



INVESTMENT POTENTIAL OF SPRINGLEAF RESIDENCE

*Consumer investment playbook
2025*

01

SPRINGLEAF RESIDENCE

TRANQUIL DEVELOPMENT DESIGNED FOR YOU

Location

811, 813, 815, 817, 819,
821 Upper Thomson
Road
District 26

Developer

Guocoland and
Hong Leong Holdings
Pte Ltd

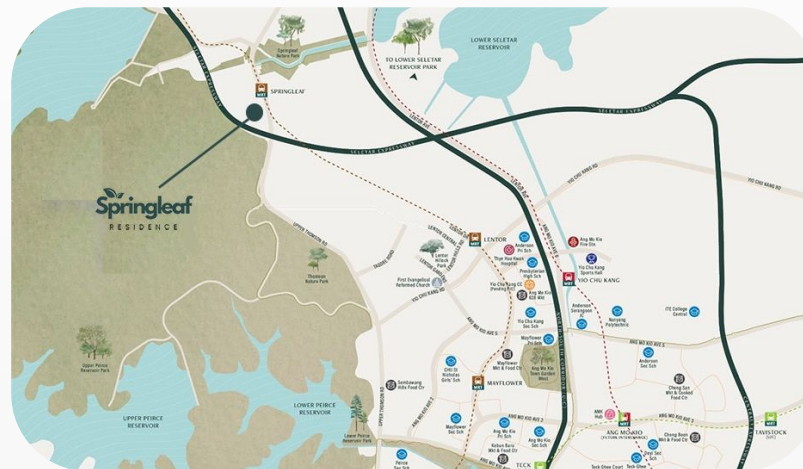
Tenure

99 Yr Leasehold

Expected TOP
2029

Unit Mix

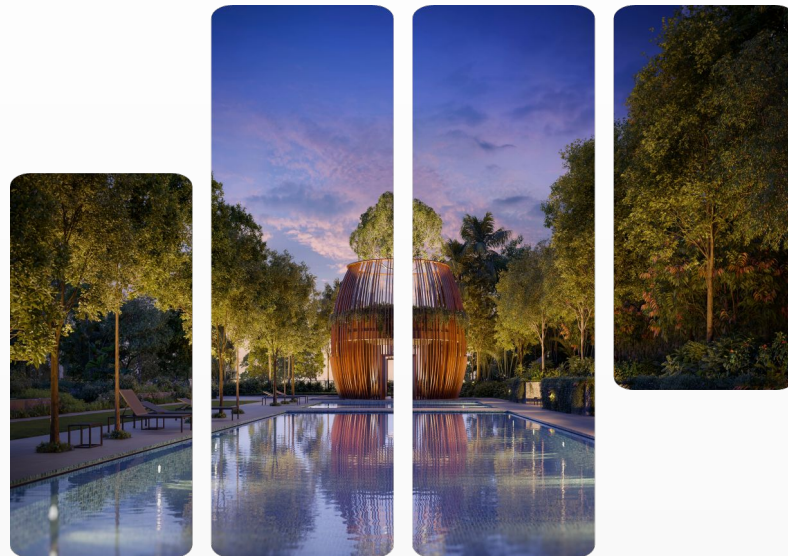
941 units
1 BR - 8 units
2 BR - 340 units
3 BR - 384 units
4 BR - 138 units
5 BR - 71 units



Source: <https://www.springleafresidences-official.com/location-map/>

AN ENCLAVE OF ELEGANT LIVING

Discover refined living at Springleaf Residence, where serene nature and modern convenience come together. Nestled amidst lush greenery in a peaceful landed enclave, yet just steps from Springleaf MRT, this exclusive development offers the best of both worlds. Enjoy seamless connectivity via the Thomson-East Coast Line, proximity to nature parks and reservoirs, and a lifestyle that blends calm retreat with city accessibility. Live close to nature without losing touch with the city.



02

INVESTMENT ANALYSIS

CAPITAL APPRECIATION

Median prices of new condos in D26 grew by 64.9% from 2020 to 2024.

PROFITABILITY

63.4% of private residential units were profitable in District 26, with more than half of them making profits of at least S\$300,000.

RENTAL RETURNS

Median rents of condos in Districts grew by 62.5 per cent over the past five years, higher than the 50 per cent growth observed in the entire OCR region.

EXIT STRATEGY

Resale prices of younger HDB flats in Ang Mo Kio, Sembawang and Yishun grew by 49.8%, 43.8% and 32.4%, respectively, over the past ten years.

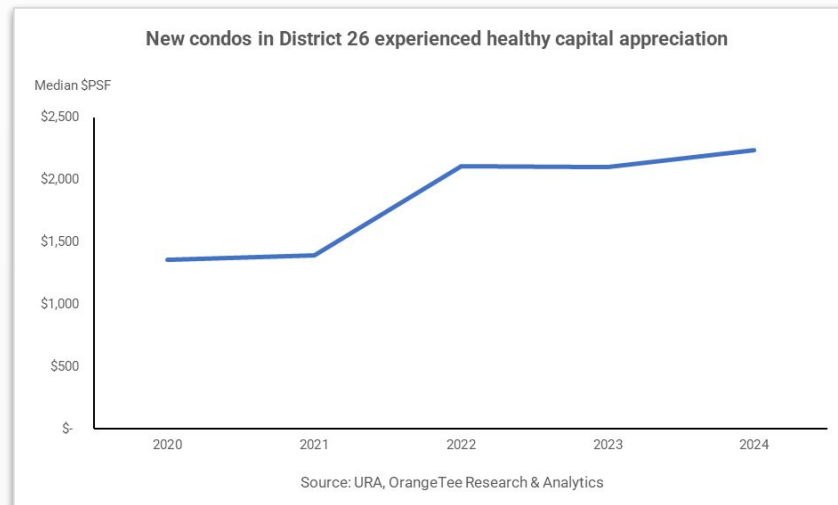


CAPITAL APPRECIATION

District 26 has demonstrated resilient and impressive capital appreciation in recent years, cementing its status as a high-potential growth area in Singapore's property market, making it an appealing option for investors who aim to see their assets rise in value.

According to data from the Urban Redevelopment Authority (URA), the median price per square foot (psf) for new sale condominiums rose from \$1,355 in 2020 to \$2,234 in 2024, reflecting an 64.9% increase. This significantly surpasses the island-wide price growth of new condominiums of 45.6% over the same period.

With both price resilience and upside, District 26 stands out as a compelling investment opportunity. The sustained price growth, highlights the district's stability and investor confidence, making it attractive not just for short-term gains, but also for long-term capital appreciation.





PROFITABILITY

District 26 presents lucrative opportunities for investors and homeowners alike. URA data from 1995 to 2024 demonstrates that an impressive 63.4% of properties in this area have proven to be profitable, with 36% of the profitable units being sold within a 5 to 10-year holding period. This makes District 26 an ideal location for individuals seeking to maximize profits within a short time frame.

More than half of the profitable units, or 207 condos, yielded gross profits of at least S\$300,000, and 62 condos made a gross profit of at least S\$700,000. Impressively, 12 units have generated profits of at least S\$1 million.

The highest profit was recorded for a condo at The Calrose, purchased for about S\$1.29 million in 2005 and resold in 2020 for about S\$3.07 million, yielding a substantial gross profit of S\$1.78 million.

The second-highest profit came from another unit at The Calrose with a purchase price of S\$672,000 in 2005 and a resale price of S\$2.15 million in 2024, resulting in a gross profit of S\$1.48 million.



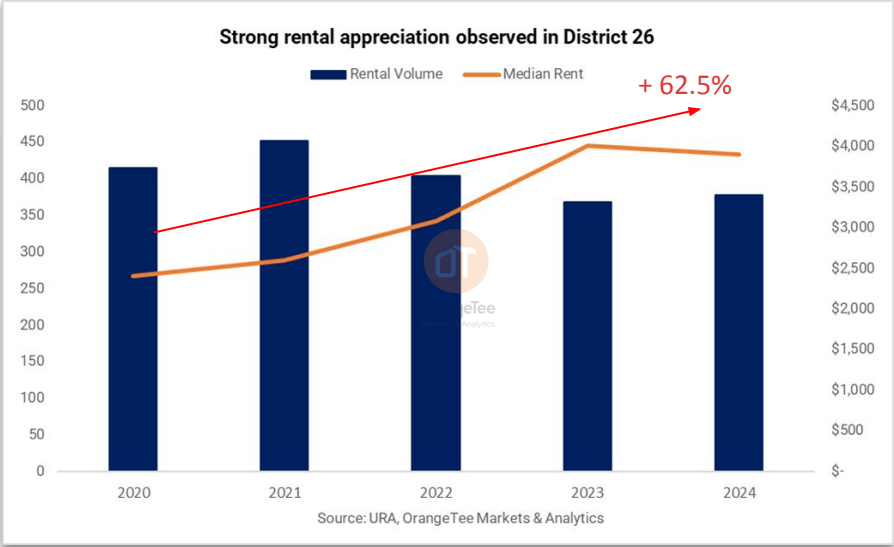
HIGHEST PROFITS IN DISTRICT 26 (1995 to 2024)

Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Profit After SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (sqft)
THE CALROSE	Q2-2005	\$1,287,792	Q1-2020	\$3,068,000	\$1,780,208	15	Ang Mo Kio	FH	Condominium	2756
THE CALROSE	Q3-2005	\$672,000	Q2-2024	\$2,150,000	\$1,478,000	19	Ang Mo Kio	FH	Condominium	1141
THE CALROSE	Q2-2005	\$1,141,470	Q4-2020	\$2,500,000	\$1,358,530	16	Ang Mo Kio	FH	Condominium	2551
THE CALROSE	Q4-2005	\$757,104	Q3-2024	\$2,090,000	\$1,332,896	19	Ang Mo Kio	FH	Condominium	1873
MEADOWS @ PEIRCE	Q3-2009	\$1,334,520	Q2-2024	\$2,600,000	\$1,265,480	15	Ang Mo Kio	FH	Condominium	1518
THE CALROSE	Q3-2005	\$684,000	Q4-2022	\$1,926,000	\$1,242,000	17	Ang Mo Kio	FH	Condominium	1141
THE CALROSE	Q4-2005	\$730,000	Q1-2022	\$1,888,000	\$1,158,000	16	Ang Mo Kio	FH	Condominium	1249
CASTLE GREEN	Q2-1995	\$818,000	Q2-2024	\$1,965,000	\$1,147,000	29	Ang Mo Kio	LH	Condominium	1410
THE CALROSE	Q1-2006	\$931,590	Q1-2021	\$2,030,000	\$1,098,410	15	Ang Mo Kio	FH	Condominium	2207
THE CALROSE	Q3-2005	\$905,000	Q3-2019	\$1,988,000	\$1,083,000	14	Ang Mo Kio	FH	Condominium	1399
MEADOWS @ PEIRCE	Q3-2009	\$2,276,000	Q3-2021	\$3,350,000	\$1,074,000	12	Ang Mo Kio	FH	Condominium	2497
THE CALROSE	Q2-2005	\$1,078,304	Q1-2018	\$2,100,000	\$1,021,696	13	Ang Mo Kio	FH	Condominium	2217
MEADOWS @ PEIRCE	Q3-2009	\$1,131,000	Q3-2024	\$2,128,000	\$997,000	15	Ang Mo Kio	FH	Condominium	1216
THE CALROSE	Q2-2005	\$746,190	Q2-2021	\$1,718,000	\$971,810	16	Ang Mo Kio	FH	Condominium	1238
MEADOWS @ PEIRCE	Q3-2009	\$2,243,000	Q3-2021	\$3,200,000	\$957,000	12	Ang Mo Kio	FH	Condominium	2573
MEADOWS @ PEIRCE	Q3-2009	\$1,166,880	Q4-2024	\$2,108,888	\$942,008	15	Ang Mo Kio	FH	Condominium	1270

RENTAL RETURNS

District 26 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 the District 26 in 2024 was 62.5% higher than the median rents in 2020.

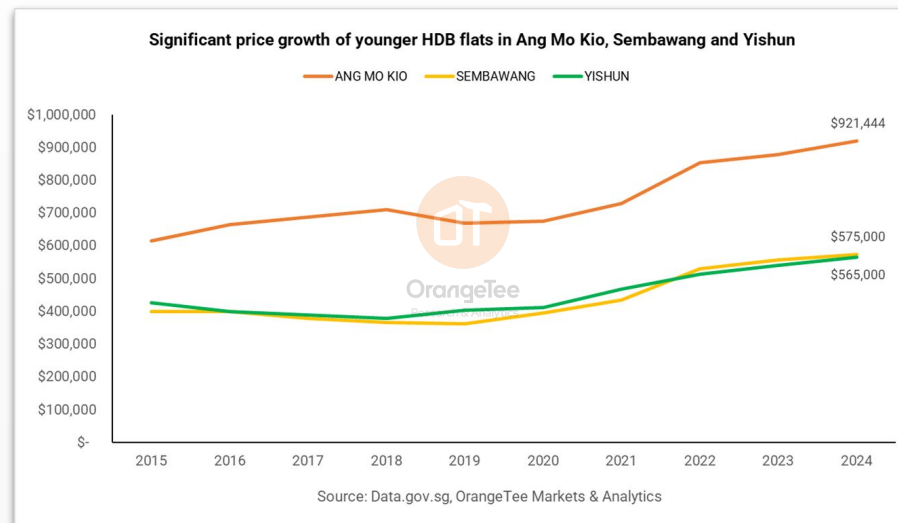
This outpaces the price growth of median monthly condo rents in the entire Outside Central Region, which increased by 50% over the same period. This underscores the potential for lucrative condo rentals in District 26.



EXIT STRATEGY

Rising HDB resale prices of flats in the nearby towns of Ang Mo Kio, Sembawang, and Yishun may support the capital appreciation of units at Springleaf Residence. For example, the median resale price of younger HDB flats (below 20 years old) in those towns have climbed by 49.8%, 43.8% and 32.4% respectively to S\$921,444, S\$575,000, and S\$565,000 from 2015 to 2024.

Moreover, more flats are reaching MOP in these towns, which will continue to form the upgrader base for resale units here. Over 10,100 4-room and 5-room flats will have reached MOP between 2022 and 2027 in these two towns, which would encourage homeowners staying in younger flats to upgrade to a private home in the future.



03

URA MASTER PLAN FUTURE TRANSFORMATION

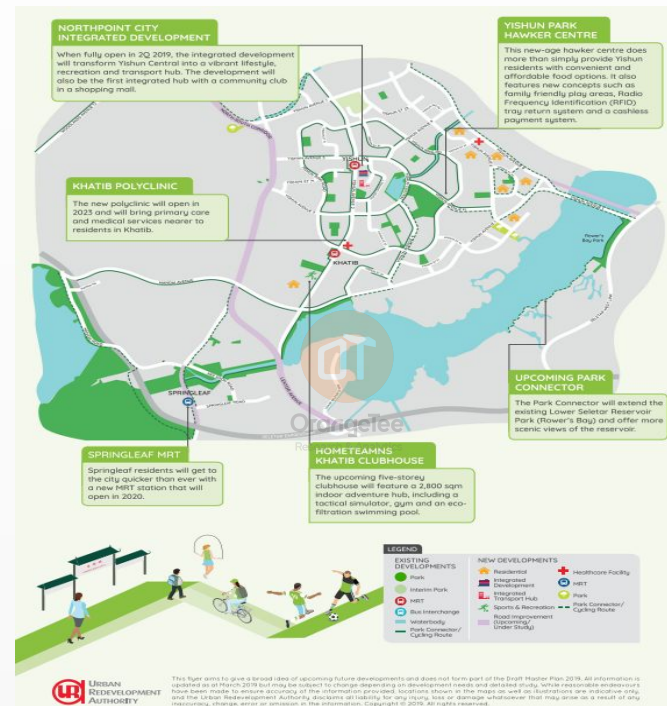
IMPROVED CONNECTIVITY & TRANSPORTATION

The inclusion of Springleaf MRT Station on the Thomson-East Coast Line (TEL) has dramatically improved accessibility to the rest of the island. This station strategically connects the Springleaf area to key nodes such as Woodlands Regional Centre, Orchard Road, and Marina Bay.

Residents can now commute to Orchard in under 20 minutes and reach the Central Business District in approximately 30 minutes, enhancing the precinct's attractiveness for both homeowners and investors.

Springleaf will also benefit from the upcoming North-South Corridor (NSC), Singapore's first integrated transport expressway. Designed with a forward-thinking, sustainable urban model in mind, the NSC will feature dedicated bus lanes, cycling paths, and pedestrian walkways.

This infrastructure not only improves travel efficiency but also supports a car-lite lifestyle—reducing reliance on private vehicles and encouraging environmentally friendly commuting options.



RECREATION AND LEISURE

Springleaf is also set to benefit from its integration with the upcoming Round Island Route (RIR), a 150-kilometer continuous scenic park connector loop developed by the National Parks Board (NParks) that circles the entire island of Singapore. It aims to provide seamless connectivity for cycling and hiking enthusiasts, linking key recreational areas, nature reserves, coastal parks, and residential neighborhoods.

For Springleaf residents, this means unprecedented access to an extensive network of trails and green corridors right at their doorstep. Once fully completed, the RIR will allow residents to embark on long-distance leisure activities without needing to cross major roads or heavily urbanized areas.

In addition to the RIR, a significant portion of Springleaf's development will focus on the preservation and enhancement of its natural environment. Approximately half of the 33-hectare site is designated for the new Nee Soon Nature Park, serving as a buffer and extension to the Central Catchment Nature Reserve.



Source: URA



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Research & Analytics



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