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# INVESTMENT POTENTIAL OF THE RIVER OPUS

*Consumer Investment Playbook 2027*

01

# THE RIVER OPUS

# THE PINNACLE OF RIVERFRONT LIVING

**Location**

491 River Valley Road, District 10

**Developer**

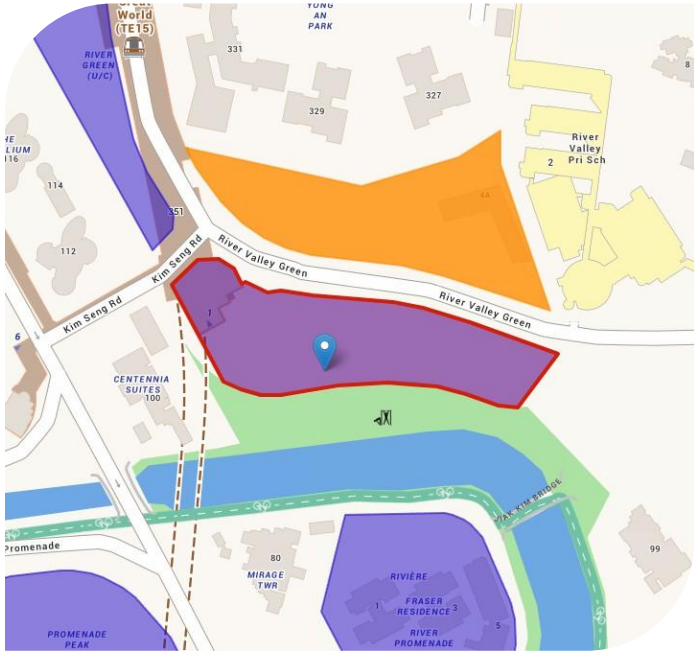
Frasers Property & Mitsubishi Estate

**Tenure**

999-year Leasehold

**Unit Mix**

407 residential units



# REDEFINING LUXURY LIVING AT SINGAPORE RIVER

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Enjoy luxurious waterfront living along the iconic Singapore River. The River Opus offers a riverfront lifestyle complemented by retail and dining options at your doorstep.

With a rare 999-year lease, this property offers a timeless opportunity to build your legacy - enjoy convenient access to the vibrant Robertson Quay lifestyle, with Great World MRT station just a walk away. The ongoing rejuvenation of the Singapore River precinct is also expected to enhance recreational amenities, waterfront connectivity and lifestyle offerings in the surrounding area.



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# INVESTMENT ANALYSIS

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## CAPITAL APPRECIATION - Long Term Potential of D10

District 10's new condominium median prices grew by 48.7 per cent, from S$2,257 psf in 2017 to S$3,356 psf in 2026. Prices rose by 10.6 per cent year-on-year, reflecting sustained price resilience and long-term investment appeal.

## PROFITABILITY

Selected freehold non-landed properties in District 10 recorded average gross profits of approximately S$298,000 after Seller's Stamp Duty, across 63 profitable matched resale transactions, of which 61.9 per cent were held for five years or less. Three transactions achieved gains of at least S$1 million, highlighting the potential for substantial capital appreciation.



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## RENTAL RETURNS

The median monthly rent for condominiums in District 10 increased by 37.8 per cent, from S$4,500 in 2020 to S$6,200 in 2026, reflecting sustained rental growth. With 8,022 leases recorded in 2025 and continued leasing activity in 2026, the district remains attractive to investors seeking recurring rental income.

## EXIT STRATEGY

Median HDB resale prices in nearby towns like Bukit Merah, Geylang, and Kallang/Whampoa saw impressive growth over the past 10 years.



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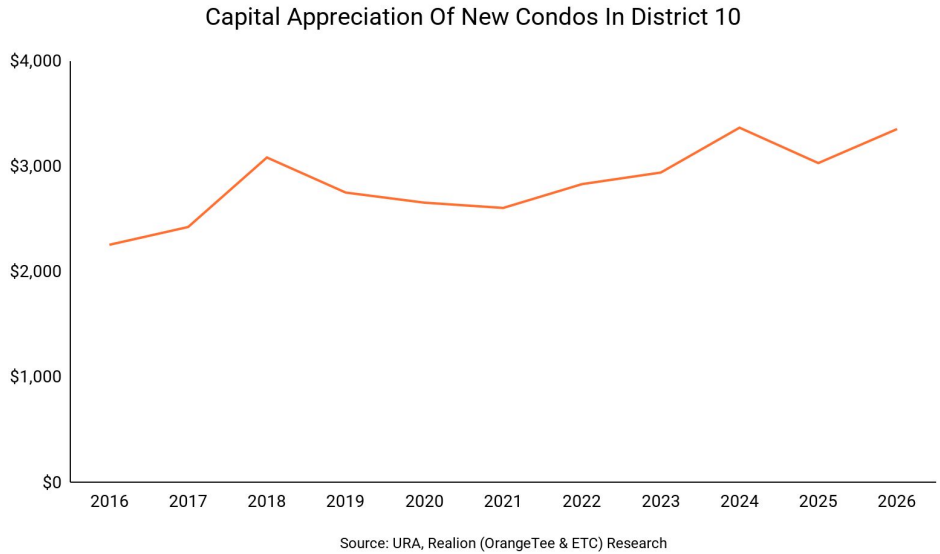
# CAPITAL APPRECIATION - Long-Term Potential of District 10

District 10 demonstrated resilient long-term price growth, reinforcing its position as an established prime residential district. The continued appreciation of new condominium prices reflects sustained buyer interest and the district's investment appeal. The upcoming River Opus development could benefit from this positive market backdrop, supporting its long-term capital appreciation potential.

According to data from URA, the median new sale price of non-landed residential properties in District 10 increased by 48.7 per cent, from S$2,257 psf in 2016 to S$3,356 psf in 2026. On a year-on-year basis, median prices rose by 10.6 per cent from S$3,033 psf in 2025, reflecting continued price resilience in the district's new condominium market.




Source: URA, Realion (OrangeTee & ETC) Research

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# PROFITABILITY

District 10 demonstrated lucrative opportunities for both investors and homeowners. Based on URA data of freehold condos bought and sold from 2017 to 2026, 63 profitable matched resale transactions involving freehold non-landed properties recorded an average gross profit of approximately S$298,000 per unit after Seller's Stamp Duty (SSD).

Notably, 61.9 per cent of these profitable transactions occurred within a holding period of five years or less. This highlights the potential for substantial resale gains within a medium-term investment horizon, without necessarily relying on extended holding periods.

Beyond the number of profitable transactions, selected properties also achieved sizeable gains. Ten transactions recorded gross profits exceeding S$500,000, while three generated gains of at least S$1 million after SSD, highlighting the potential for substantial capital appreciation among selected freehold properties in District 10.

A standout transaction in District 10 came from Goodwood Residence, where a unit purchased for S$15.6 million in June 2014 was resold for S$32 million in June 2023. The sale generated a gross profit of approximately S$16.4 million, representing the highest gain among the matched transactions in the dataset.

More recently, a unit at Leedon Green recorded an estimated gross profit of S$1.04 million when it was resold for S$4.98 million in September 2026. Originally purchased for S$3.94 million in June 2021, the property was held for approximately five years, demonstrating the potential for substantial medium-term capital appreciation.

# HIGHEST PROFITS OF FREEHOLD CONDOS IN DISTRICT 10 (2007 to 2026)

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| 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) |
|---|---|---|---|---|---|---|---|---|---|---|
| GOODWOOD RESIDENCE | Q2-2014 | $15,600,000 | Q3-2023 | $32,000,000 | $16,400,000 | 9.3 | Newton | FH | Condominium | 10,710 |
| NASSIM PARK RESIDENCES | Q2-2008 | $14,736,000 | Q1-2023 | $22,000,000 | $7,264,000 | 14.8 | Tanglin | FH | Condominium | 4,822 |
| NASSIM PARK RESIDENCES | Q3-2009 | $14,000,000 | Q1-2023 | $20,500,000 | $6,500,000 | 13.4 | Tanglin | FH | Condominium | 4,284 |
| NASSIM PARK RESIDENCES | Q4-2009 | $9,808,800 | Q3-2024 | $14,200,000 | $4,391,200 | 14.7 | Tanglin | FH | Condominium | 3,175 |
| NASSIM PARK RESIDENCES | Q3-2008 | $10,007,000 | Q3-2023 | $14,000,000 | $3,993,000 | 15.2 | Tanglin | FH | Condominium | 3,477 |
| NASSIM PARK RESIDENCES | Q2-2008 | $11,536,560 | Q2-2021 | $14,700,000 | $3,163,440 | 13 | Tanglin | FH | Condominium | 4,833 |
| SAGE | Q4-2010 | $12,000,000 | Q3-2022 | $15,150,000 | $3,150,000 | 11.7 | Tanglin | FH | Condominium | 4,564 |
| BOULEVARD 88 | Q2-2019 | $9,922,000 | Q3-2025 | $13,000,000 | $3,078,000 | 6 | Orchard | FH | Apartment | 2,777 |
| LEEDON RESIDENCE | Q1-2014 | $4,804,119 | Q4-2026 | $7,850,000 | $3,045,881 | 12.7 | Bukit Timah | FH | Condominium | 2,659 |
| LEEDON RESIDENCE | Q2-2016 | $10,000,000 | Q4-2024 | $13,000,000 | $3,000,000 | 8.4 | Bukit Timah | FH | Condominium | 4,704 |
| NASSIM PARK RESIDENCES | Q4-2009 | $12,650,900 | Q2-2026 | $15,600,000 | $2,949,100 | 16.4 | Tanglin | FH | Condominium | 3,466 |
| NASSIM PARK RESIDENCES | Q4-2009 | $9,643,500 | Q3-2021 | $12,435,000 | $2,791,500 | 11.8 | Tanglin | FH | Condominium | 3,477 |
| LEEDON RESIDENCE | Q1-2016 | $4,900,000 | Q4-2024 | $7,500,000 | $2,600,000 | 8.7 | Bukit Timah | FH | Condominium | 2,669 |
| LATITUDE | Q4-2010 | $5,689,700 | Q3-2026 | $8,280,000 | $2,590,300 | 15.7 | Tanglin | FH | Condominium | 2,766 |
| LEEDON RESIDENCE | Q1-2016 | $4,969,350 | Q2-2026 | $7,550,000 | $2,580,650 | 10.4 | Bukit Timah | FH | Condominium | 2,669 |
| BOULEVARD VUE | Q2-2015 | $15,000,000 | Q3-2019 | $17,500,000 | $2,500,000 | 4.3 | River Valley | FH | Condominium | 4,478 |

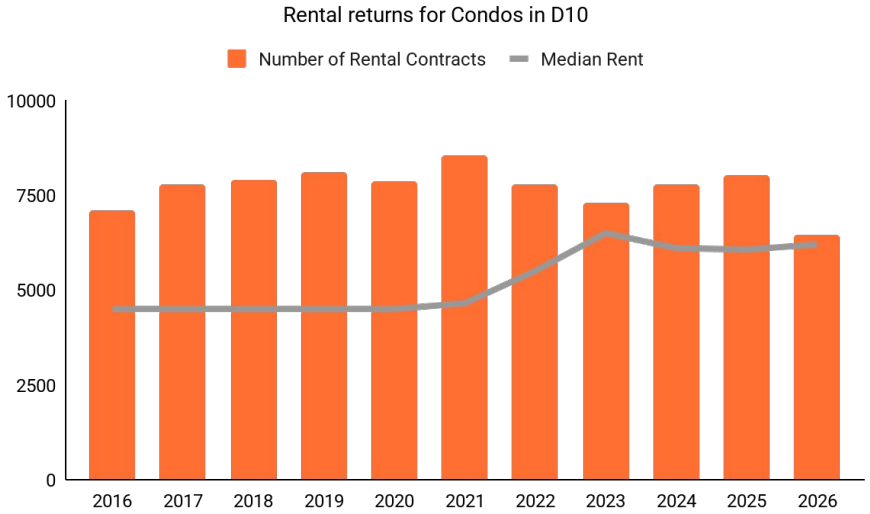
Source: URA, Realion (OrangeTee & ETC) Research

# RENTAL RETURNS

District 10 has experienced stable rental appreciation in recent years, making it a safe option for investors seeking alternative income sources.

According to data from URA, the median monthly rents for condos in District 10 rose by by approximately 37.8 per cent, from S$4,500 in 2020 to S$6,200 in 2026. This also represents a 2.2 per cent increase from S$6,065 in 2025, reflecting sustained rental growth.

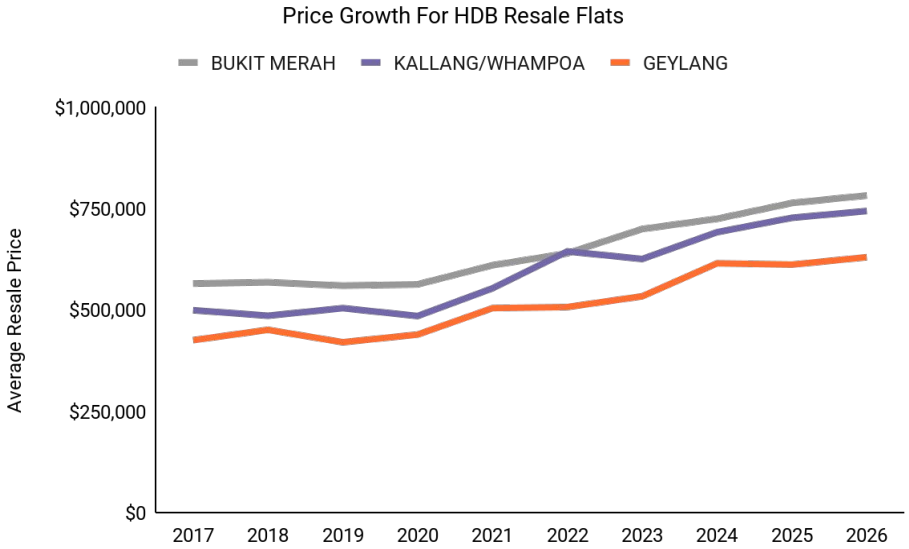
In terms of leasing demand, 8,022 leases were inked in District 10 in 2025, which is above the 7,848 average leases registered from 2020 to 2024. A further 6,462 leases were recorded in 2026, indicating continued leasing demand within the district.



# EXIT STRATEGY

In the future, we expect the potential buyers of resale units at The River Opus to be HDB upgraders from nearby mature estates such as Bukit Merah, Geylang, and Kallang/Whampoa. Resale prices in these towns have climbed significantly between 2017 and 2026.

Notably, the average resale prices of flats in Bukit Merah have increased by 38.5 per cent over the past 10 years, reaching S$781,756. Prices in Geylang and Kallang/Whampoa have risen by 48.2 per cent and 49 per cent, respectively, to S$629,615 and S$743,416. The sustained growth in HDB resale prices across these towns will support the homeowners' upgrading aspirations.



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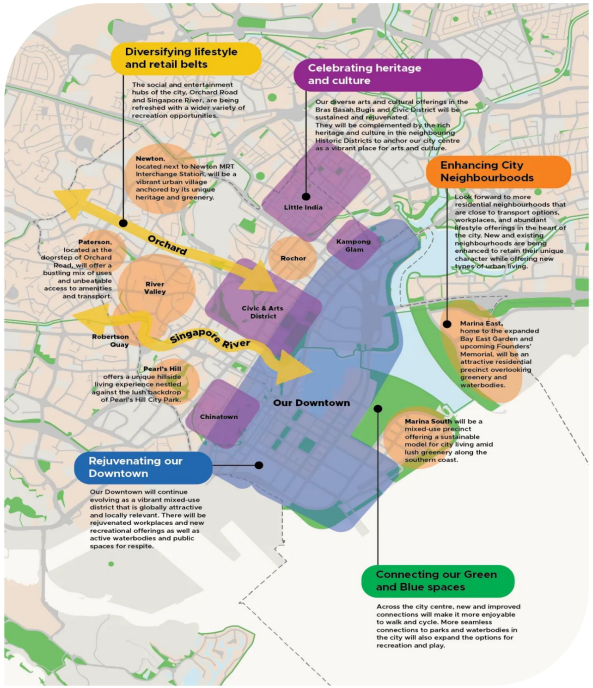
# URA MASTER PLAN FUTURE TRANSFORMATION

# THE CITY AT YOUR DOORSTEP

The new condo at River Valley Road offers residents convenient connections to Singapore's key lifestyle, business and entertainment destinations. With Great World MRT station along the Thomson-East Coast Line, as well as Havelock MRT and Tiong Bahru MRT stations nearby, residents enjoy convenient access to Orchard Road, Marina Bay, CBD and other parts of the island.

The River Opus mixed-use development will provide more retail, dining, and entertainment options, refreshing the area's vibrancy and modernizing its skyline.

Beyond MRT connectivity, River Opus is near to the Singapore River, where an extensive network of pedestrian promenades and bridges connects the Boat Quay, Clarke Quay and Robertson Quay. Nearby residents can enjoy evening strolls along the scenic waterfront and soak in the vibrant atmosphere.




Source: URA

# A GREENER WAY OF LIFE

As part of URA and NParks' plans to expand greenery in Singapore's city centre, a 6km-long green connection will be built to link the Singapore Botanic Gardens, Istana, Fort Canning Park and the Singapore River. This will create a more extensive network of green spaces, bringing nature closer to the heart of the city.

To support the LTA's vision of "Walk, Cycle, Ride", up to two lanes along Zion Road are set to be repurposed into wider pedestrian footpaths and a new cycling path linked to the Alexandra Park Connector. These upgrades will encourage a more walkable and cycling-friendly neighborhood, while improving access to nearby amenities and public transport.

Nature lovers will also be attracted to its proximity to Kim Seng Park.




Source: LTA



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