

OrangeTee
A member of Realion Group

INVESTMENT POTENTIAL OF LENTOR SIGNATURE

Consumer investment playbook 2027

01

LENTOR SIGNATURE

A HOME NESTLED IN NATURE

Location

Lentor Central
District 26

Developer

GuocoLand,
Intrepid Investments &
TID Residential

Tenure

99 Yr Leasehold

Expected TOP

2029

Unit Mix

Est 553 Units
3 BR- 426 Units
4 BR - 127 Units



Source : URA

AN ADDRESS OF EFFORTLESS LIVING

Nestled within the emerging Lentor Hills residential town, Lentor Signature is just a short stroll from a expansive selection of retail, dining and everyday amenities. Established schools such as Anderson Primary School and CHIJ St Nicholas Girls' School are closeby.

Situated on the Thomson-East Coast Line, travelling becomes easier when Lentor MRT station provides direct connections to Orchard Road and the Central Business District.



02

INVESTMENT ANALYSIS

CAPITAL APPRECIATION

District 26's median new condominium prices rose by 84.5% from 2017 to S$2,353 psf in 2026.

PROFITABILITY

Based on the URA transactions, 100% of matched caveats in District 26 were profitable. More recently, subsale transactions within the Lentor precinct have also recorded positive capital gains, reflecting the early resale performance of newly completed developments.

RENTAL RETURNS

Median monthly condominium rents in District 26 reached S$4,075 in 2026.



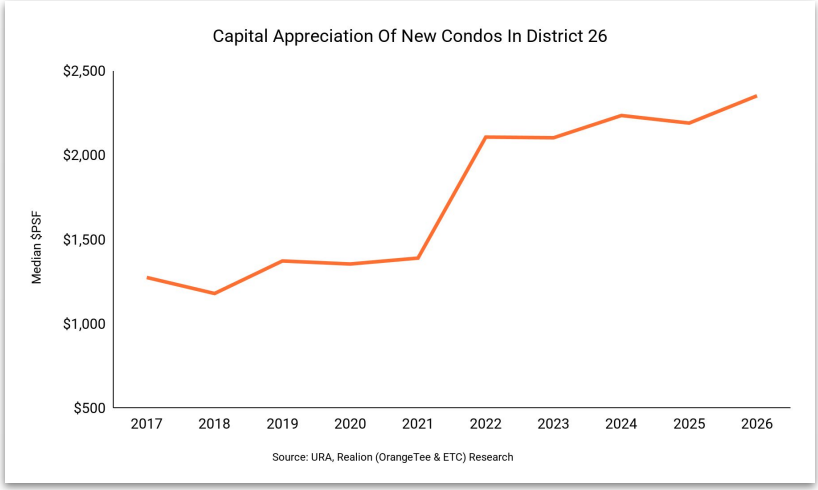
EXIT STRATEGY

Over the past decade, average HDB resale prices in several established towns have risen considerably, giving upgraders more financial means to buy a private home.

CAPITAL APPRECIATION

Between 2017 and 2021, median new condominium prices in District 26 remained relatively stable, ranging from S$1,275 to S$1,390 psf. However, prices saw a notable increase in 2022, crossing the S$2,000 psf mark for the first time within a 10-year period. This marked a shift in the district's pricing landscape, with median prices hovering above S$2,000 psf in the subsequent years.

Despite fluctuations, the overall trend has remained positive. Median new sale prices reached S$2,353 psf in 2026, up 84.5% from S$1,275 psf in 2017. This reflects the higher price levels achieved by new condominium developments in District 26 over the years.



PROFITABILITY - District 26

Strong resale performance of District 26 is reflected in the gains achieved by homeowners over the years. Based on URA transaction data of sold units from 2017 to 2026, an impressive 100% of the transacted units were profitable. Notably, 33.2% of these profitable transactions involved properties held for 10 years or less, suggesting that profitable resale transaction were not necessarily dependent on longer holding periods.

Beyond the high proportion of profitable transactions, the gains recorded have also been substantial. A total of 91 units achieved gross profits of at least S$500,000, with 63 reaching S$700,000 or more and 27 surpassing the S$1 million mark. Looking ahead, improvements to the Lentor area's connectivity and surrounding amenities, including planned cycling paths and park connectors, could further strengthen its residential appeal and long term investment potential.

A standout transaction in District 26 came from The Calrose along Yio Chu Kang Road, where a unit purchased for approximately S$929,000 in 2005 was resold for S$3.4 million in 2026. The sale generated a gross profit of approximately S$2.47 million, representing the highest recorded gain among the transactions analysed.

At Meadows @ Peirce along Upper Thomson Road, a unit originally purchased for approximately S$1.66 million in 2009 was resold for S$3.25 million in 2025. This transaction generated a gross profit of approximately S$1.59 million, marking the highest recorded gain for the project.

Both transactions in different projects highlight the substantial capital appreciation achieved by homeowners in District 26. These resale gains demonstrate the potential for long-term capital appreciation in established residential developments along Upper Thomson Road and Yio Chu Kang Road.

HIGHEST PROFITS IN DISTRICT 26 (2006 to 2026)

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit After SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
THE CALROSE	Q3-2005	$928,830	Q2-2026	$3,400,000	$2,471,170	20.8	Ang Mo Kio	FH	Condominium	1,475
THE CALROSE	Q3-2005	$750,504	Q3-2026	$2,800,000	$2,049,496	20.9	Ang Mo Kio	FH	Condominium	1,249
THE CALROSE	Q3-2005	$881,000	Q2-2026	$2,800,000	$1,999,000	20.7	Ang Mo Kio	FH	Condominium	1,442
THE CALROSE	Q2-2006	$ 858,000	Q2-2025	$ 2,800,000	$ 1,942,000	19.1	Ang Mo Kio	FH	Condominium	1,528
THE CALROSE	Q2-2006	$ 747,432	Q3-2025	$ 2,588,000	$ 1,840,568	19.4	Ang Mo Kio	FH	Condominium	1,249
MEADOWS @ PEIRCE	Q3-2009	$ 1,657,500	Q4-2025	$ 3,250,000	$ 1,592,500	16.3	Ang Mo Kio	FH	Condominium	1,851
MEADOWS @ PEIRCE	Q3-2009	$ 1,334,520	Q2-2024	$ 2,600,000	$ 1,265,480	14.8	Ang Mo Kio	FH	Condominium	1,518
THE CALROSE	Q1-2006	$ 931,590	Q1-2021	$ 2,030,000	$ 1,098,410	14.8	Ang Mo Kio	FH	Condominium	2,207
MEADOWS @ PEIRCE	Q3-2009	$ 2,276,000	Q3-2021	$ 3,350,000	$ 1,074,000	12.0	Ang Mo Kio	FH	Condominium	2,497
THE CALROSE	Q2-2006	$ 726,985	Q4-2025	$ 1,733,334	$ 1,006,349	19.5	Ang Mo Kio	FH	Condominium	1,249
MEADOWS @ PEIRCE	Q3-2009	$ 1,131,000	Q3-2024	$ 2,128,000	$ 997,000	14.9	Ang Mo Kio	FH	Condominium	1,216
MEADOWS @ PEIRCE	Q3-2009	$ 1,120,000	Q3-2025	$ 2,098,000	$ 978,000	15.9	Ang Mo Kio	FH	Condominium	1,216
MEADOWS @ PEIRCE	Q3-2009	$ 2,243,000	Q3-2021	$ 3,200,000	$ 957,000	11.9	Ang Mo Kio	FH	Condominium	2,573
MEADOWS @ PEIRCE	Q3-2009	$ 1,166,880	Q4-2024	$ 2,108,888	$ 942,008	15.1	Ang Mo Kio	FH	Condominium	1,270
MEADOWS @ PEIRCE	Q3-2009	$ 1,681,000	Q4-2021	$ 2,600,000	$ 919,000	12.4	Ang Mo Kio	FH	Condominium	2,034
THE CALROSE	Q1-2006	$ 760,890	Q3-2019	$ 1,668,888	$ 907,998	12.4	Ang Mo Kio	FH	Condominium	1,389
THE CALROSE	Q2-2006	$ 721,000	Q2-2018	$ 1,608,000	$ 887,000	13.5	Ang Mo Kio	FH	Condominium	1,249

Source: URA, Realion (OrangeTee & ETC) Research

PROFITABILITY - Condos at Lentor Modern and Lentor Hill Residences

More recently, 77 condominium units at the Lentor precinct were resold in the subsale market. These condos were from Lentor Modern and Lentor Hill Residences that have just obtained TOP. 98.7 per cent of these transactions were profitable with a holding period of less than five years.

Based on caveat matching of URA data, the highest profit recorded was for a unit at Lentor Modern, purchased for approximately S$3.09 million in April 2023 and resold for S$3.7 million in August 2026. The transaction generated a substantial gross profit of approximately S$607,400 over a holding period of just 3.4 years.

The second-highest profit came from another unit at Lentor Modern, purchased for approximately S$3.26 million in December 2022 and resold for S$3.85 million in May 2026. The sale generated a gross profit of approximately S$590,700 over a holding period of 3.4 years.

Among transactions with gross profits exceeding S$400,000, the shortest holding period was approximately 3.1 years. The unit at Lentor Modern was purchased for approximately S$3.01 million in September 2022 and resold for S$3.5 million in October 2025, generating a substantial gross profit of S$492,380 (After Sellers' Stamp Duty).

HIGHEST PROFITS FOR RECENT TRANSACTIONS FOR LENTOR MODERN AND LENTOR HILLS RESIDENCES

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit After SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
LENTOR MODERN	Q2-2023	$3,092,600	Q3-2026	$3,700,000	$607,400	3.4	Ang Mo Kio	LH	Apartment	1,528
LENTOR MODERN	Q4-2022	$3,259,300	Q2-2026	$3,850,000	$590,700	3.4	Ang Mo Kio	LH	Apartment	1,528
LENTOR MODERN	Q3-2022	$2,122,560	Q3-2026	$2,648,000	$525,440	3.9	Ang Mo Kio	LH	Apartment	1,109
LENTOR MODERN	Q3-2022	$2,370,060	Q4-2026	$2,888,888	$518,828	4.1	Ang Mo Kio	LH	Apartment	1,109
LENTOR MODERN	Q3-2022	$2,895,750	Q1-2026	$3,400,000	$ 504,250	3.4	Ang Mo Kio	LH	Apartment	1,528
LENTOR MODERN	Q3-2022	$2,149,290	Q2-2026	$2,650,000	$500,710	3.8	Ang Mo Kio	LH	Apartment	1,130
LENTOR MODERN	Q3-2022	$3,007,620	Q4-2025	$3,500,000	$ 492,380	3.1	Ang Mo Kio	LH	Apartment	1,528
LENTOR MODERN	Q3-2022	$2,279,970	Q1-2026	$2,768,800	$ 488,830	3.4	Ang Mo Kio	LH	Apartment	1,130
LENTOR HILLS RESIDENCES	Q3-2023	$2,696,000	Q3-2026	$3,180,000	$484,000	3.1	Ang Mo Kio	LH	Apartment	1,399
LENTOR MODERN	Q3-2022	$2,319,570	Q2-2026	$2,790,000	$470,430	3.8	Ang Mo Kio	LH	Apartment	1,109
LENTOR HILLS RESIDENCES	Q3-2023	$2,666,000	Q3-2026	$3,128,800	$462,800	3.1	Ang Mo Kio	LH	Apartment	1,399
LENTOR MODERN	Q4-2022	$2,183,000	Q1-2026	$2,620,000	$ 437,000	3.4	Ang Mo Kio	LH	Apartment	1,130
LENTOR MODERN	Q3-2022	$2,083,950	Q4-2025	$2,518,888	$ 434,938	3.1	Ang Mo Kio	LH	Apartment	1,109
LENTOR MODERN	Q3-2023	$3,325,000	Q3-2026	$3,750,000	$425,000	3.1	Ang Mo Kio	LH	Apartment	1,528
LENTOR MODERN	Q3-2022	$1,977,030	Q2-2026	$2,395,000	$417,970	3.6	Ang Mo Kio	LH	Apartment	990

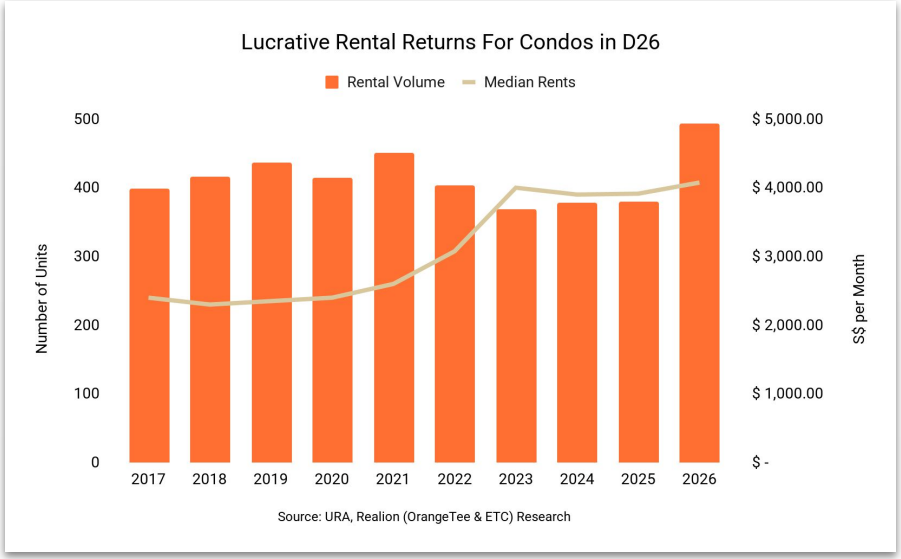
Source: URA, Realion (OrangeTee & ETC) Research

RENTAL RETURNS

Leasing activity in District 26 remained strong in 2026, with 494 rental contracts recorded, compared with 380 in 2025. The higher transaction volume reflects active leasing demand in the district, supported by the completion of newer residential developments in the Lentor precinct.

Rental prices have also stayed resilient over the years. Median monthly condominium rents reached S$4,075 in 2026, almost 70% higher than the S$2,400 recorded ten years ago in 2017. Following the sharp increases in 2022 and 2023, rents have largely stabilised around S$4,000, providing a strong rental income base for property owners.

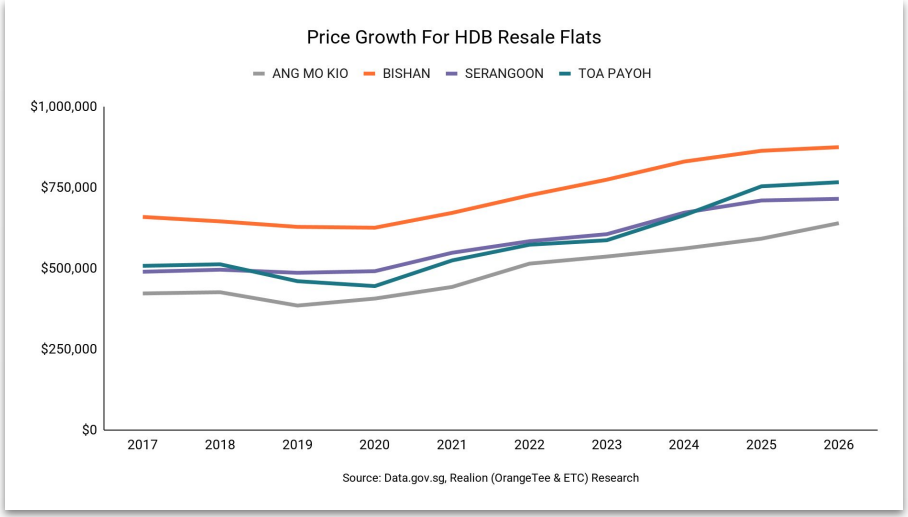
This comes as URA reported a 3.1% quarterly increase in non-landed rents across the Outside Central Region in Q3 2026, providing a positive backdrop for the district's rental market as Lentor continues to develop.



EXIT STRATEGY

Homeowners looking to move from HDB flats into private housing could form an important part of Lentor Signature's future resale market. Over the past decade, average HDB resale prices in several established towns have risen considerably. From 2017 to 2026, prices increased by 51.5% in Ang Mo Kio, 32.8% in Bishan, 51% in Toa Payoh and 46.1% in Serangoon. This growth may provide some existing homeowners with greater financial flexibility to consider upgrading to a private condominium.

The potential pool of HDB upgraders is also expected to expand as more flats reach their Minimum Occupation Period. According to HDB, around 13,500 BTO flats are expected to reach MOP islandwide in 2026, increasing to 15,000 in 2027 and 19,500 in 2028. As more homeowners become eligible to sell their flats, some may consider upgrading into private housing. This growing pool of potential buyers could provide additional resale opportunities for developments such as Lentor Signature in the longer term.



03

URA MASTER PLAN FUTURE TRANSFORMATION

ENHANCED CONNECTIVITY

The Lentor Hills precinct is being planned as a pedestrian-friendly neighbourhood, with walking and cycling connections linking residential areas to nearby parks, public transport and amenities. These improvements will support greater accessibility throughout the estate and encourage active mobility.

The upcoming North-South Corridor (NSC) will further strengthen connectivity between Singapore's northern region and the city centre. The viaduct extending to Lentor Avenue is expected to open in phases from 2029, followed by the tunnel section towards East Coast Parkway from 2031. The corridor will also support wider footpaths, cycling routes and public transport facilities along surface roads.



Source: URA

DESIGNED BY NATURE

Thomson Nature Park and Lower Peirce Reservoir Park provide established green spaces for nature walks, outdoor recreation and leisure at your doorstep. These destinations complement the surrounding greenery and provide residents with opportunities to explore Singapore's natural landscapes.

Within Lentor Hills, the planned Hillock Park and Linear Park will introduce additional recreational spaces and green connections throughout the estate. The Hillock Park will also incorporate existing mature trees, preserving elements of the area's natural landscape while providing communal spaces for the growing residential neighbourhood.

Under the URA Master Plan, wind corridors have also been incorporated into the planning of Lentor Hills to improve natural ventilation and outdoor thermal comfort. Together with landscaped green buffers and planting requirements, these measures will help integrate greenery into the built environment and contribute to a more comfortable residential setting.



Source: URA



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