

INVESTMENT POTENTIAL OF THE ROBERTSON OPUS

*Consumer investment playbook
2025*



01

THE ROBERTSON OPUS

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

Location

Unity Street
District 9

Developer

Frasers Property
& Sekisui House

Tenure

999 Yr Leasehold

Expected TOP

30 Apr 2029

Unit Mix

348 units
Suite - 40 units
1 Bedroom - 40 units
2 Bedroom - 150 units
3 Bedroom - 109 units
4 Bedroom - 9 units



LUXURIOUS WATERFRONT LIVING

Enjoy luxurious waterfront living beside the iconic Singapore River. The Robertson Opus offers a riverfront lifestyle complemented by retail and dining options at your doorstep, right in the middle of exclusive District 9. With a rare 999-year lease, this property offers a timeless opportunity to build your legacy—enjoy unparalleled access to the vibrant Robertson Quay lifestyle, with Fort Canning and Clarke Quay MRT stations just a short stroll away.



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INVESTMENT ANALYSIS

CAPITAL APPRECIATION

The median PSF of new condos in District 9 increased by over 36 per cent over the past 10 years.

PROFITABILITY

About 74.9% of private residential units were profitable in District 9, with average profits of around S\$588,000.

RENTAL RETURNS

The median monthly rents for condos in District 9 in 2024 were 34.9 per cent higher than the median rents in 2020.

EXIT STRATEGY

Median HDB resale prices of younger 4-room and 5-room flats in nearby towns like Bukit Merah, Geylang, and Kallang/Whampoa saw impressive growth over the past 10 years.

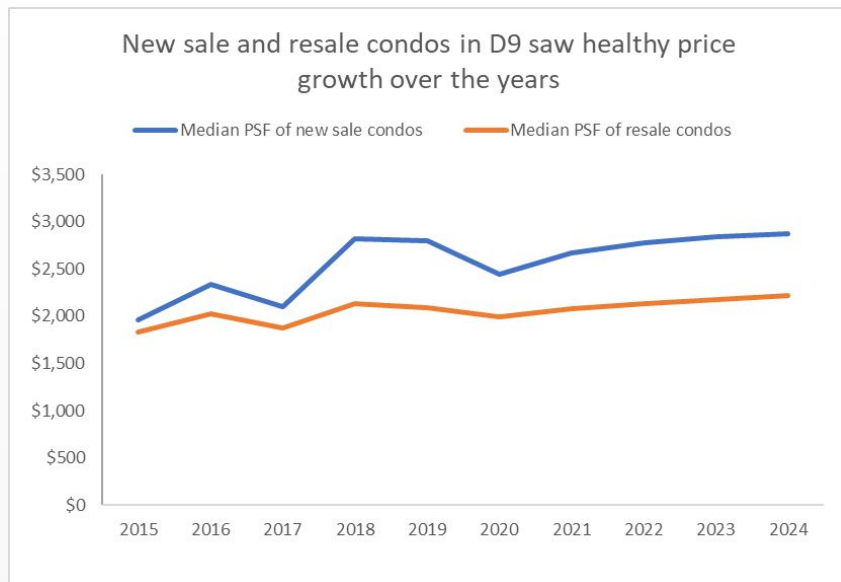


LONG-TERM INVESTMENT BENEFITS

District 9 has experienced strong capital appreciation in recent years, making it an appealing option for investors seeking alternative income sources.

According to data from the Urban Redevelopment Authority (URA), the median prices PSF of new condos in District 9 rose by 36.5 per cent from S\$1,9560 psf in 2015 to S\$2,870 psf in 2024.

Resale condo prices also similarly saw healthy gains over the years. The median price PSF for resale units in D9 by 21.4 per cent from S\$1,829 psf to S\$2,220 psf over the same time period.



Source: URA, OrangeTee & Tie Markets & Analytics

PROFITABILITY

District 9 presents lucrative opportunities for investors and homeowners alike. URA data from 1995 to 2024 demonstrates that an impressive 75.3 per cent of properties in this area have proven to be profitable, with 36.7 per cent of the profitable units being sold within the 5 to 10-year holding period. This makes District 9 an ideal location for individuals seeking to maximize profits within a short time frame.

More than half of the profitable units, or 1657 condos, yielded gross profits of at least S\$300,000, and 859 condos made a gross profit of at least S\$700,000. Impressively, 442 units have generated profits of at least S\$1 million.

The highest profit was recorded for a condo at St Thomas Suites , purchased for about S\$14,490,185 in 2007 and resold in 2011 for about S\$22,330,000, yielding a substantial gross profit of S\$7,839,815.

The second-highest profit was for another unit at The Botanic On Lloyd, with a purchase price of S\$2,735,000 in 2005 and a resale price of S\$6.88 million in 2022, resulting in a gross profit of S\$4.145 million.

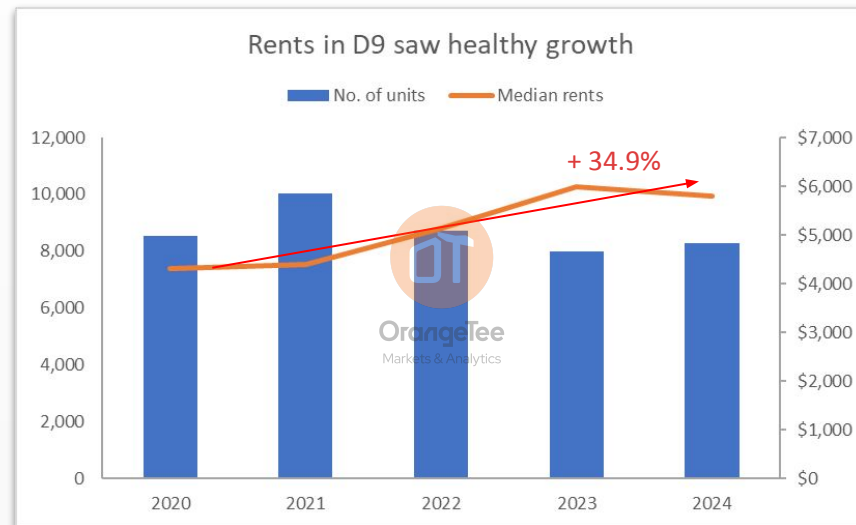
HIGHEST PROFITS IN DISTRICT 1 (2010 to 2024)

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)
ST THOMAS SUITES	Q1-2007	\$14,490,185	Q3-2011	\$22,330,000	\$7,839,815	4.6	River Valley	FH	Condominium	7685.4246
THE BOTANIC ON LLOYD	Q3-2005	\$2,735,000	Q1-2022	\$6,880,000	\$4,145,000	16.4	River Valley	FH	Condominium	3584.3787
SCOTTS HIGH PARK	Q1-2007	\$8,692,600	Q2-2023	\$12,680,000	\$3,987,400	16.3	Newton	FH	Condominium	4111.8098
RIVERGATE	Q2-2005	\$3,457,953	Q3-2021	\$7,280,000	\$3,822,047	16.3	Singapore River	FH	Apartment	3100.0032
NEW FUTURA	Q1-2018	\$9,134,800	Q2-2023	\$12,500,000	\$3,365,200	5.3	River Valley	FH	Condominium	2690.975
THE IMPERIAL	Q3-2003	\$2,848,000	Q1-2020	\$6,200,000	\$3,352,000	16.3	Museum	FH	Condominium	3530.5592
THE TATE RESIDENCES	Q3-2006	\$5,650,929	Q3-2021	\$8,800,000	\$3,149,071	15.0	Newton	FH	Condominium	3207.6422
THE BOTANIC ON LLOYD	Q4-2003	\$2,216,100	Q2-2007	\$5,350,000	\$3,133,900	3.6	River Valley	FH	Condominium	2594.0999
THE COSMOPOLITAN	Q2-2005	\$1,624,433	Q1-2024	\$4,600,000	\$2,975,567	18.8	Singapore River	FH	Condominium	1679.1684
THE TRILLIUM	Q2-2007	\$4,170,360	Q4-2022	\$7,100,000	\$2,929,640	15.7	Singapore River	FH	Condominium	2389.5858
THE BOTANIC ON LLOYD	Q1-2004	\$2,307,600	Q3-2021	\$5,200,000	\$2,892,400	17.6	River Valley	FH	Condominium	2604.8638
THE BOTANIC ON LLOYD	Q2-2005	\$2,930,000	Q2-2008	\$5,800,000	\$2,870,000	2.8	River Valley	FH	Condominium	3487.5036
THE IMPERIAL	Q4-2003	\$1,695,600	Q4-2023	\$4,500,000	\$2,804,400	20.0	Museum	FH	Condominium	1905.2103
THE ORCHARD RESIDENCE	Q2-2007	\$7,860,000	Q2-2014	\$10,552,400	\$2,692,400	7.1	Orchard	LH	Apartment	2852.4335

RENTAL RETURNS

District 9 has experienced strong rent appreciation in recent years, making it an appealing option for investors seeking alternative income sources. According to data from the Urban Redevelopment Authority (URA), the median monthly rents for condos in District 9 in 2024 were 34.9 per cent higher than the median rents in 2020.

This was slightly higher than the price growth of median monthly condo rents in the entire Core Central Region, which increased by 34.5 per cent over the same period. This underscores the potential for lucrative condo rentals in D9.

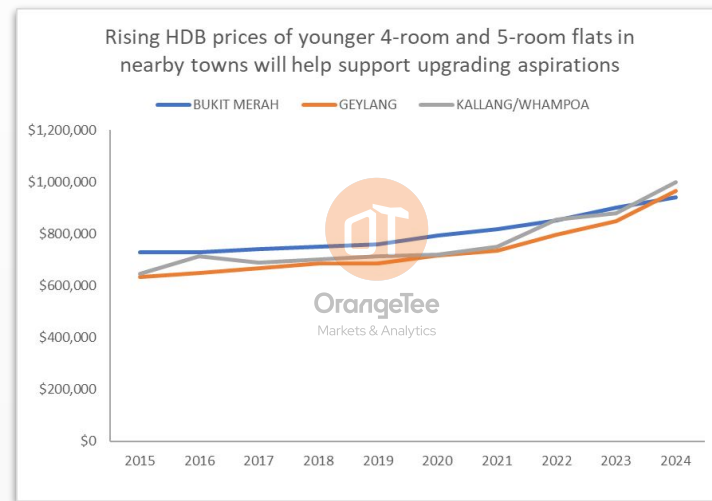


Source: URA, OrangeTee & Tie Markets & Analytics

EXIT STRATEGY

In the future, we may expect the potential buyers of resale units at The Robertson Opus to come from HDB upgraders from the nearby towns. The rising resale prices of younger 4-room and 5-room flats in towns such as Bukit Merah, Geylang, and Kallang/Whampoa have climbed significantly from 2015 to 2024.

Notably, prices of 4-room and 5-room flats in Bukit Merah have climbed around 28 per cent in the past 10 years to reach a median of S\$910,000, while prices in Geylang and Kallang/Whampoa have both risen by over 51 per cent and 54 per cent to reach S\$964,500 and S\$1 million respectively. The rising HDB prices in these towns will help to support the upgrading aspirations of these homeowners, and may contribute to realising your capital appreciation in the future.



Source: data.gov.sg, OrangeTee & Tie Markets & Analytics

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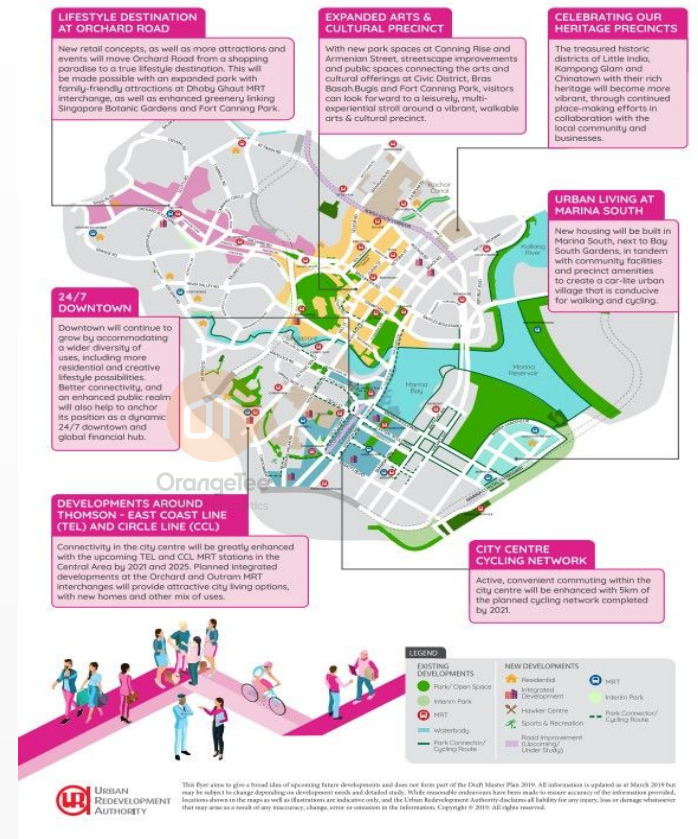
URA MASTER PLAN FUTURE TRANSFORMATION

IMPROVED CONNECTIVITY & TRANSPORTATION

Expansion of cycling paths within the city and introduction of the 21.5km North-South Corridor bike route connecting northern Singapore to downtown will enable healthier commuting, improving connectivity for River Valley and District 9 residents while adding safer crossings and more bicycle racks.

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

The nearby Canning Hill Piers integrated development will offer three levels of retail and F&B spaces, adding new dining, grocery, leisure, and entertainment choices along the riverfront, further energizing the district. It also has direct connection to Fort Canning MRT enhances public transport options for Robertson Opus and nearby residents, making commutes more efficient and convenient.



RESIDENTIAL LIFESTYLE & GREEN SPACES

■ The upcoming Orchard Road Green Corridor, a 500m stretch of Orchard Road near Dhoby Ghaut will be pedestrianized, and Istana Park will be tripled in size into a vibrant urban garden. This creates a contiguous green link from the Botanic Gardens through Orchard to Fort Canning, offering recreation and event spaces for residents. The car-free, family-friendly environment improves walkability and air quality.

■ The upcoming Jubilee Park Expansion and Fort Canning Link, a new pedestrian link from Penang Road (Dhoby Ghaut) into Fort Canning Park via 9 Penang Road will be established, enhancing accessibility to green spaces and providing residents with more options for outdoor activities and leisure.



Source: robertsonopusresidences.com.sg



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