE, GREENERY & VIBRANT LIVING



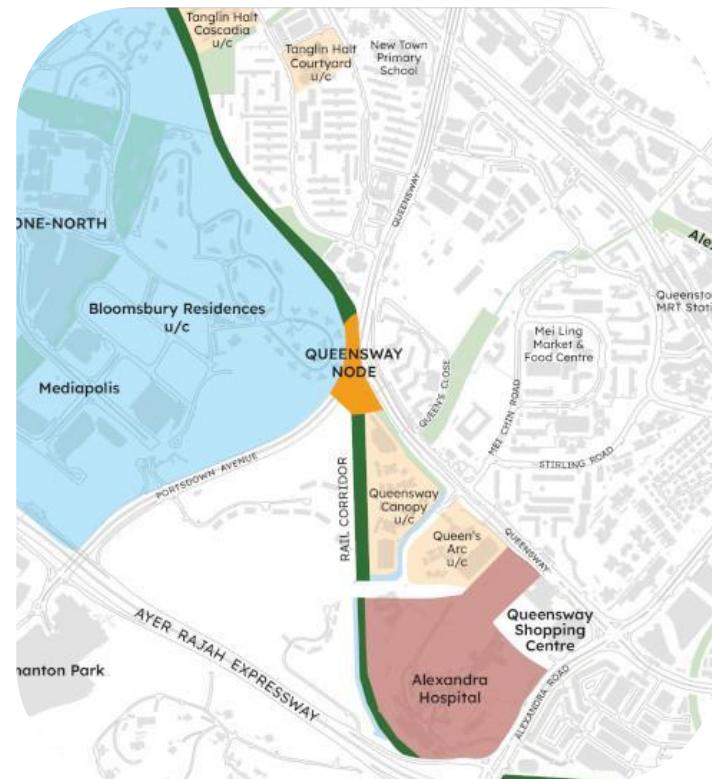
Many exciting transformations will be happening in Queenstown and One-North. The Round Island Route will anchor Singapore's green network, empowering residents with access to a remarkable 150 km trail that embraces the beauty of nature. Enhancements to the Rail Corridor and Alexandra Canal Linear Park will create seamless connections to HortPark and other serene destinations.



The Queensway Node, situated beneath the Queensway Flyover in the heart of Queenstown, is set to transform into a unique community hub along the Rail Corridor. Scheduled for completion in 2027, this node is envisioned as an inclusive and vibrant space that promotes community identity.



The Queenstown Public Library and the former Commonwealth Avenue Wet Market, both gazetted for conservation in 2014, have been revitalized and preserved to safeguard them as heritage buildings.

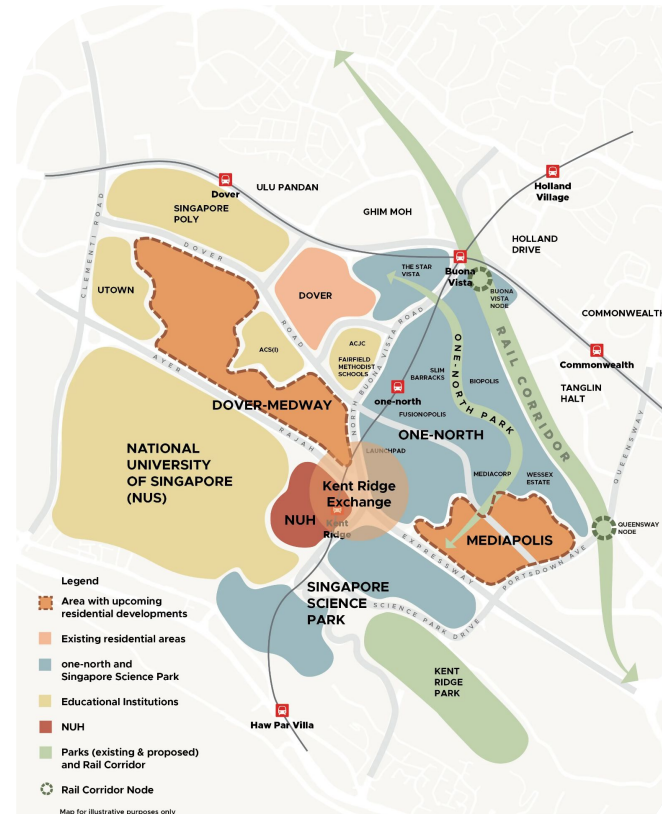


INNOVATION & KNOWLEDGE HUB

The Greater One-North area will serve as a hub for research, innovation, and enterprise in Singapore's Central Region. Anchored by Biopolis, Fusionopolis, Mediapolis, and LaunchPad @ one-north, it clusters biomedical sciences, ICT, and media industries alongside start-ups and global companies, supported by nearby institutions like NUS and A*STAR.

With ongoing plans for new housing, transport links, and recreational spaces, the Greater One-North is set to become even more dynamic. The area will integrate work, lifestyle, and community, which will reflect Singapore's vision of building more city-fringe growth nodes that complement the Central Area.

Well connected and within reach of this innovation corridor, Queenstown is positioned to benefit from One-North's continued expansion, reinforcing the area's long-term development potential.



Source: URA



OrangeTee

PART OF REALION GROUP



FOR THE PLEASURE OF
HOME OWNERSHIP,
PLEASE CONTACT
YOUR PREFERRED
ORANGETEE
SALES ADVISOR.

Disclaimer The information provided in this research material is for general informational and educational purposes only and does not constitute professional advice or an offer to buy, sell, or invest in any property. While every effort has been made to ensure the accuracy and reliability of the information presented, OrangeTee makes no representations or warranties of any kind, express or implied, regarding the completeness, accuracy, suitability, or availability of the market data, legal frameworks, or financial insights contained herein. This material is not intended to replace independent legal, financial, or professional advice. Readers are encouraged to consult qualified professionals for advice tailored to their individual needs and circumstances. OrangeTee disclaims any liability for any loss, damage, or expense incurred from the use of or reliance on the information in this research. **Copyright Notice** © [2025] OrangeTee & Tie. All rights reserved. No part of this publication (including all its content, design, text, graphics, and other elements) may be reproduced, distributed, modified, transmitted, stored, or used in any form or by any means, including electronic, mechanical, photocopying, recording, or otherwise, without prior written permission from OrangeTee.

PROFITABILITY

■ District 3 presents lucrative opportunities for both investors and homeowners. Based on URA data from 1995 to 1H 2025, an impressive 90.6 per cent of property transactions in District 3 were profitable. Notably, over half of the profitable transactions (53.5 per cent) occurred within a 5 to 10-year holding period. This will attract investors seeking robust returns within a mid-term investment horizon.

■ More than half of the profitable units, or 1,229 condos, yielded gross profits of at least S\$300,000, of which 335 condos made a gross profit of at least S\$700,000. Impressively, 111 units generated profits of at least S\$1 million.

■ The highest profit ever recorded in District 3 was for a unit at Regency Suites, which was purchased for S\$2.25 million in 2006 and resold in 2018 for S\$5.1 million, yielding a substantial gross profit of S\$2.85 million.

■ The second-highest profit was for a unit at Domain 21, which was purchased at S\$1.61 million in 2006 and resold for S\$3.78 million in 2011, resulting in a gross profit of S\$2.17 million.



OrangeTee

PART OF REALION GROUP

HIGHEST PROFITS IN DISTRICT 3 (1995 to 1H2025)

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit Before SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
REGENCY SUITES	Q1-2006	\$2,250,000	Q2-2018	\$5,100,000	\$2,850,000	12.2	Bukit Merah	FH	Apartment	4413
DOMAIN 21	Q1-2006	\$1,610,000	Q3-2011	\$3,780,000	\$2,170,000	5.3	Bukit Merah	LH	Condominium	2960
REGENCY SUITES	Q4-2005	\$970,000	Q1-2023	\$2,968,000	\$1,998,000	17.2	Bukit Merah	FH	Apartment	1421
DOMAIN 21	Q1-2006	\$1,610,000	Q4-2010	\$3,550,000	\$1,940,000	4.6	Bukit Merah	LH	Condominium	2939
TWIN REGENCY	Q3-2004	\$990,000	Q2-2023	\$2,900,000	\$1,910,000	18.8	Bukit Merah	FH	Condominium	1442
THE REGENCY AT TIONG BAHRU	Q4-2006	\$958,000	Q1-2023	\$2,850,000	\$1,892,000	16.3	Bukit Merah	FH	Condominium	1281
MERAPRIME	Q2-2004	\$856,000	Q1-2025	\$2,700,000	\$1,844,000	20.8	Bukit Merah	LH	Condominium	1313
THE METROPOLITAN CONDOMINIUM	Q4-2006	\$1,426,500	Q1-2024	\$3,265,000	\$1,838,500	17.3	Bukit Merah	LH	Condominium	1894
TWIN REGENCY	Q3-2004	\$1,009,800	Q2-2022	\$2,830,000	\$1,820,200	17.9	Bukit Merah	FH	Condominium	1442
MERAPRIME	Q3-2005	\$813,000	Q3-2024	\$2,580,000	\$1,767,000	19.1	Bukit Merah	LH	Condominium	1313
TWIN REGENCY	Q3-2004	\$793,000	Q2-2023	\$2,495,000	\$1,702,000	18.8	Bukit Merah	FH	Condominium	1216
THE METROPOLITAN CONDOMINIUM	Q2-2007	\$1,359,900	Q4-2024	\$3,050,000	\$1,690,100	17.5	Bukit Merah	LH	Condominium	1733
TWIN REGENCY	Q2-2004	\$982,800	Q2-2021	\$2,638,000	\$1,655,200	17.0	Bukit Merah	FH	Condominium	1442
REGENCY SUITES	Q4-2005	\$1,080,000	Q1-2020	\$2,700,000	\$1,620,000	14.3	Bukit Merah	FH	Apartment	1421
MERAPRIME	Q3-2004	\$667,460	Q4-2024	\$2,268,000	\$1,600,540	20.3	Bukit Merah	LH	Condominium	1119

Source: URA, Realion Research