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A member of Realion Group

INVESTMENT POTENTIAL OF RIVER MODERN

Consumer Investment Playbook 2026

01

RIVER MODERN

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

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Location

River Valley Green
District 9

Developer

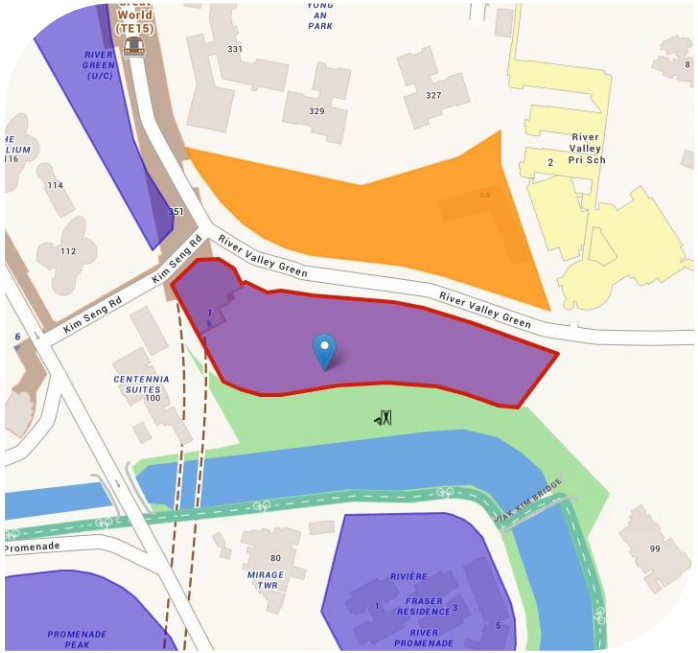
GuocoLand Limited

Tenure
99-year Leasehold

Expected TOP
Est. 2030

Unit Mix
455 units

2 to 4 bedroom units



WHERE PRESTIGE MEETS CONVENIENCE

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River Modern is a luxurious condominium in the coveted River Valley enclave in District 09. Developed by the esteemed GuocoLand, River Modern offers modern living with lush landscaping in the heart of the city. With its premium finishes and thoughtful designs, the development seamlessly blends urban convenience with luxurious living.

River Modern has unparalleled convenience as the project is in close proximity to the Great World MRT station, which effortlessly connects residents to Orchard and the CBD. For investors seeing attractive capital gains or owner-occupiers embracing the convenience of city living, River Modern offers a rare opportunity for an exceptional investment.



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INVESTMENT ANALYSIS

CAPITAL APPRECIATION AND PRICE GAP

The median prices of new condos in District 9 was 62.6 per cent higher in Q3 2025 when compared to 2015. Resale prices remained high in the long term.

PROFITABILITY

73.9 per cent of private residential units were sold at a profit in District 9.

RENTAL RETURNS

The median monthly rents for condos in District 9 increased by 32.6 per cent from 2020 to Q3 2025.

EXIT STRATEGY

Many potential buyers with financial ability to upgrade; resale prices of younger HDB flats in the Central Area grew by almost 58 per cent from 2015 to Q3 2025.

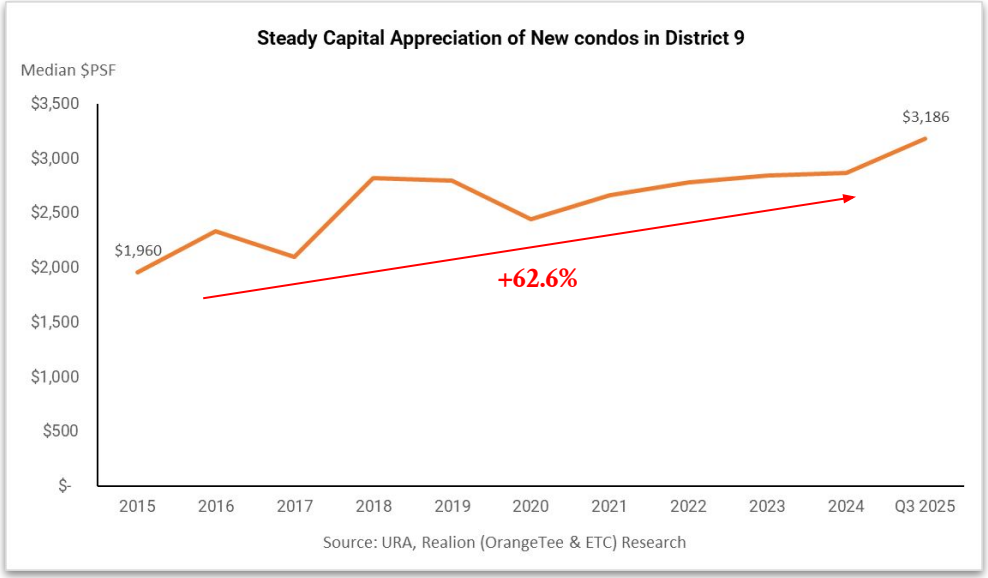


CAPITAL APPRECIATION

District 9 demonstrated remarkable capital appreciation over the past 10 years, making it an appealing area for buyers seeking long-term investment returns.

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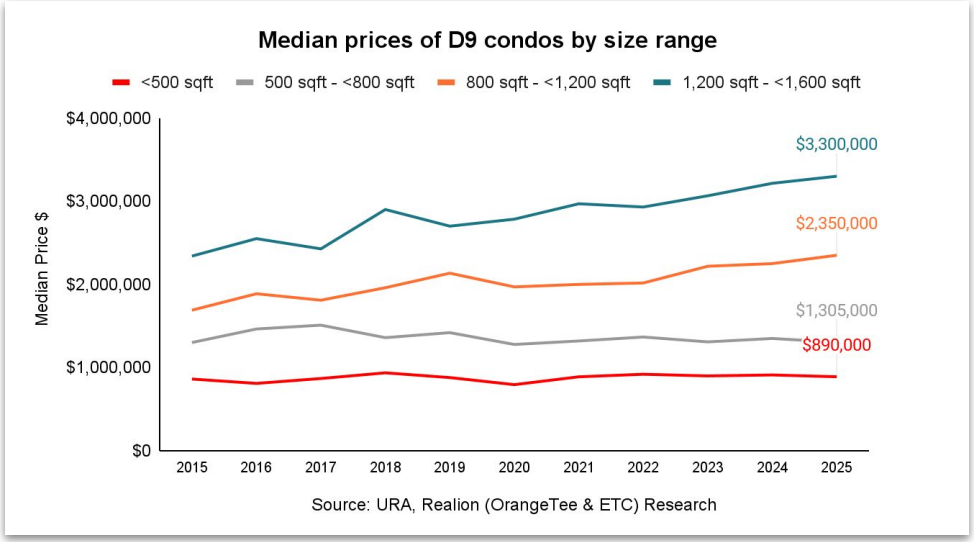
According to caveat data from the Urban Redevelopment Authority (URA), the median price of new condos in District 9 rose by 62.6 per cent from S$1,960 per square foot (psf) in 2015 to S$3,186 psf in Q3 2025. This surpassed the 55.6 per cent condo price growth in the CCR region, reflecting District 9's resilience and strong investor's confidence.



DISTRICT 9 PRICE BY QUANTUM

Resale District 9 condos prices have continued to rise over time, indicating the strength of the properties in the area. Median prices increased across most size ranges.

Many existing condos in D9 are older, and have less efficient layouts and aging facilities. New launches, in contrast, offer an attractive opportunity to invest in the prestigious District 9, especially since the price quantums are much lower. Moreover, new condos are equipped with newer facilities and provide more efficient space usage.



PROFITABILITY

District 9 presents lucrative opportunities for both investors and homeowners. Based on URA data from 2015 to Q3 2025, 73.9 per cent of matched new sale-resale leasehold property transactions in District 9 were profitable. This will be attractive to investors seeking robust returns.

The highest profit recorded in District 9 was for a unit at Cairnhill Nine, which was purchased for S$6.13 million in 2016 and resold in 2023 for S$7.5 million, yielding a substantial gross profit of S$1.37 million.

Over 27 per cent of the profitable units, or 42 condos, yielded gross profits of at least S$300,000, of which 12 condos made a gross profit of at least S$700,000. Impressively, 3 units generated profits of at least S$1 million.

The second-highest profit was for a unit at Martin Modern, which was purchased at S$4.01 million in 2016 and resold for S$5.1 million in 2023, resulting in a gross profit of S$1.09 million.

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HIGHEST PROFITS IN DISTRICT 9 (2015 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)
CAIRNHILL NINE	Q1-2016	$6,130,000	Q3-2023	$7,500,000	$1,370,000	7.3	Orchard	LH	Apartment	3186
MARTIN MODERN	Q4-2017	$4,014,797	Q2-2023	$5,100,000	$1,085,203	5.4	River Valley	LH	Condominium	1733
MARTIN MODERN	Q3-2017	$3,018,384	Q1-2025	$4,100,000	$1,081,616	7.5	River Valley	LH	Condominium	1399
MARTIN MODERN	Q3-2017	$3,913,434	Q1-2024	$4,855,000	$941,566	6.3	River Valley	LH	Condominium	1733
MARTIN MODERN	Q3-2017	$3,111,408	Q3-2025	$4,000,000	$888,592	8.1	River Valley	LH	Condominium	1421
MARTIN MODERN	Q3-2017	$2,150,372	Q1-2025	$2,950,000	$799,628	7.7	River Valley	LH	Condominium	1012
MARTIN MODERN	Q3-2017	$3,140,367	Q2-2024	$3,900,000	$759,633	6.7	River Valley	LH	Condominium	1399
MARTIN MODERN	Q3-2017	$2,893,272	Q4-2024	$3,650,000	$756,728	7.2	River Valley	LH	Condominium	1421
CAIRNHILL NINE	Q1-2016	$6,670,000	Q2-2021	$7,400,000	$730,000	5.3	Orchard	LH	Apartment	3864
MARTIN MODERN	Q3-2017	$2,073,660	Q1-2025	$2,780,000	$706,340	7.7	River Valley	LH	Condominium	1012
MARTIN MODERN	Q3-2017	$2,126,955	Q1-2025	$2,830,000	$703,045	7.7	River Valley	LH	Condominium	1012
MARTIN MODERN	Q3-2017	$2,178,635	Q1-2025	$2,880,000	$701,365	7.5	River Valley	LH	Condominium	1012
MARTIN MODERN	Q3-2017	$2,159,136	Q2-2024	$2,820,000	$660,864	6.7	River Valley	LH	Condominium	1012
MARTIN MODERN	Q4-2017	$2,376,192	Q3-2025	$3,030,000	$653,808	7.8	River Valley	LH	Condominium	1012
MARTIN MODERN	Q3-2017	$2,247,264	Q2-2024	$2,900,000	$652,736	6.7	River Valley	LH	Condominium	1012

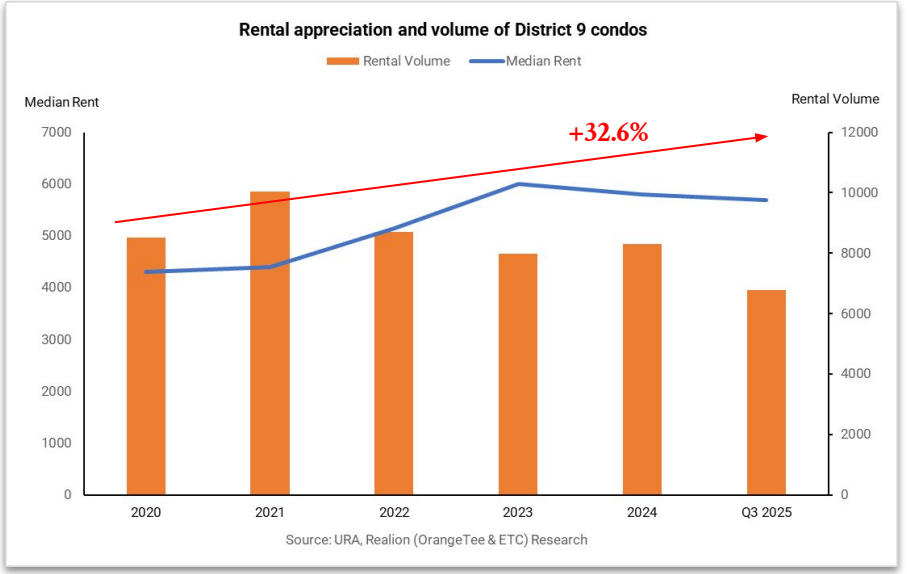
Source: URA, Realion (OrangeTee & ETC) Research

RENTAL RETURNS

With more than 8,000 rental contracts recorded each year since 2020, District 9 continues to stand out as one of Singapore's most sought-after residential addresses for rental, where demand for prime city living remains strong.

According to data from URA, the median monthly rents for condominiums in District 9 have risen by 32.6 per cent from 2020 to Q3 2025, reflecting robust leasing momentum and sustained tenant interest. This growth, in fact, outweighed the 31 per cent rental growth observed in the entire CCR region.

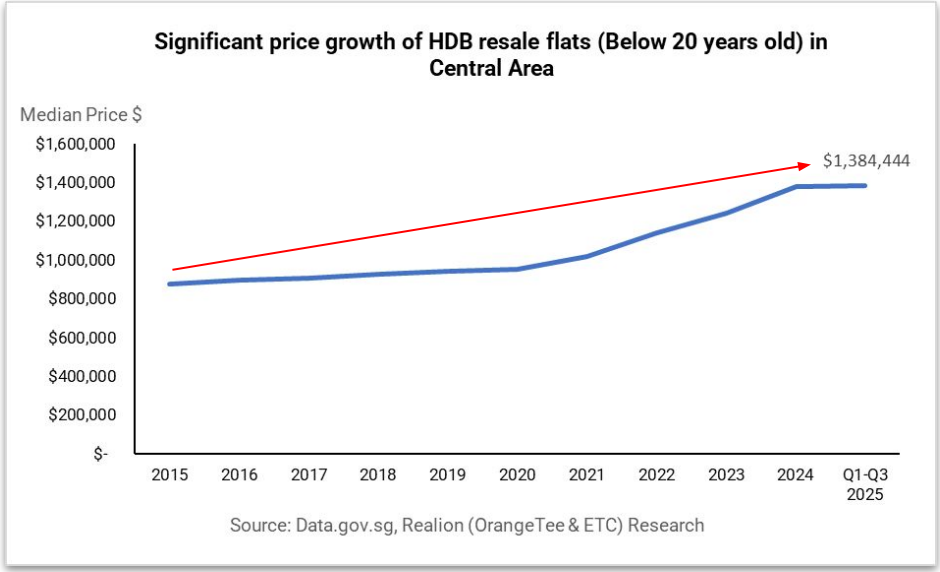
Therefore, condos in District 9 remain highly attractive to investors seeking steady rental income within the Core Central Region (CCR). The district has consistently recorded the highest rental volume among CCR districts since 2020, while maintaining one of the region's highest median rents.



EXIT STRATEGY

Rising HDB resale flat prices in the Central Area will provide HDB owners the financial means to upgrade to a private home here. For example, the median resale price of younger HDB flats (below 20 years old) in the Central Area has climbed by about 58 per cent to almost S$1.4 million dollars from 2015 to Q3 2025!

Moreover, many flats will be reaching MOP in neighbouring towns and they will likely form the bulk of future HDB upgraders purchasing resale units in River Modern. Based on HDB data, close to 5,000 flats will have reached MOP over the next five years in centralised towns like Kallang/Whampoa and Queenstown.



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URA MASTER PLAN FUTURE TRANSFORMATION

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ENHANCED CONNECTIVITY & TRANSPORTATION

Expanded cycling links and the North-South Corridor (NSC) bike route will strengthen door-to-door active mobility within Singapore's Inner Circle. Residents can expect safer junctions, more dedicated crossings, and additional end-of-trip facilities. There will be more short rides to rail stations, malls and offices which will enhance daily commute.

The Orchard / Orchard Boulevard interchange node is positioned to evolve into a stronger mixed-use anchor around the TEL–NSL interchange. A denser mix of retail, workspaces, hospitality, and lifestyle uses will pull activity closer to the interchange, improving convenience for River Valley residents and tightening connections to jobs and amenities along Orchard.

Great World (TE15) at its doorstep places River Modern directly on the Thomson–East Coast Line for fast links to Orchard, Outram/SGH and the Downtown core. The riverside promenade network provides intuitive last-mile routes to Havelock and Robertson Quay, making it easy to combine train trips with short, comfortable walks or rides.



ENHANCING CITY NEIGHBOURHOODS (CENTRAL REGION)

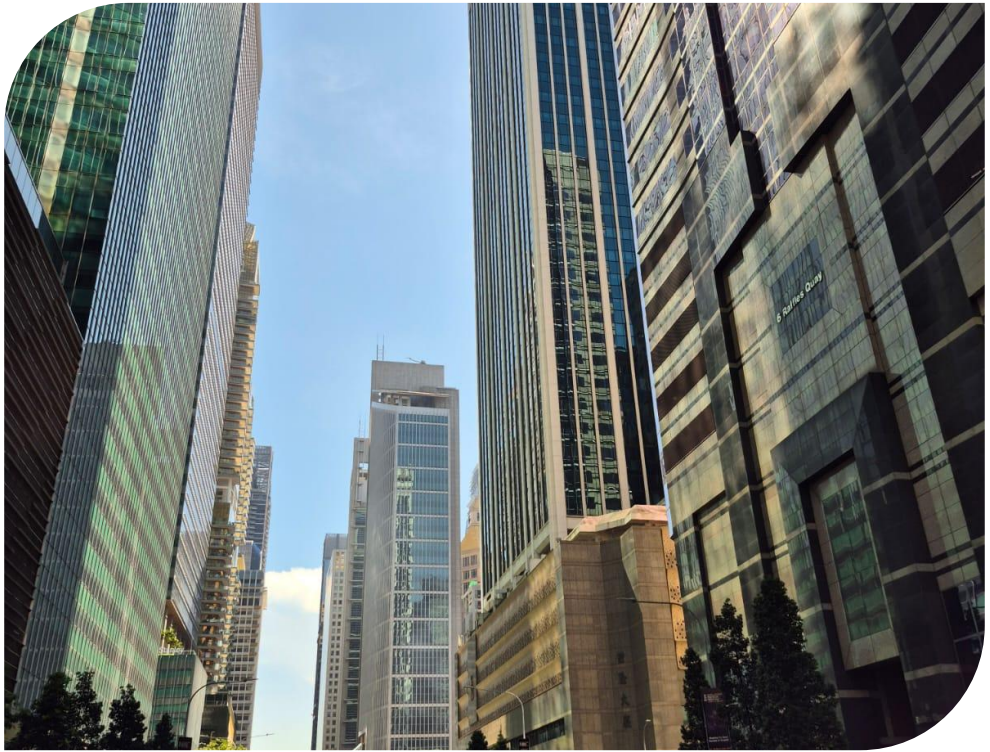
The live-work-play catchment will be further enhanced around River Valley and the Singapore River, which will strengthen daily access to CBD and Orchard jobs and amenities from River Modern.

Enhanced neighbourhoods next to Outram Park MRT comes with ground and elevated connections to Pearl's Hill City Park, Robertson Quay, and Chinatown, plus a Hill-to-Hill Corridor to Fort Canning Park, creating seamless walking and cycling loops that start on the Singapore River promenade at River Valley and run through the heritage and arts districts.

Infrastructure improvements around Newton MRT add better links to the North–South Corridor and Orchard, including a linear park on Monk's Hill Road toward Emerald Hill. This will complement the Orchard–River belt that gives River Valley greener and cooler connections into Orchard and back to the riverfront.

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