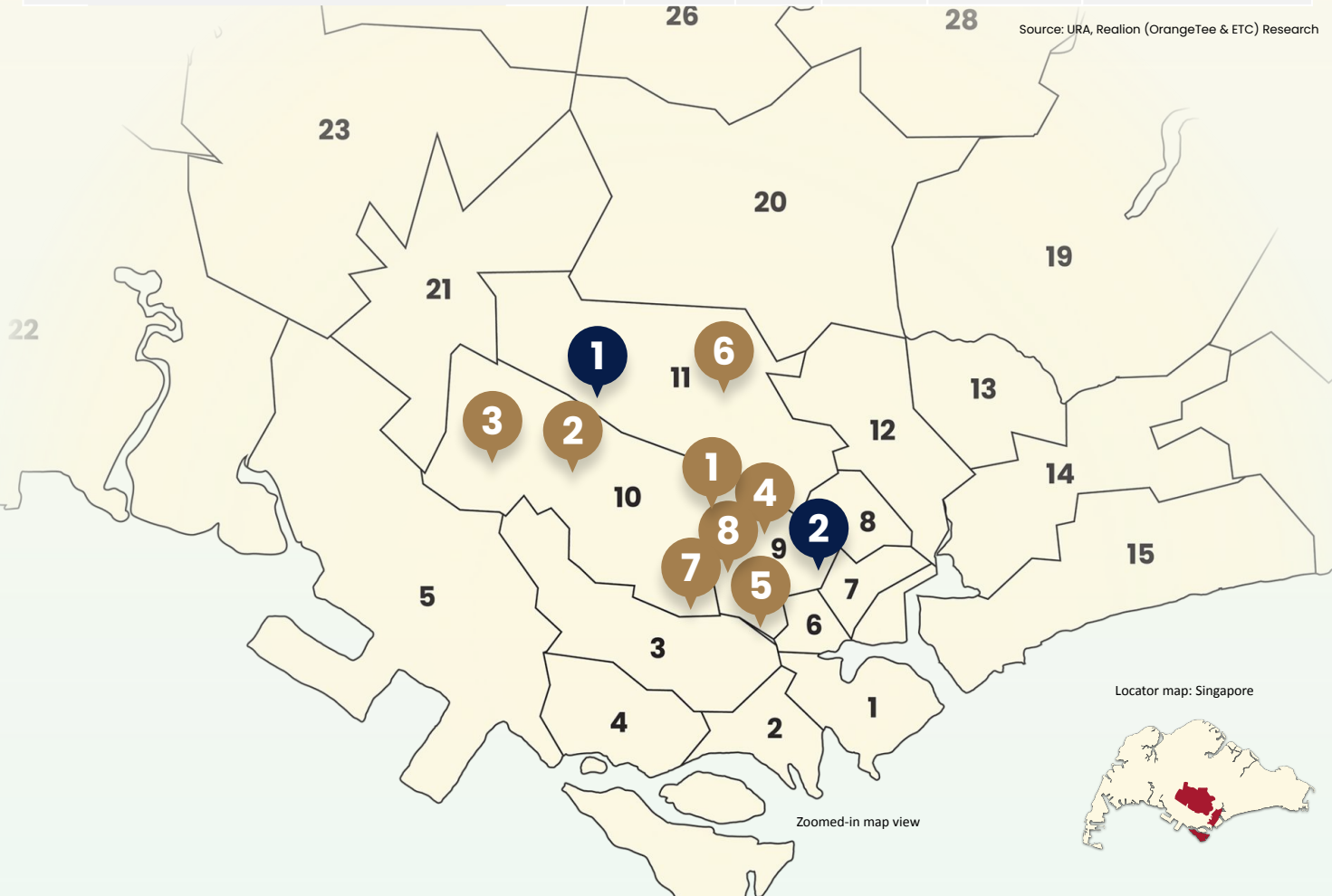


2027 Core Central Region Prime New Launches and TOP Project Completions

Potential New Launches			(8 Key Launches – 2,943 Units)					
No.	Project	Location	District	Tenure	Est. Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	Bukit Timah Rd GLS	Bukit Timah Rd	10	99	340	\$1,820	Nov 2025	HH Investment
2	Dunearn Rd Plot 2 GLS	Dunearn Rd	10	99	330	\$1,625	May 2026	Wing Tai, Metro
3	Holland Plain GLS	Holland Plain	10	99	280	\$1,491	May 2026	Sim Lian Grp
4	Peck Hay Rd GLS	Peck Hay Rd	9	99	315	\$1,865	June 2026	City Dev. Ltd., Hong Leong Grp
5	River Valley Green (Parcel C) GLS	River Valley Green	9	99	470	\$1,730	June 2026	Sunway Grp, CSC Land Grp
6	8 Thomson Lane Redevelopment	8 Thomson Lane	11	99	776	\$1,293	Aug 2026	Sustained Land
7	The River Opus	River Valley Rd	10	999	407	NA	NA	Fraser's Property
8	One Leonie Residences	1 Leonie Hill	9	FH	25	NA	NA	Far East Organization



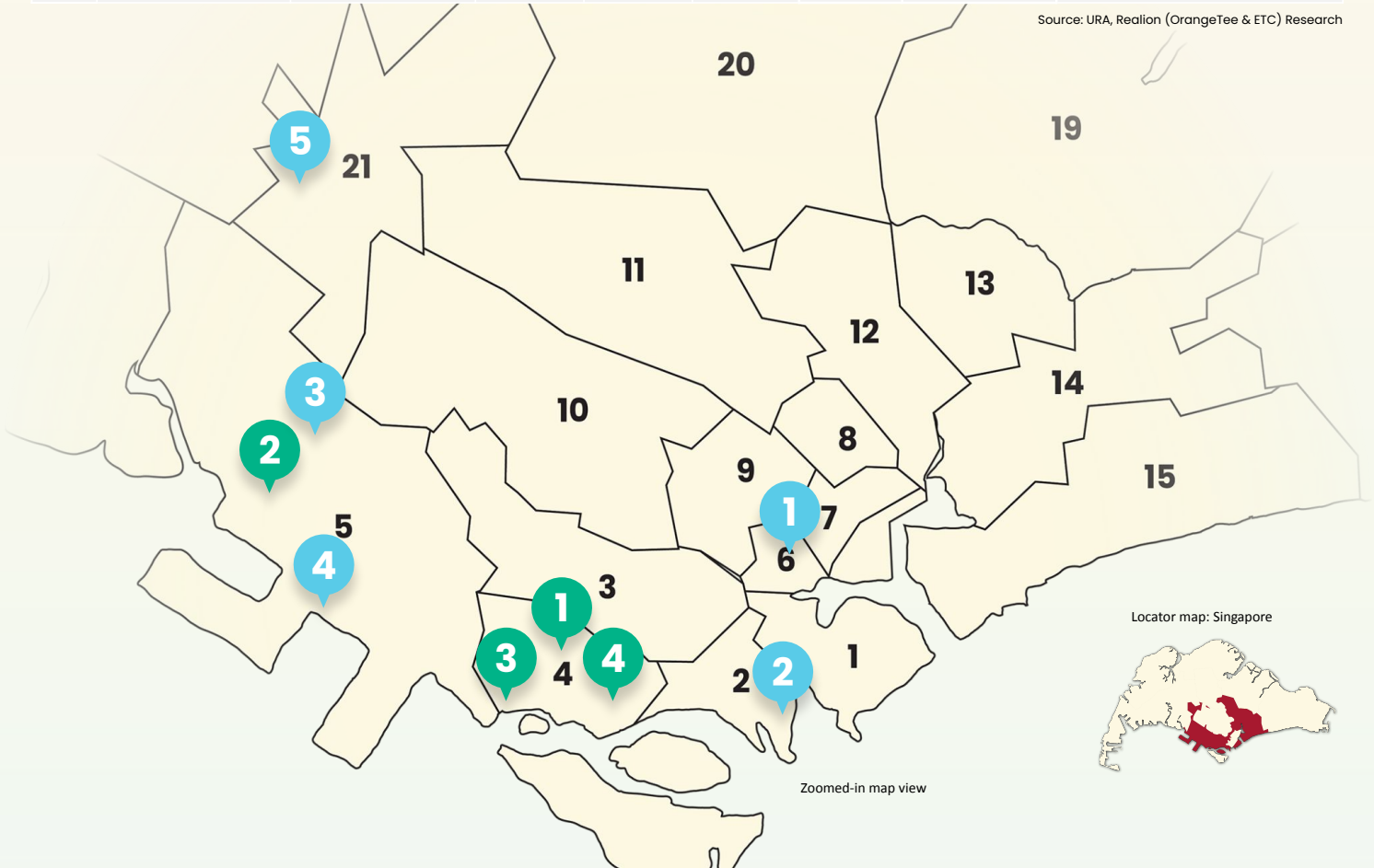
Potential TOP Projects			(3 Projects – 189 Units)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	Watten House	Shelford Rd	11	FH	180	\$1,723	Oct 2021	UOL Grp, Singapore Land Grp
2	Wilkie Hills	Upper Wilkie Rd	9	FH	9	NA	NA	Chemara Realty

Source: URA, Realion (OrangeTee & ETC) Research

2027 Rest of Central Region 1 City Fringe New Launches and TOP Project Completions

Potential New Launches			(4 Key Launches – 1,871 Units)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	Telok Blangah Rd GLS	Telok Blangah Rd	4	99	745	\$1,326	Nov 2025	Kingsford Grp
2	Dover Dr GLS	Dover Dr	5	99	625	\$1,556	Mar 2026	Qingjian, Forsea, Jianan
3	Berlayar Dr GLS	Berlayar Dr	4	99	415	\$1,515	Aug 2026	Intrepid Inv., GuocoLand
4	The Island Residence	Keppel Bay Dr	4	99	86	NA	NA	Keppel Land

Source: URA, Realion (OrangeTee & ETC) Research



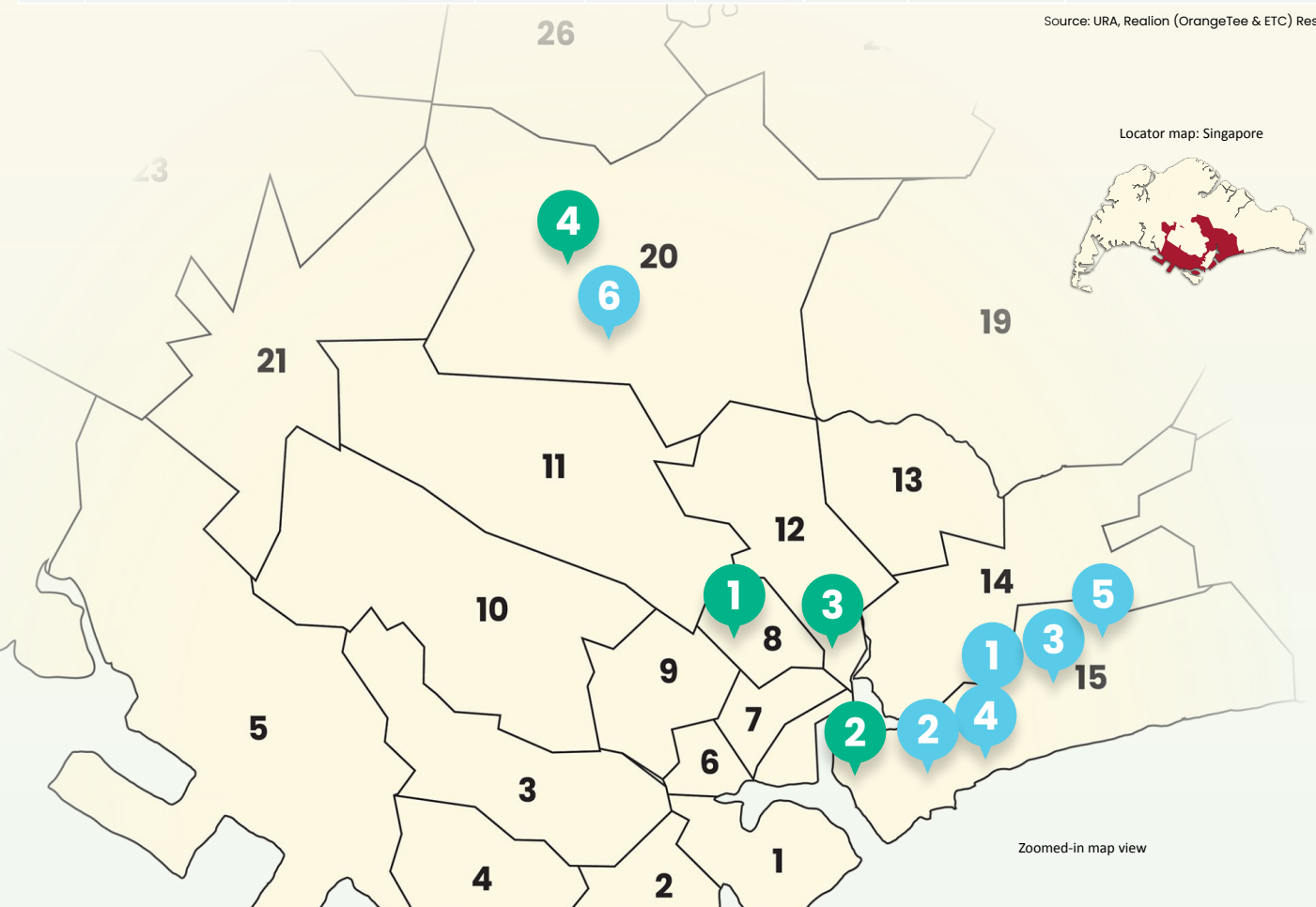
Potential TOP Projects			(6 Projects – 1,512 Units)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	CanningHill Piers	Clarke Quay	6	99	696	NA	May 2019	CapitaLand Dev., City Dev. Ltd.
2	TMW Maxwell	Tras Street	2	99	324	\$1,665	May 2021	Chip Eng Seng Co., SingHaiyi Grp, Chuan Inv.
3	Blossoms by The Park	Slim Barracks Rise	5	99	275	\$1,246	Oct 2021	EL Dev.
4	The Hillshore	Pasir Panjang Rd	5	FH	59	\$1,098	Jan 2022	FRX Capital
5	8@BT	Bukit Timah Link	21	99	158	\$1,343	Nov 2022	Bukit Sembawang Estates Ltd.

Source: URA, Realion (OrangeTee & ETC) Research

2027 Rest of Central Region 2 City Fringe New Launches and TOP Project Completions

Potential New Launches			(4 Key Launches – 1,563 Units)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	Dorset Gardens	Dorset Rd	8	99	428	\$1,338	Oct 2025	UOL Grp, Singapore Land Grp, Kheng Leong Co.
2	Tanjong Rhu Road GLS	Tanjong Rhu Rd	15	99	525	\$1,455	Feb 2026	City Dev. Ltd., Woh Hup
3	Kallang Close GLS	Kallang Close	12	99	470	\$1,415	Apr 2026	Fraser's Property, Mitsubishi Estate
4	Lorong Puntong GLS	Lor Puntong	20	99	140	\$1,612	Sep 2026	EcoWorld

Source: URA, Realion (OrangeTee & ETC) Research



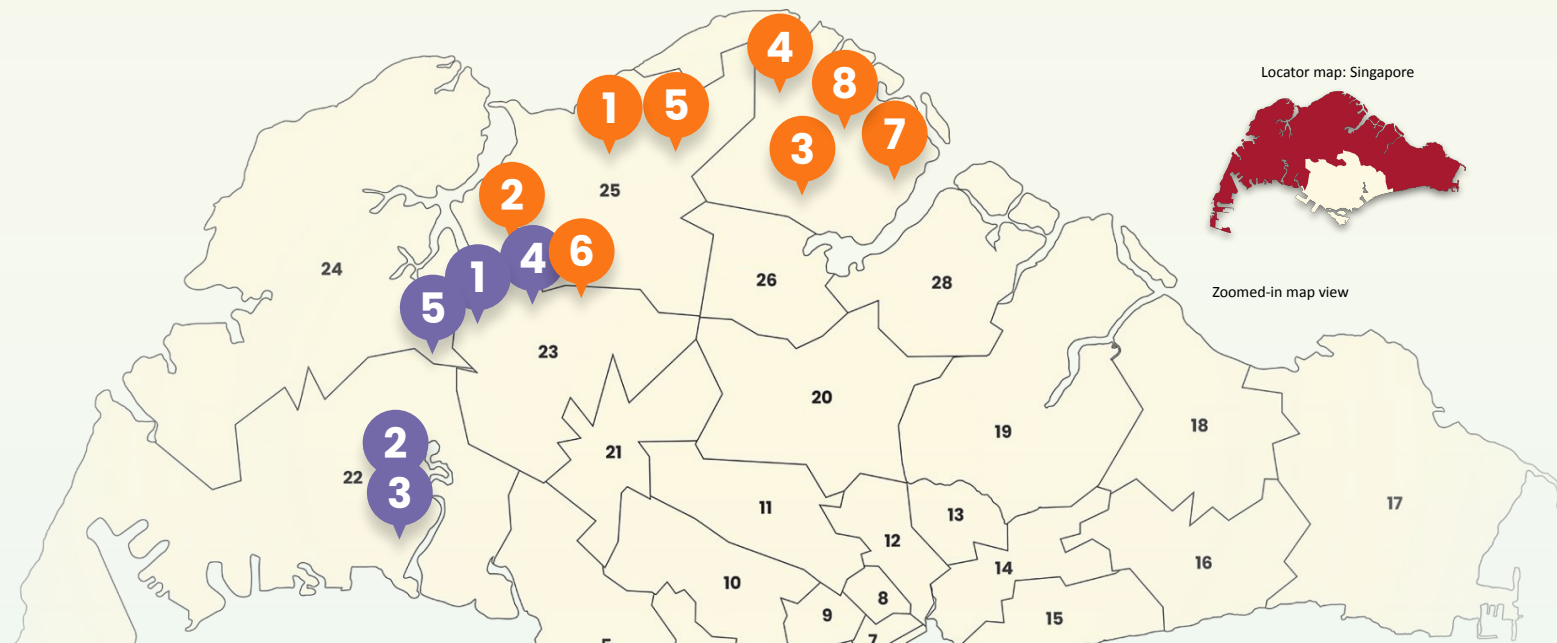
Potential TOP Projects			(6 Projects – 1,216 Units)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	The Continuum	Thiam Siew Ave	15	FH	816	\$1,488	Nov 2021	Hoi Hup Realty, Sunway Grp
2	Arina East Residences	Tanjong Rhu Rd	15	FH	107	\$1,540	Dec 2021	ZACD Grp
3	Koon Seng House	Koon Seng Rd	15	FH	17	\$1,063	Jun 2022	Macly Grp
4	Meyer Blue	Meyer Rd	15	FH	226	\$1,668	Feb 2023	UOL Grp, Singapore Land Grp
5	Straits At Joo Chiat	Joo Chiat Place	15	FH	16	\$900	2023	Roxy-Pacific Holdings
6	Artisan 8	Sin Ming Rd	20	FH	34	NA	Apr 2024	Apex Asia

Source: URA, Realion (OrangeTee & ETC) Research

2027 Outside of Central Region 1 Suburban New Launches and TOP Project Completions

Potential New Launches			(8 Key Launches – 3,473 Units comprising 2,007 EC and 1,466 non-EC)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	Wynwood Grand (EC)	Woodlands Dr 17	25	99	430	\$782	Aug 2025	City Dev. Ltd
2	Solano Grand (EC)	Senja Close	23	99	302	\$771	Aug 2025	City Dev. Ltd
3	Chencharu Central Residences	Chencharu Close	27	99	876	\$980	Sep 2025	Evia Real Estate, Gamuda Land, Ho Lee Grp
4	Sembawang Rd (EC)	Sembawang Rd	27	99	265	\$692	Sep 2025	JBE Holdings
5	Clovelle of Woodlands (EC)	Woodlands Dr 17	25	99	560	\$794	Jan 2026	Sim Lian Grp
6	Dairy Farm Walk Plot 3 GLS	Dairy Farm Walk	23	99	480	\$962	Jan 2026	ABR Holdings, LWH Holdings, Macly Group, Roxy-Pacific Holdings
7	Miltonia Close (EC)	Miltonia Close	27	99	450	\$732	Apr 2026	Hoi Hup Realty
8	Yishun 10 Redevelopment	Yishun Central	27	99	110	NA	NA	Frasers Property

Source: URA, Realion (OrangeTee & ETC) Research



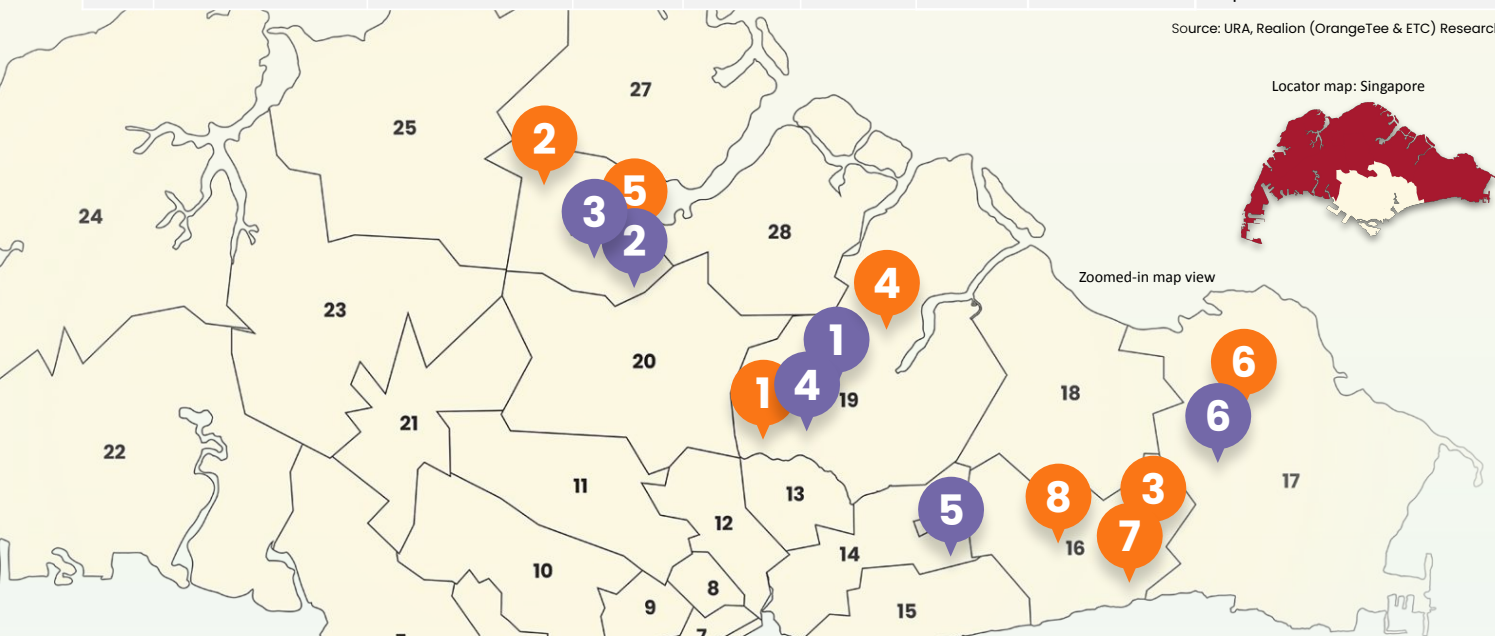
Potential TOP Projects			(5 Projects – 1,951 Units comprising 864 EC and 1,087 non-EC)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	Altura (EC)	Bukit Batok West Ave 8	23	99	360	\$662	Mar 2022	Qingjian Realty, Santarli Realty
2	The LakeGarden Residences	Yuan Ching Rd	22	99	306	\$1,250	May 2022	Wing Tai Holdings
3	SORA	Yuan Ching Rd	22	99	440	\$1,023	Jul 2022	Chip Eng Seng Co., SingHaiyi Grp, KSH Holdings
4	HillHaven	Hillview Rise	23	99	341	\$1,024	Nov 2022	Far East Organization, Sekisui House
5	Novo Place (EC)	Plantation Close	24	99	504	\$703	Sep 2023	Hoi Hup Realty, Sunway Grp

Source: URA, Realion (OrangeTee & ETC) Research

2027 Outside of Central Region 2 Suburban New Launches and TOP Project Completions

Potential New Launches			(8 Key Launches – 6,958 Units comprising all non EC)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	One Chuan Grove (amalgamation of 2 sites)	Chuan Grove	19	99	1,056	\$1,376/ \$1,331	July/Sep 2025	Sing Holdings, Sunway Grp
2	Upper Thomson Rd (Parcel A) GLS	Upper Thomson Rd	26	99	595	\$1,062	Oct 2025	Wee Hur Holdings, GSC Holdings
3	Bedok Rise GLS	Bedok Rise	16	99	380	\$1,330	Dec 2025	Allgreen Properties
4	Hougang Central Residences	Hougang Central	19	99	835	\$1,179	Jan 2026	CapitalLand Dev., UOL Grp
5	Lentor Signature	Lentor Central	26	99	553	\$1,278	Mar 2026	GuocoLand, Intrepid Inv., Hong Leong Grp, Mitsui Fudosan
6	Loyang Valley (Enbloc)	Loyang Ave	17	99	1,249	\$959	Apr 2026	SingHaiyi Grp
7	Bayshore Dr GLS	Bayshore Dr	16	99	1,280	\$1,323	Jul 2026	Frasers Property
8	New Upper Changi Rd GLS	New Upper Changi Rd	16	99	1,010	\$1,537	Sep 2026	UOL Grp, Singapore Land Grp, CapitalLand Dev.

Source: URA, Realion (OrangeTee & ETC) Research



Potential TOP Projects			(6 Projects – 1,998 Units comprising all non EC)					
No.	Project	Location	District	Tenure	Units	PSF PPR	Tender Award/ Acquisition Date	Developer
1	Jansen House	Jansen Rd	19	999	21	\$871	Jun 2022	Macly Grp
2	Lentoria	Lentor Hills Rd	26	99	267	\$1,130	Sep 2022	Hong Leong Grp, Mitsui Fudosan
3	Lentor Central Residences	Lentor Central	26	99	477	\$982	Sep 2023	Hong Leong Grp, GuocoLand, CSC Land Grp
4	Chuan Park	Lorong Chuan	19	99	916	\$1,042	May 2023	Kingsford Grp, MCC Land
5	Deluxe Residences	Lorong Melayu	14	FH	41	NA	NA	Kai Lim Dev.
6	Kassia	Flora Dr	17	FH	276	NA	NA	Hong Leong Grp, City Dev. Ltd., Mitsui Fudosan

Source: URA, Realion (OrangeTee & ETC) Research

THE BIG PICTURE

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