INVESTMENT POTENTIAL OF NEWPORT RESIDENCES

Consumer Investment Playbook 2026

01

NEWPORT RESIDENCES

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

Location

Anson Road
District 2

Developer

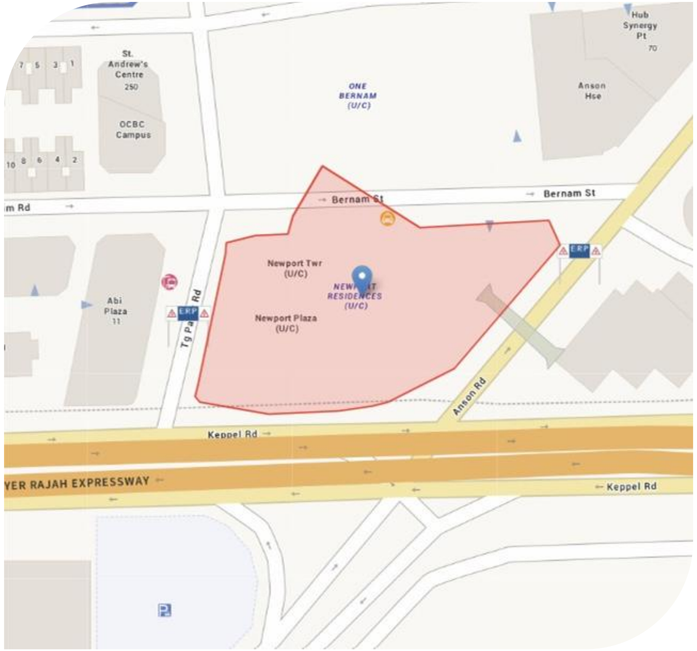
City Developments Ltd

Tenure
Freehold

Expected TOP
Est. 2030

Unit Mix

246 units
1 BR - 108 units
2BR- 87 units
3BR - 32 units
4 BR- 18 units
Super Penthouse - 1 unit



LUXURY IN THE HEART OF THE CITY

Newport Residences is a unique, freehold luxury development located in the heart of the city centre. Developed by City Developments Limited, this project offers exceptional convenience by seamlessly combining residences with curated retail and dining options at the nearby Newport Plaza. It is also in close proximity to many MRT stations.

Newport Residences offers an exclusive, elevated sanctuary that offers tranquility from the urban bustle. The residential units are strategically located on the upper floors that deliver breathtaking panoramic views of the city skyline and the sea. Enjoy well-planned facilities that focus on wellness, bringing greenery and nature close to residents within the bustle of the city.

02

INVESTMENT ANALYSIS

OrangeTee
A member of Realion Group

CAPITAL APPRECIATION AND PRICE QUANTUM

The median prices of new condos in District 2 jumped by over 11 per cent when compared to a decade ago.

PROFITABILITY

More than 93 per cent of private residential units in District 2 were sold at a profit.

RENTAL RETURNS

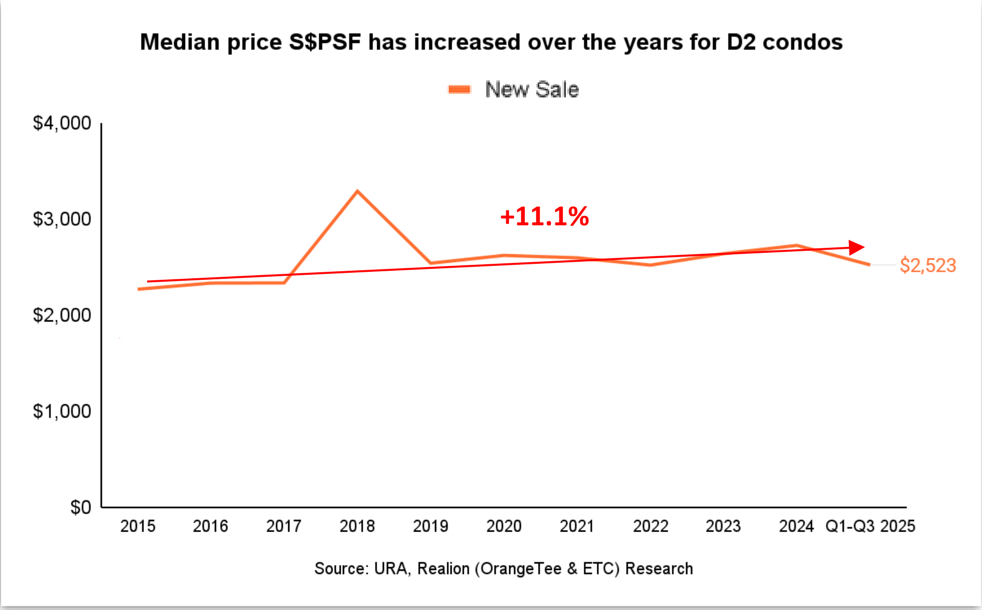
The median monthly rents for condos in District 2 rose by 37.5 per cent from 2020 to Q3 2025.

CAPITAL APPRECIATION

- District 2 condominiums demonstrated a steady capital appreciation over the past 10 years.

- According to caveat data from the Urban Redevelopment Authority (URA), the median price of new condos in District 2 rose by 11.1 per cent from S$2,270 per square foot (psf) in 2015 to S$2,523 psf in the first three quarters of 2025.

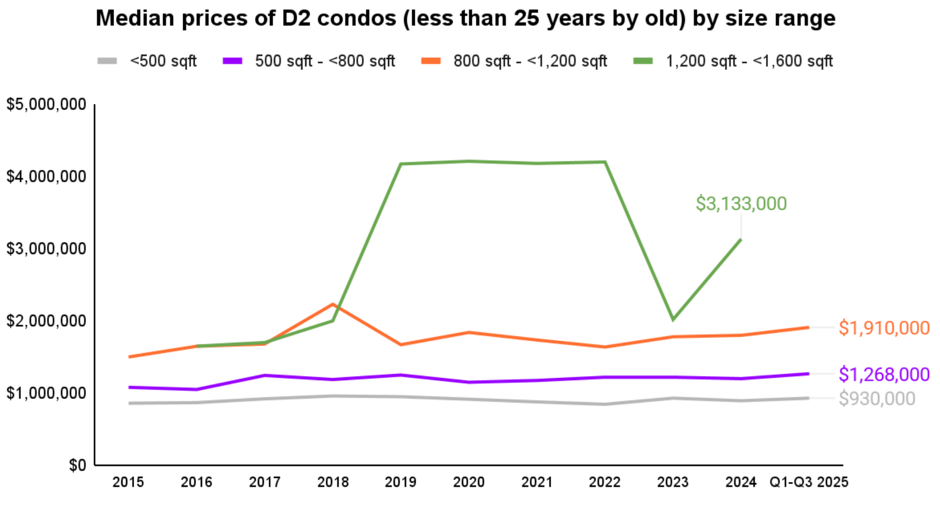
- The steady price growth demonstates investors' confidence and willingness to pay for private properties in District 2.



DISTRICT 2 PRICE BY QUANTUM

- Prices of resale District 2 condos (below 25 years old) have continued to rise over time, and across size ranges. This is despite existing projects having less efficient layouts and aging facilities. The resilient price support is mainly due to the scarcity of residential units where few new projects have been launched in recent years.

- New launches will likely offer an even greater investment proposition as they feature modern designs and more efficient space utilisation. These new projects may yield even higher capital appreciation when placed in the resale market in the future.



Source: URA, Realion (OrangeTee & ETC) Research

PROFITABILITY

District 2 presents lucrative opportunities for both investors and homeowners, especially for freehold properties in this district. Based on URA data from 2010 to Q3 2025, over 65 per cent of matched new sale-resale non-landed property transactions in District 2 were profitable.

Furthermore, freehold units are rare in the downtown core, with over 68 per cent of matched properties being profitable. In comparison, less than 60 per cent of leasehold non-landed properties in the same district were profitable.

About 36 per cent of the profitable units, or 111 condos, yielded gross profits of at least S$100,000, with 16 units generating S$300,000 in profits. Impressively, one unit generated profits of at least S$700,000.

The highest profit recorded in District 2 was for a unit at Spottiswoode Residences, which was purchased for S$4.25 million in 2014 and resold in 2021 for S$5 million, yielding a substantial gross profit of about S$752,000. The second-highest profit was for another unit at Spottiswoode Residences, which was purchased at S$1.7 million in 2010 and resold for S$2.24 million in 2025, resulting in a gross profit of S$538,888.

HIGHEST PROFITS FOR CONDOMINIUMS IN DISTRICT 2 (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)
SPOTTISWOODE RESIDENCES	Q4-2014	$4,248,000	Q1-2021	$5,000,000	$752,000	6.4	Bukit Merah	FH	Condominium	2906
SPOTTISWOODE RESIDENCES	Q4-2010	$1,700,000	Q3-2025	$2,238,888	$538,888	14.8	Bukit Merah	FH	Condominium	947
SPOTTISWOODE RESIDENCES	Q4-2010	$1,703,000	Q4-2024	$2,240,000	$537,000	13.8	Bukit Merah	FH	Condominium	926
SPOTTISWOODE RESIDENCES	Q4-2010	$1,756,000	Q1-2025	$2,290,000	$534,000	14.1	Bukit Merah	FH	Condominium	926
SPOTTISWOODE RESIDENCES	Q4-2010	$1,749,000	Q2-2025	$2,280,000	$531,000	14.4	Bukit Merah	FH	Condominium	926
SPOTTISWOODE RESIDENCES	Q4-2010	$1,737,000	Q2-2024	$2,235,000	$498,000	13.4	Bukit Merah	FH	Condominium	947
SPOTTISWOODE RESIDENCES	Q4-2010	$1,637,000	Q2-2024	$2,118,888	$481,888	13.4	Bukit Merah	FH	Condominium	926
SPOTTISWOODE RESIDENCES	Q4-2010	$1,703,000	Q4-2022	$2,170,000	$467,000	12.0	Bukit Merah	FH	Condominium	936
SPOTTISWOODE RESIDENCES	Q4-2010	$1,887,000	Q4-2023	$2,280,000	$393,000	12.9	Bukit Merah	FH	Condominium	947
SPOTTISWOODE RESIDENCES	Q4-2010	$1,476,000	Q2-2025	$1,840,000	$364,000	14.5	Bukit Merah	FH	Condominium	797
SPOTTISWOODE SUITES	Q1-2013	$2,154,000	Q2-2024	$2,500,000	$346,000	11.3	Bukit Merah	FH	Apartment	1033
SPOTTISWOODE RESIDENCES	Q4-2010	$1,651,000	Q3-2022	$1,970,000	$319,000	11.8	Bukit Merah	FH	Condominium	915
SPOTTISWOODE 18	Q1-2011	$1,149,400	Q2-2024	$1,460,000	$310,600	13.4	Bukit Merah	FH	Apartment	635
SPOTTISWOODE RESIDENCES	Q4-2010	$1,641,000	Q1-2024	$1,950,000	$309,000	13.2	Bukit Merah	FH	Condominium	958
SKY EVERTON	Q2-2019	$1,759,000	Q4-2024	$2,062,800	$303,800	5.3	Bukit Merah	FH	Apartment	807

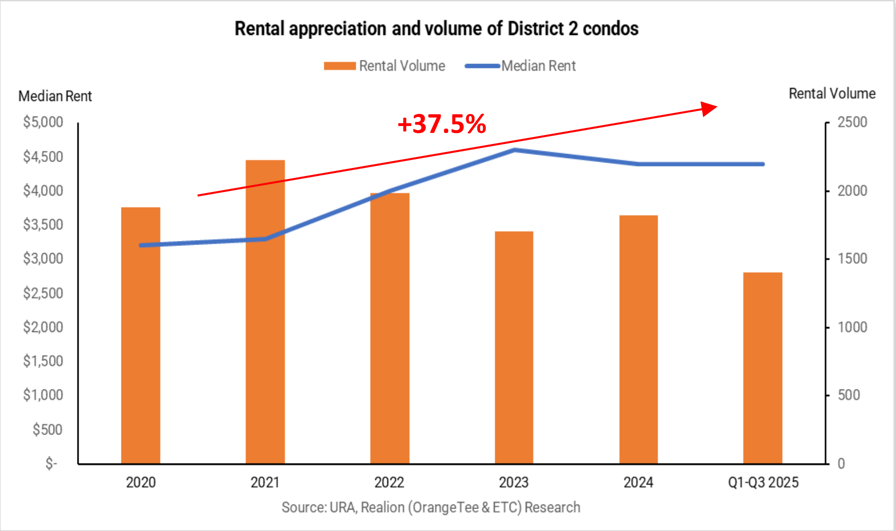
Source: URA, Realion (OrangeTee & ETC) Research

RENTAL RETURNS

- District 2 has seen remarkable rental growth, with median condominium rents rising 37.5 per cent from 2020 to Q3 2025 according to URA.

- The rental price growth in District 2 surpassed the median rental growth of condominiums in the Core Central Region, which rose by 31 per cent over the same period. The strong rental growth in District 2 was likely driven by the limited housing stock and few new private home completions.

- Moreover, leasing demand stayed robust as connectivity via the Circle and East-West Lines, as well as major expressways linked residents to employment clusters in the CBD, and to major retail and lifestyle amenities within the central area. We anticipate that the rental growth and long-term value to stay resilient in District 2.



03

URA MASTER PLAN FUTURE TRANSFORMATION

RESIDENTIAL LIFESTYLE AND GREEN SPACES

Newport Residences is part of Newport Plaza, a 45-storey mixed-use project with homes, offices, retail and serviced apartments, redeveloped under the CBD Incentive Scheme. The scheme encourages older offices in Anson and Cecil to convert to higher-intensity mixed use, adding more housing and amenities to support live-work-play lifestyle.

Residents are close to a network of Downtown parks and public spaces, such as Tras Link Park, the city room at Tanjong Pagar Centre, Raffles Place Park, and the Marina Bay waterfront promenade, which offer seating, fitness spots, events and festivals. Newport Residences enjoys views of the future Greater Southern Waterfront, placing it within a growing belt of lifestyle, leisure and waterfront offerings.

Moreover, the Anson Road area is planned as a new urban neighbourhood with attractive streets and small squares. Streetscape upgrades, courtyards, and pockets of open space act as outdoor "living rooms" where people can gather, hold community events, or take a quiet break from the CBD.

ENHANCED CONNECTIVITY & TRANSPORTATION

Along Anson Road, URA's planned "Streets and Squares" network will create greener, more mobility-friendly streets that link the Rail Corridor to the CBD, with shops, eateries and amenities fronting key routes. This supports short, comfortable walking and cycling trips between homes, offices and nearby MRT stations around Newport Residences.The downtown core is planned with 22 km of cycling paths and another 5 km of widened paths, while new residential projects are encouraged to provide bicycle parking, showers and lockers for end-of-trip use. Moreover, Robinson Road is earmarked as a transit-priority corridor with more space for buses, cycling and wider sidewalks that can host greenery and alfresco dining.

Newport Residences is a short walk from the Tanjong Pagar (EWL), Maxwell and Shenton Way (TEL) MRT stations. The nearby Prince Edward Road and Cantonment (CCL6) are slated to be in operaton in the first half of 2026. The goal is for all developments in the area to be within a 10-minute walk of an MRT station, giving residents multiple routes to the CBD, Marina Bay and HarbourFront.

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