



INVESTMENT POTENTIAL OF RIVER GREEN

*Consumer investment playbook
2025*

01

RIVER GREEN

LUXURIOUS DEVELOPMENT DESIGNED FOR YOU

Location

River Valley Road
District 9

Developer

Wing Tai
Holdings Ltd

Tenure

99 Yr Leasehold

Expected TOP

June 2030

Unit Mix

524 units
1 BR - 70 units
1 BR + Study - 35 units
2 BR - 105 units
2 BR Premium - 140 units
2 BR + Study - 35 units
3 BR - 104 units
4 BR - 35 units



PINNACLE OF PRESTIGE LIVING

Experience the pinnacle of prestige living in River Valley, in the vicinity of the Orchard shopping belt. River Green offers a perfect blend of nature and urban convenience in District 9, and access to an extensive MRT network. Live, work, and play in the epitome of urban convenience.



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INVESTMENT ANALYSIS

CAPITAL APPRECIATION

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

PROFITABILITY

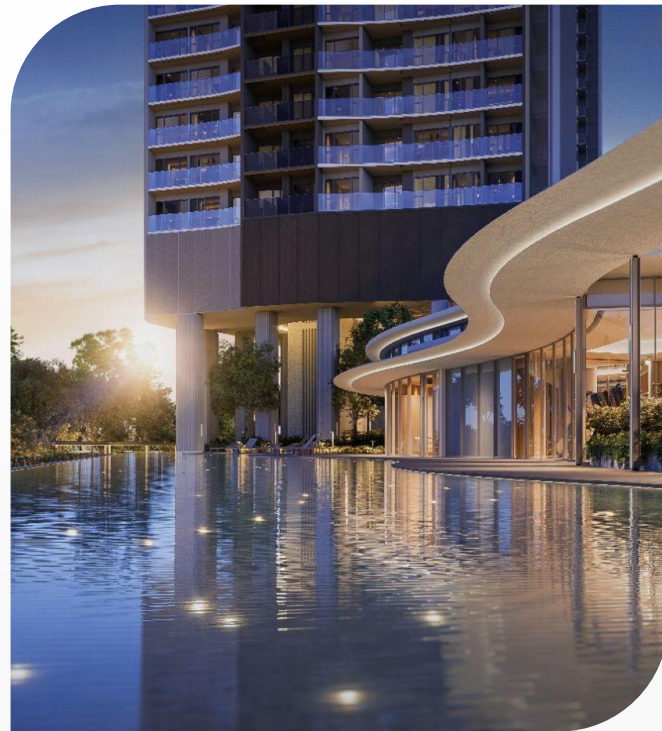
About 74.9% of private residential units were profitable in District 9, with average profits of around S\$588,000.

RENTAL RETURNS

The median monthly rents for condos in District 9 in 2024 rose 34.9% over the past four years.

EXIT STRATEGY

Ready pool of HDB owners in the vicinity who have the financial means to upgrade to private housing; the median HDB resale prices of younger 4-room and 5-room flats in towns like Bukit Merah, Geylang, and Kallang/Whampoa saw impressive growth over the past 10 years.



LONG-TERM INVESTMENT BENEFITS



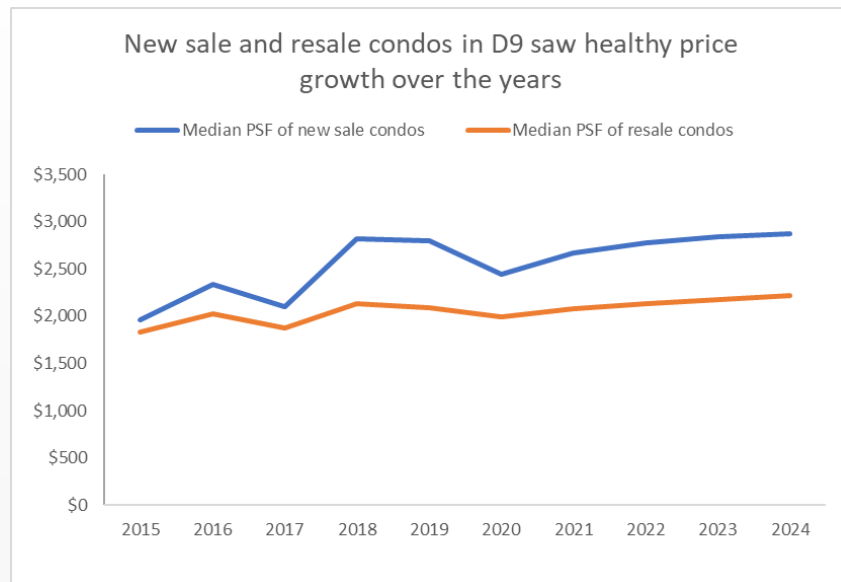
District 9 experienced strong capital appreciation in recent years, making it an appealing option for investors seeking alternative income sources.



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\$1,960 psf in 2015 to S\$2,870 psf in 2024.



Resale condo prices similarly saw healthy gains. The median price of resale units in D9 rose 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 74.9 per cent of properties in this area have proven to be profitable, with 36.9 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 shorter time frame.

■ More than half of the profitable units, or 1,657 condos, yielded gross profits of at least S\$300,000. 860 condos made a gross profit of at least S\$700,000. Impressively, 444 units generated profits of at least S\$1 million.

■ The highest profit recorded was for a condo at St Thomas Suites, purchased at 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 a 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 9 (1995 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



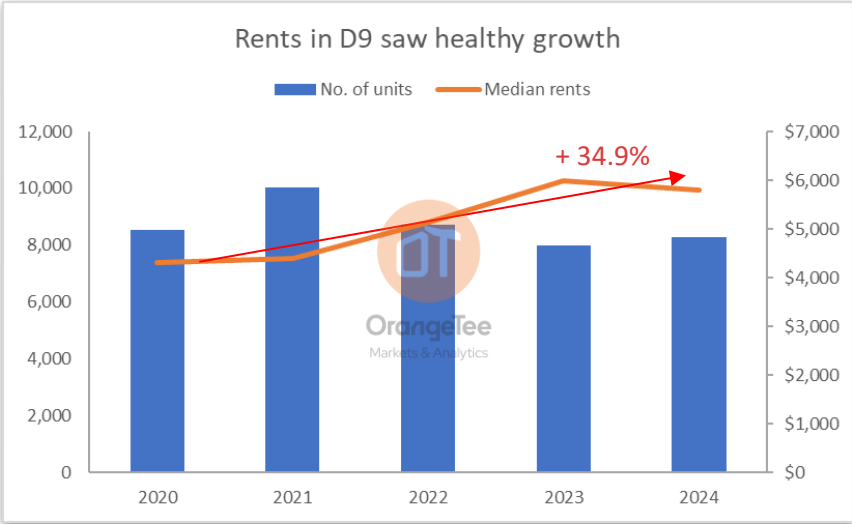
RENTAL RETURNS



District 9 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 opportunity for investors to enjoy lucrative condo rentals in D9.

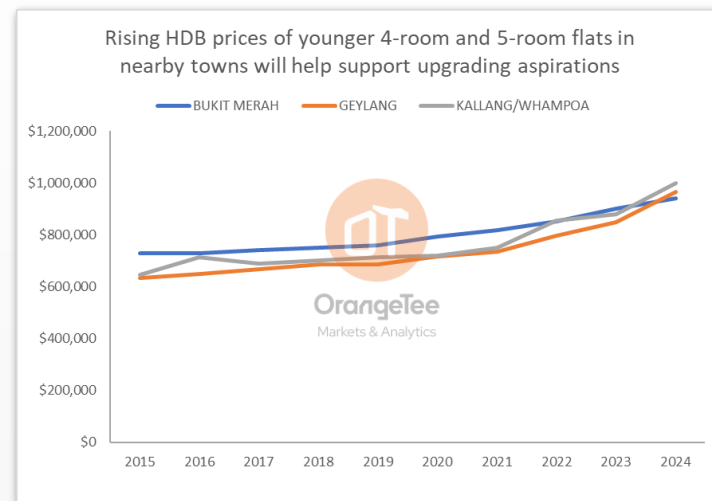


Source: URA, OrangeTee & Tie Markets & Analytics

EXIT STRATEGY

In the future, HDB upgraders from nearby towns may form the potential buyers of future resale units at River Green. Resale prices of new 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 rose around 28 per cent in the past 10 years to reach a median of S\$940,000, while prices in Geylang and Kallang/Whampoa have both risen by over 51 per cent and 54 per cent to 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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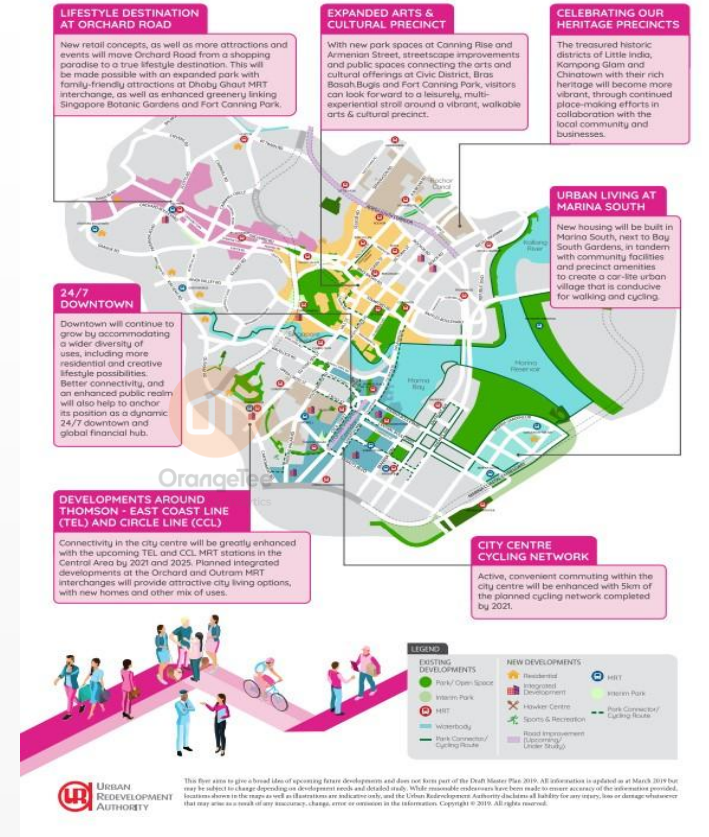
URA MASTER PLAN FUTURE TRANSFORMATION

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, improve connectivity for River Valley and District 9 residents and add 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 CanningHill 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, which 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: URA



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