

INVESTMENT POTENTIAL OF TAMPINES STREET 95 EC

Consumer Investment Playbook
2026

01

TAMPINES STREET 95 EC

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

Location

Tampines Street 95
District 18

Developer

Sim Lian Group

Tenure

99-year Leasehold

Unit Mix

572 units
3 BR to 5BRs



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ELEGANCE LUXURY IN NATURAL SERENITY



Embrace a lifestyle of elegance and convenience at Tampines Street 95 EC, crafted by the esteemed Sim Lian Group, who elevates the essence of luxury in District 18. Nestled in the heart of Singapore's vibrant East, residents enjoy urban life with natural serenity.



Located just moments away from the Tampines West MRT station, the project is in proximity to a cradle of prestigious educational institutions and a wealth of amenities. As one of Singapore's most developed regional centers, homeowners have a myriad of retail options at Tampines Mall, Century Square, Tampines 1, and Jewel Changi Airport. Surrounded by lush green spaces and near the tranquil waters of Bedok Reservoir Park, Tampines Street 95 EC is a sanctuary where dreams become a reality.



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INVESTMENT ANALYSIS

CAPITAL APPRECIATION

The median prices of new ECs in District 18 jumped significantly by 122.1 per cent from a decade ago.

PROFITABILITY

Almost all EC units were sold for a profit in District 18; 21 units made more than \$1 million profits!

RENTAL RETURNS

The median monthly rents for ECs in District 18 rose substantially by 61.5 per cent from 2020 to Q3 2025.

EXIT STRATEGY

Many HDB upgraders have the financial means to purchase a private home in District 18 due to the substantial price growth of HDB flats in Bedok and Tampines.



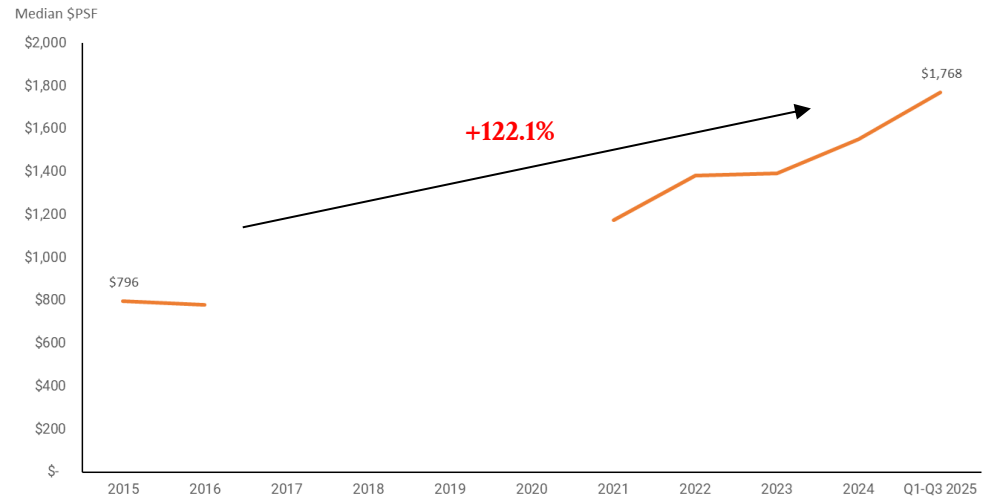
CAPITAL APPRECIATION

New Executive Condominiums (EC) in District 18 demonstrated remarkable capital appreciation, surging by more than 120 per cent over the past 10 years!

Based on caveat data from the Urban Redevelopment Authority (URA), the median price of new ECs in District 18 rose by 122.1 per cent from S\$796 per square foot (psf) in 2015 to S\$1,768 psf in Q3 2025. This is higher than the 119.8 per cent price growth registered for all ECs in the suburban region.

The strong price growth shows investors' confidence and willingness to pay for private properties in District 18.

Remarkable Capital Appreciation of New ECs in District 18



Source: URA, Realon (OrangeTee & ETC) Research

PROFITABILITY

■ District 18 presents lucrative opportunities for homeowners looking for an appreciating asset. Based on URA caveat data from 2010 to Q3 2025, 99.9 per cent of matched new sale-resale EC transactions in District 18 were profitable.

■ Over 53 per cent of the profitable units, or 599 condos, yielded gross profits of at least S\$300,000, of which 147 condos made a gross profit of at least S\$700,000. Impressively, 21 units generated profits of at least S\$1 million.

■ The highest EC profit recorded in District 18 was for a unit at The Tampines Trilliant, which was purchased for S\$1.19 million in 2012 and resold in 2025 for S\$2.89 million, yielding a substantial gross profit of S\$1.70 million.

■ The second-highest profit was for a unit at Citylife@Tampines, which was purchased for S\$2.05 million in 2013 and resold for S\$3.7 million in 2025, resulting in a gross profit of S\$1.65 million.



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HIGHEST PROFITS FOR EXECUTIVE CONDOMINIUMS IN DISTRICT 18 (2010 to Q3 2025)

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)
THE TAMPINES TRILLIANT	Q1-2012	\$1,190,000	Q2-2025	\$2,888,000	\$1,698,000	13.4	Tampines	LH	Executive Condominium	2120
CITYLIFE@TAMPINES	Q2-2013	\$2,045,800	Q3-2025	\$3,700,000	\$1,654,200	12.2	Tampines	LH	Executive Condominium	4349
CITYLIFE@TAMPINES	Q1-2013	\$1,503,100	Q1-2025	\$3,050,000	\$1,546,900	11.9	Tampines	LH	Executive Condominium	2379
CITYLIFE@TAMPINES	Q3-2013	\$1,591,400	Q1-2025	\$3,088,888	\$1,497,488	11.6	Tampines	LH	Executive Condominium	2691
CITYLIFE@TAMPINES	Q1-2013	\$1,911,900	Q4-2021	\$3,288,000	\$1,376,100	8.6	Tampines	LH	Executive Condominium	3864
CITYLIFE@TAMPINES	Q2-2013	\$1,189,100	Q3-2025	\$2,525,000	\$1,335,900	12.2	Tampines	LH	Executive Condominium	1496
THE TAMPINES TRILLIANT	Q1-2012	\$1,016,000	Q3-2025	\$2,295,000	\$1,279,000	13.5	Tampines	LH	Executive Condominium	1302
THE TAMPINES TRILLIANT	Q2-2012	\$1,040,000	Q4-2024	\$2,260,000	\$1,220,000	12.6	Tampines	LH	Executive Condominium	1302
THE TAMPINES TRILLIANT	Q3-2012	\$1,039,000	Q1-2025	\$2,245,000	\$1,206,000	12.7	Tampines	LH	Executive Condominium	1302
THE TAMPINES TRILLIANT	Q1-2012	\$1,046,000	Q2-2025	\$2,250,000	\$1,204,000	13.2	Tampines	LH	Executive Condominium	1302
THE TAMPINES TRILLIANT	Q4-2012	\$1,225,000	Q3-2023	\$2,420,000	\$1,195,000	10.6	Tampines	LH	Executive Condominium	2120
THE TAMPINES TRILLIANT	Q3-2012	\$989,000	Q2-2025	\$2,150,000	\$1,161,000	12.9	Tampines	LH	Executive Condominium	1302
CITYLIFE@TAMPINES	Q1-2013	\$1,242,600	Q2-2025	\$2,380,000	\$1,137,400	12.3	Tampines	LH	Executive Condominium	1399
CITYLIFE@TAMPINES	Q3-2013	\$1,151,200	Q1-2025	\$2,280,000	\$1,128,800	11.7	Tampines	LH	Executive Condominium	1378
THE TAMPINES TRILLIANT	Q2-2012	\$1,082,000	Q4-2024	\$2,200,000	\$1,118,000	12.6	Tampines	LH	Executive Condominium	1302

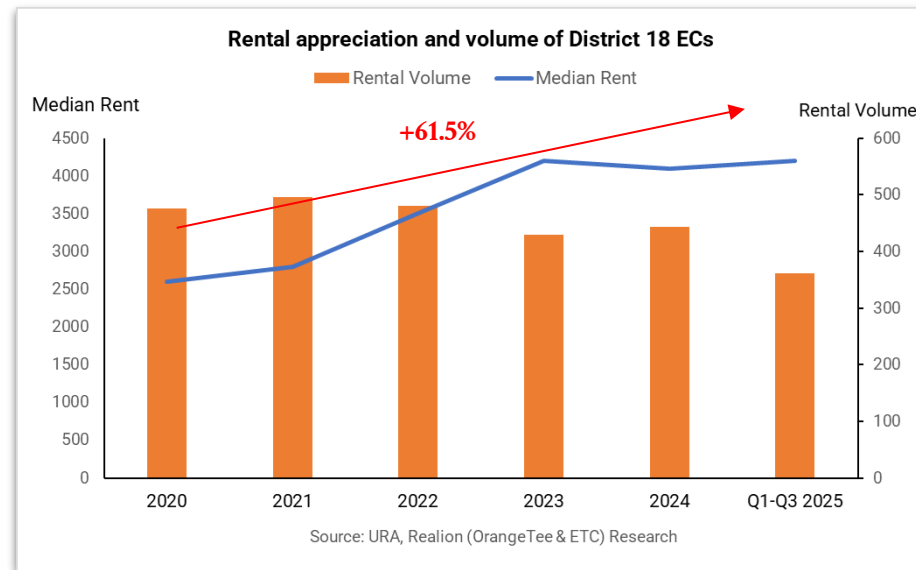
Source: URA, Realion (OrangeTee & ETC) Research

RENTAL RETURNS

Supported by major employment hubs, excellent connectivity, and strong amenities, District 18 is a lucrative and popular suburban district for rental.

URA data shows that the median monthly rents for ECs in District 18 surged by 61.5 per cent from 2020 to Q3 2025. Rental demand stayed healthy with 361 units leased in Q1-Q3 2025.

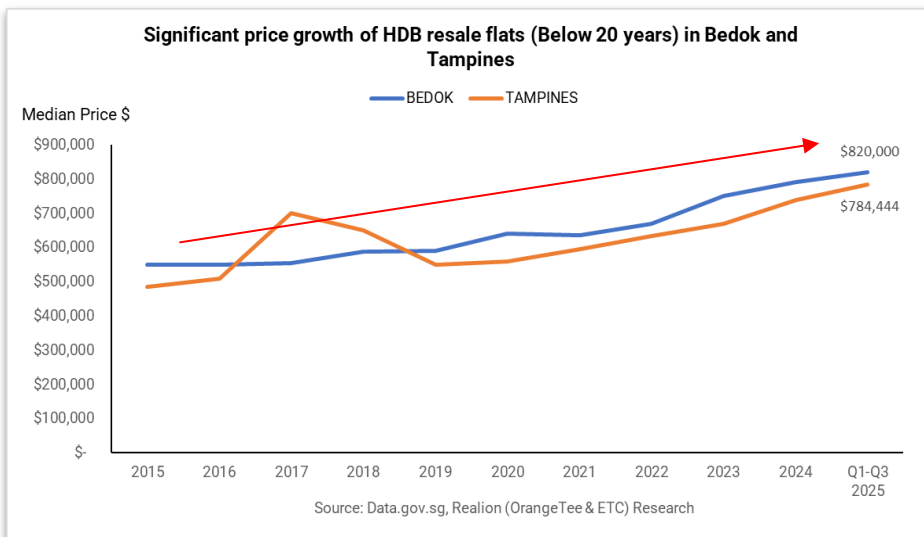
Under the URA's Draft Master Plan 2025, the East Region around key economic hubs such as Changi Airport, Changi Aviation Park, Changi Business Park, and Tampines Regional Centre will be extensively transformed. Therefore, Tampines Street 95 EC in District 18 is well-positioned to benefit from strong rental demand and rental price appreciation.



EXIT STRATEGY

HDB owners in towns like Bedok and Tampines are well-positioned to upgrade to private homes due to significant price growth of HDB resale flats in these areas. From 2015 to Q3 2025, the median resale price of HDB flats (under 20 years old) in Bedok surged by 48.8 per cent to S\$820,000, while in Tampines, prices climbed by 61.4 per cent to S\$784,444. As a result, the overall overall median price for both towns climbed by 54.5 per cent over the same period.

Moreover, many flats in the vicinity will be reaching their five-year Minimum Occupation Period (MOP) soon. Based on HDB data, over 7,000 flats are projected to reach MOP between 2025 and 2027 in Bedok and Tampines. These residents will likely form the bulk of future upgraders who may be interested to purchase a unit at Tampines Street 95 EC when the project is completed.



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URA MASTER PLAN FUTURE TRANSFORMATION

ENHANCED CONNECTIVITY & TRANSPORTATION

The area will enjoy excellent connectivity. The Cross Island Line (CRL), slated for completion by 2030, will connect the place to major hubs like Jurong Lake District, Punggol Digital District, and the Changi region. At Tampines North, an integrated transport hub (ITH) will be co-located with the station to streamline bus-rail transfers and shorten cross-island journeys. Moreover, residents will enjoy MRT connectivity where Tampines is served by an EWL-DTL interchange in the town centre.

URA's East Region plan focuses on enhancing first-and-last-mile connectivity and developing mixed-use station nodes to create vibrant, convenient, and well-integrated communities. This approach integrates housing, amenities, and transport to bring convenience closer to residents and reduce travel times. Therefore, the area will be offering more seamless walking, cycling and station-anchored amenities at Tampines North (ITH with a hawker centre, community club, and new amenities), making everyday mobility a breeze for residents.



RESIDENTIAL LIFESTYLE AND GREEN SPACES

Residents can enjoy greenery at the nearby Tampines Boulevard Park (10.06 ha), which offers green corridors and water feature.

The Tampines Park Connector links Bedok Reservoir Park to Pasir Ris Park, offering an expanded park-connector that links residents to the Tampines Eco Green and the eastern coast. This network, together with Tampines Eco Green, broadens leisure and fitness options that complement new CRL access.

An upcoming mixed-used development at Tampines Avenue 11 will also offer a new hawker centre, community club, and other amenities to residents living in Tampines.





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