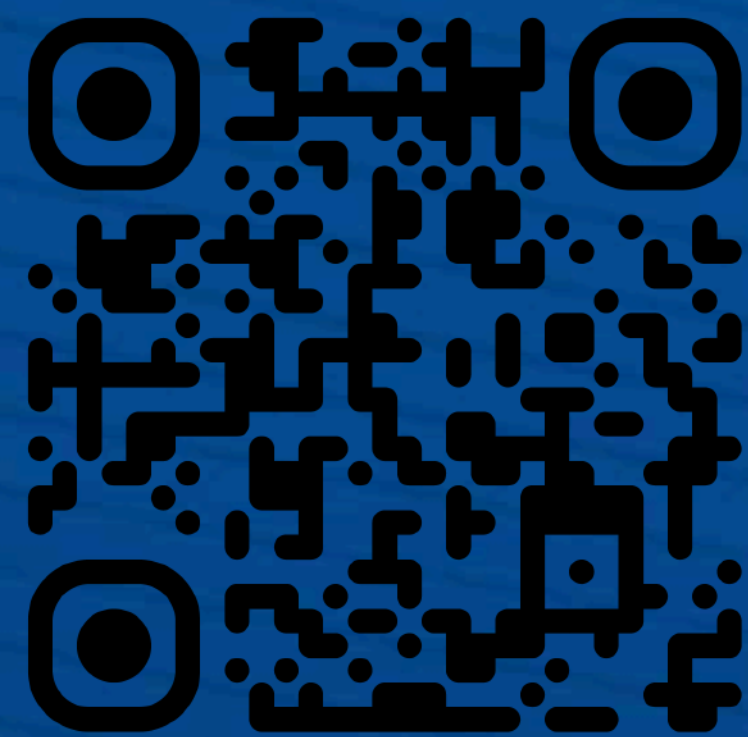
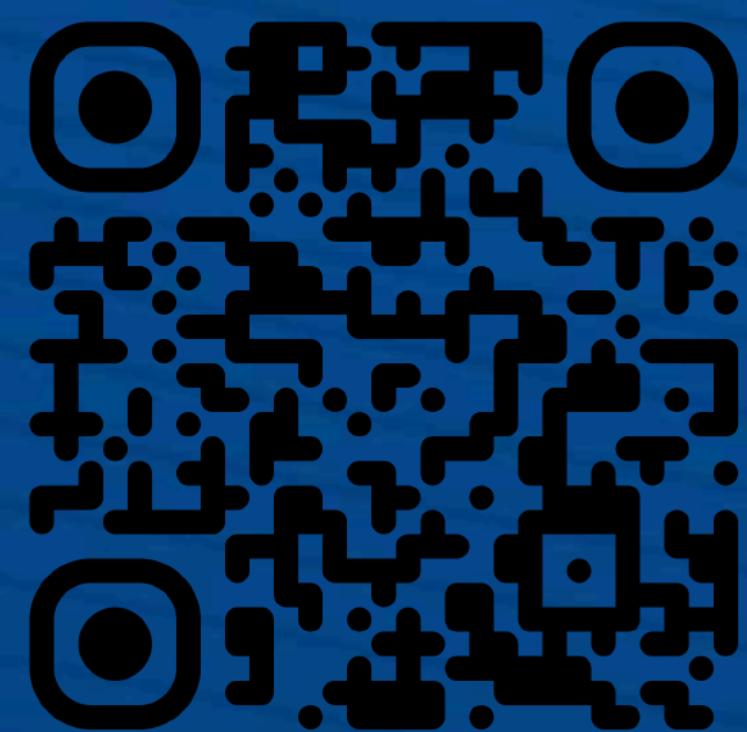
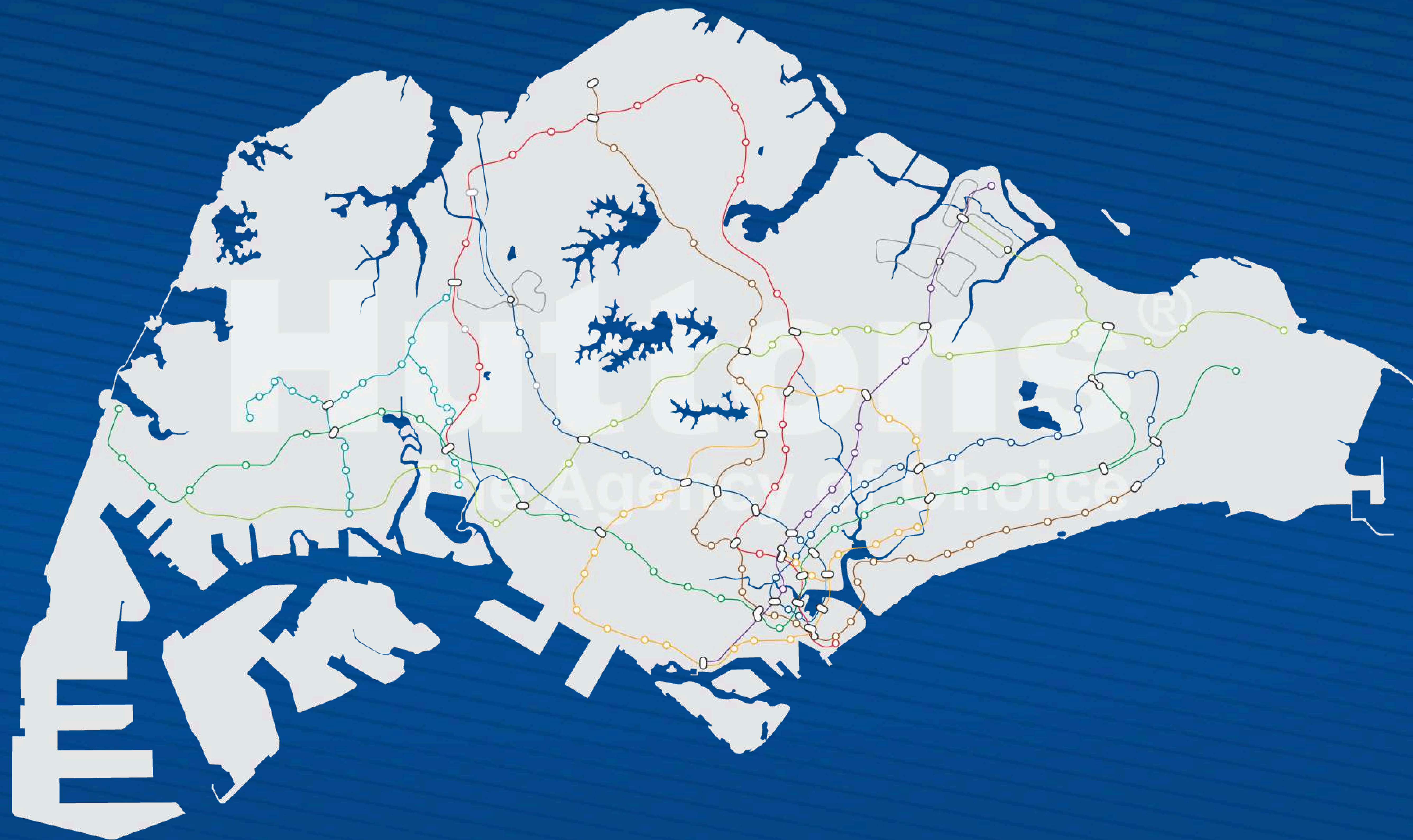




PROJECTS IN THE PIPELINE

Upcoming *Residential – Commercial – Industrial* Launches



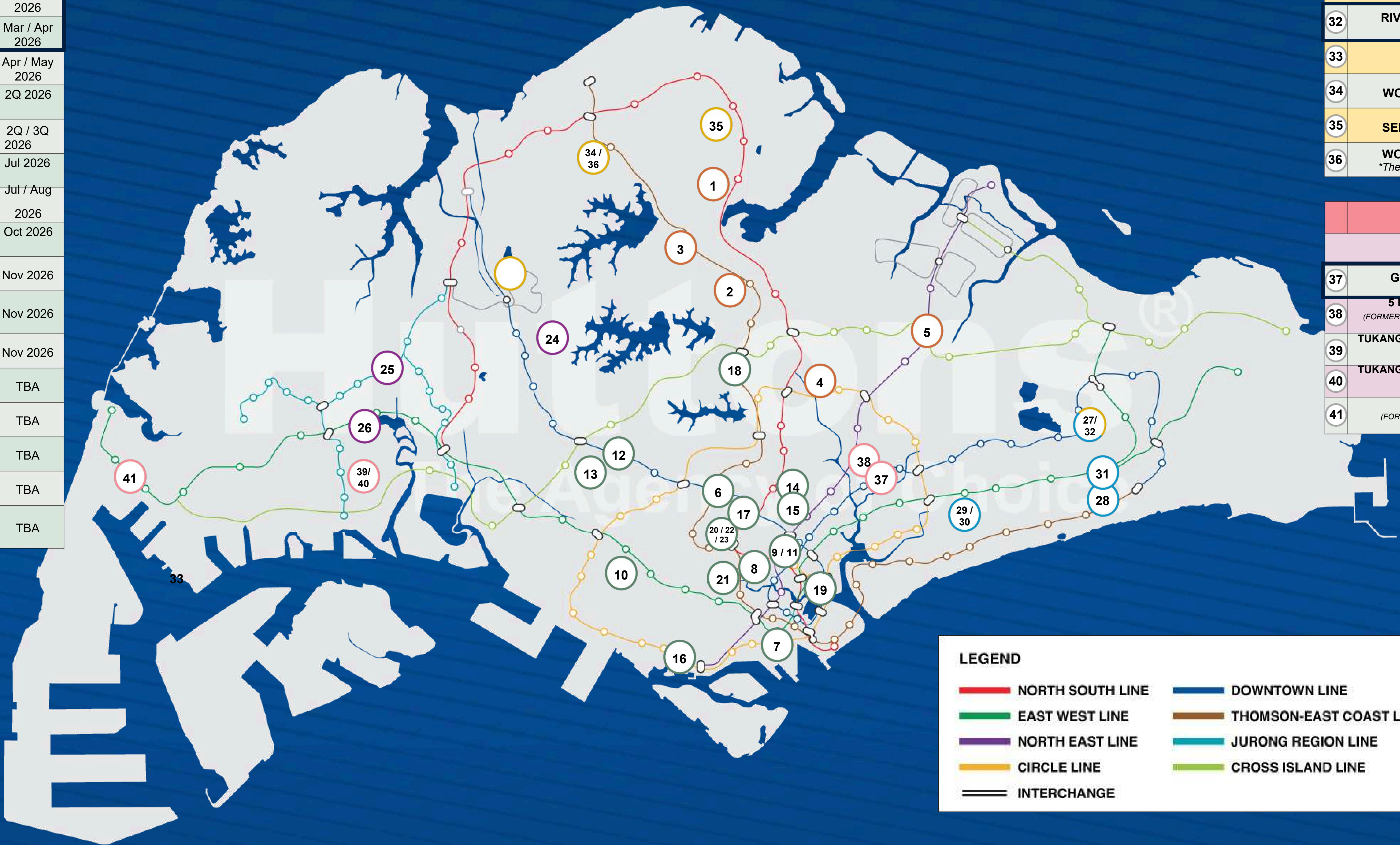
	Project	District	Tenure	Est. No. of Units	Developer	Est. Land Cost psf ppr S\$	Target Preview
NORTH							
1	GLS - CHENCHARU CLOSE	D27	99 Years (Mixed-Use)	875	Evia Real Estate, Gamuda Land & Ho Lee	\$980	Sep 2026

	Project	District	Tenure	Est. No. of Units	Developer	Est. Land Cost psf ppr S\$	Target Preview
NORTH—EAST							
2	GLS-LENTOR GARDENS	D26	99 Years	499	Kingsford	\$920	Apr / May 2026
3	GLS-UPPER THOMSON ROAD (PARCEL A)	D26	99 Years (Mixed-Use)	595	Wee Hur & GSC Holdings	\$1,062	4Q 2026
4	GLS-CHUAN GROVE <i>*Amalgamation of 2 GLS sites</i>	D19	99 Years	1,055	Sing Holdings & Sunway Developments	\$1,355	4Q 2026
5	GLS-HOUGANG AVENUE 10 / HOUGANG CENTRAL <i>*Thelandhasnotbeenawarded</i>	D19	99 Years	835	CapitaLand & UOL	\$1,179	1H 2027

	Project	District	Tenure	Est. No. of Units	Developer	Est. Land Cost psf ppr S\$	Target Preview
CENTRAL							
6	THE GIVERNY RESIDENCES * <i>(FORMER LEW'S MANSION)</i>	D10	Freehold	6	Robin Development	NIL	15 Jan 2026
7	NEWPORT RESIDENCES * <i>(FORMER) FUJI XEROX TOWERS</i>	D02	Freehold (Mixed-Use)	246	CDL	NIL	16 Jan 2026
8	RIVER MODERN * <i>GLS - RIVER VALLEY GREEN (PARCEL B)</i>	D09	99 Years (Mixed-Use)	455	GuocoLand	\$1,420	20 Feb 2026
9	SOPHIA MEADOW * <i>132 SOPHIA ROAD</i>	D09	103 Years	41	Sin Thai Hin Holdings	\$1,172	Mar / Apr 2026
10	GLS-MEDIA CIRCLE (PARCEL A)	D05	99 Years (Mixed-Use)	325	Qingjian Realty, Forsea & Hoovasun	\$1,037	Apr / May 2026
11	DUET @ EMILY * <i>2,4,6 MOUNT EMILY ROAD</i>	D09	Freehold	20	ZACD	\$1,115	2Q 2026
12	GLS - DUNEARN ROAD	D11	99 Years	370	Fraser's Property, Sekisui House & CSC Land	\$1,410	2Q / 3Q 2026
13	GLS - HOLLAND LINK	D10	99 Years	230	Sim Lian	\$1,432	Jul 2026
14	PASTORAL VIEW (FORMER) <i>7 BASSEIN ROAD</i>	D11	Freehold	133	Far East Organization	NIL	Jul / Aug 2026
15	GLS-DORSET RD	D08	99 Years	428	UOL, SingLand & Kheng Leong	\$1,338	Oct 2026
16	GLS - TELOK BLANGAH ROAD	D04	99 Years	745	Kingsford	\$1,326	Nov 2026
17	GLS - BUKIT TIMAH ROAD	D09	99 Years	340	HH Investment	\$1,820	Nov 2026
18	THOMSON VIEW CONDO (FORMER) <i>BRIGHT HILL DRIVE</i>	D20	99 Years	1,240	UOL & CapitaLand	\$1,178	Nov 2026
19	RAFFLES BOULEVARD – MARINA SQUARE (FORMER)	D01	99 Years	702	UOL & SingLand	NIL	TBA
20	CUSCADEN & ORCHARD ROAD (FORMER)	D10	999 Years / Freehold	304	HPL Properties	NIL	TBA
21	VALLEY POINT (FORMER) <i>RIVER VALLEY ROAD</i>	D10	999 Years	622	Fraser's Property	NIL	TBA
22	TANGLIN SHOPPINGCENTRE(FORMER) <i>TANGLIN ROAD</i>	D10	Freehold	TBA	Pacific Eagle Real Estate	\$2,769	TBA
23	DELFI ORCHARD (FORMER) <i>ORCHARD ROAD</i>	D10	Freehold	TBA	CDL	\$3,346	TBA



PROJECTS IN THE PIPELINE



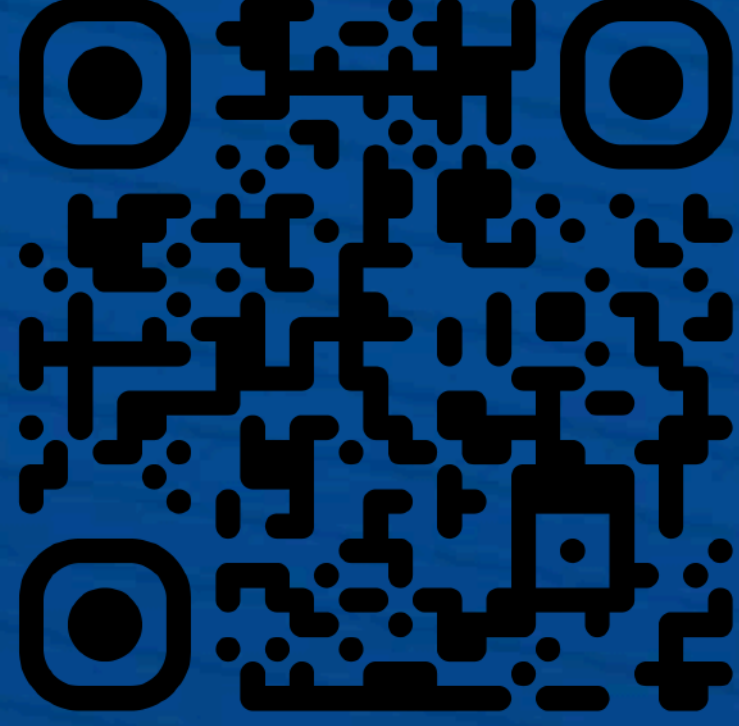
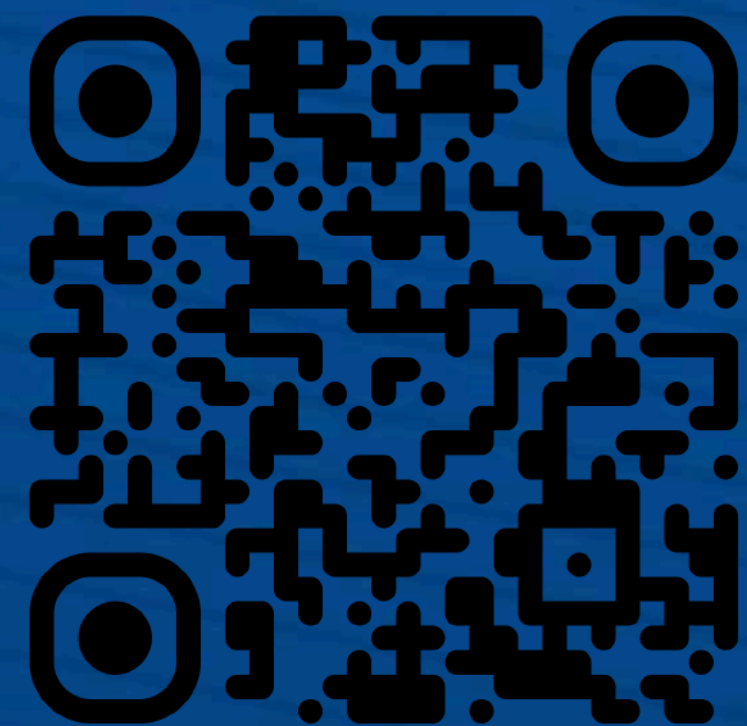
	Project	District	Tenure	Est. No. of Units	Developer	Est. Land Cost psf ppr S\$	Target Preview
WEST							
24	NARRA RESIDENCES * <i>GLS - DAIRYFARMWALK</i>	D23	99 Years	540	SNC2 Realty, Apex Asia, Soon Li Heng Civil Engineering & Kay Lim Realty	\$1,020	17 Jan 2026
25	GLS - TENGAH GARDEN AVENUE	D24	99 Years (Mixed-Use)	863	Hong Leong, GuocoLand & CSC Land	\$821	Mar / Apr 2026
26	GLS-LAKESIDE DRIVE	D22	99 Years	575	CDL	\$1,132	Jul / Aug 2026

	Project	District	Tenure	Est. No. of Units	Developer	Est. Land Cost psf ppr S\$	Target Preview
EAST							
27	PINERY RESIDENCES * <i>GLS - TAMPINESST94</i>	D18	99 Years (Mixed-Use)	588	Hoi Hup Realty & Sunway Developments	\$1,004	14 Mar 2026
28	GLS - BAYSHORE ROAD	D16	99 Years	515	SingHaiyi	\$1,388	Apr / May 2026
29	VERDE @ JOO CHIAT * <i>108 JOO CHIAT TERRACE</i>	D15	Freehold	18	MNG 108	NIL	2Q 2026
30	CHIKU MANSIONS (FORMER) <i>5 – 9 CHIKU ROAD</i>	D15	Freehold	7	Macly Group	\$1,180	3Q 2026
31	GLS - BEDOK RISE	D16	99 Years	380	Allgreen (Bellis Residential)	\$1,330	Nov 2026

	Project	District	Tenure	Est. No. of Units	Developer	Est. Land Cost psf ppr S\$	Target Preview
EXECUTIVE CONDO (EC)							
32	RIVELLE TAMPINES (EC) * <i>TAMPINES ST 95 (EC)</i>	D18	99 Years	572	Sim Lian	\$768	7 Mar 2026
33	SENJA CLOSE (EC)	D23	99 Years	306	CDL	\$771	1Q 2027
34	WOODLANDS DR 17 (EC)	D25	99 Years	420	CDL	\$782	1Q 2027
35	SEMBAWANG ROAD (EC)	D27	99 Years	265	Oriental Pacific Holdings	\$692	1Q 2027
36	WOODLANDS DR 17 (EC) <i>*Thelandhasnotbeenawarded</i>	D25	99 Years	560	Sim Lian	\$794	2Q 2027

	Project	District	Tenure	Est. No. of Units	Developer	Est. Land Cost psf ppr S\$	Target Preview
COMMERCIAL & INDUSTRIAL							
37	GOURMET XCHANGE * <i>FOOD FACTORY B2</i>	D13	33 Years	264	CapitaLand	\$300	27 Feb 2026
38	S LORONG BAKAR BATU <i>(FORMER MACPHERSON INDUSTRIAL COMPLEX) FACTORY B1</i>	D13	Freehold	TBA	TBA	\$831	Mid-Apr 2026
39	TUKANG INNOVATION DRIVE (PLOT A) <i>FACTORY B2</i>	D22	33 Years	TBA	Fusion Property & BP-Innovue	\$163	TBA
40	TUKANG INNOVATION DRIVE (PLOT B) <i>FACTORY B2</i>	D22	33 Years	TBA	Fusion Land	\$189	TBA
41	PIONEER ROAD <i>(FORMERLY KNOWN AS TUAS AVENUE 11) FACTORY B2</i>	D22	33 Years	TBA	Hock Lian Seng Holdings	\$117	TBA

* = Project Name

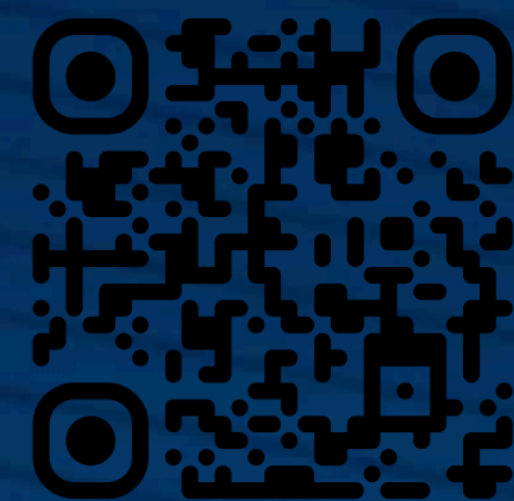
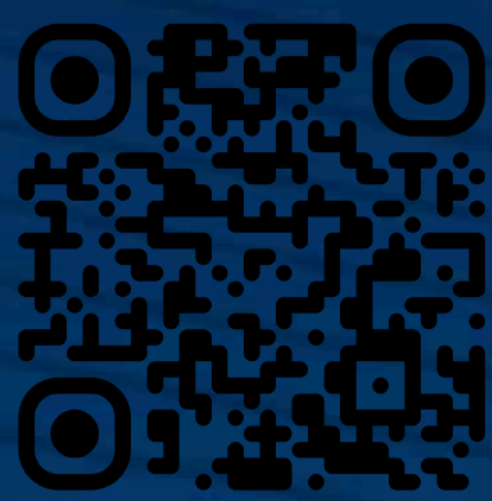


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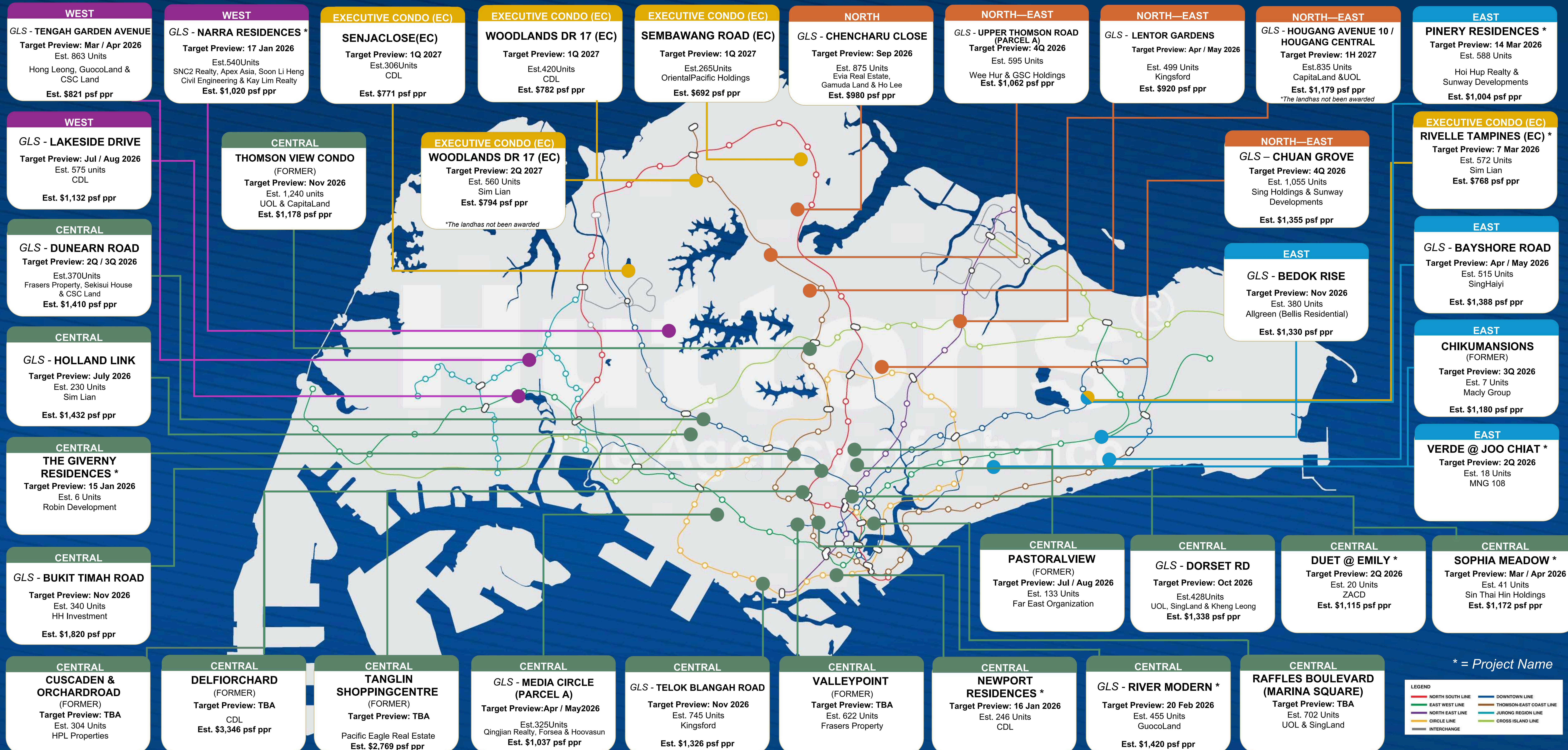
Source: Huttons Analytics, URA, HDB & JTC

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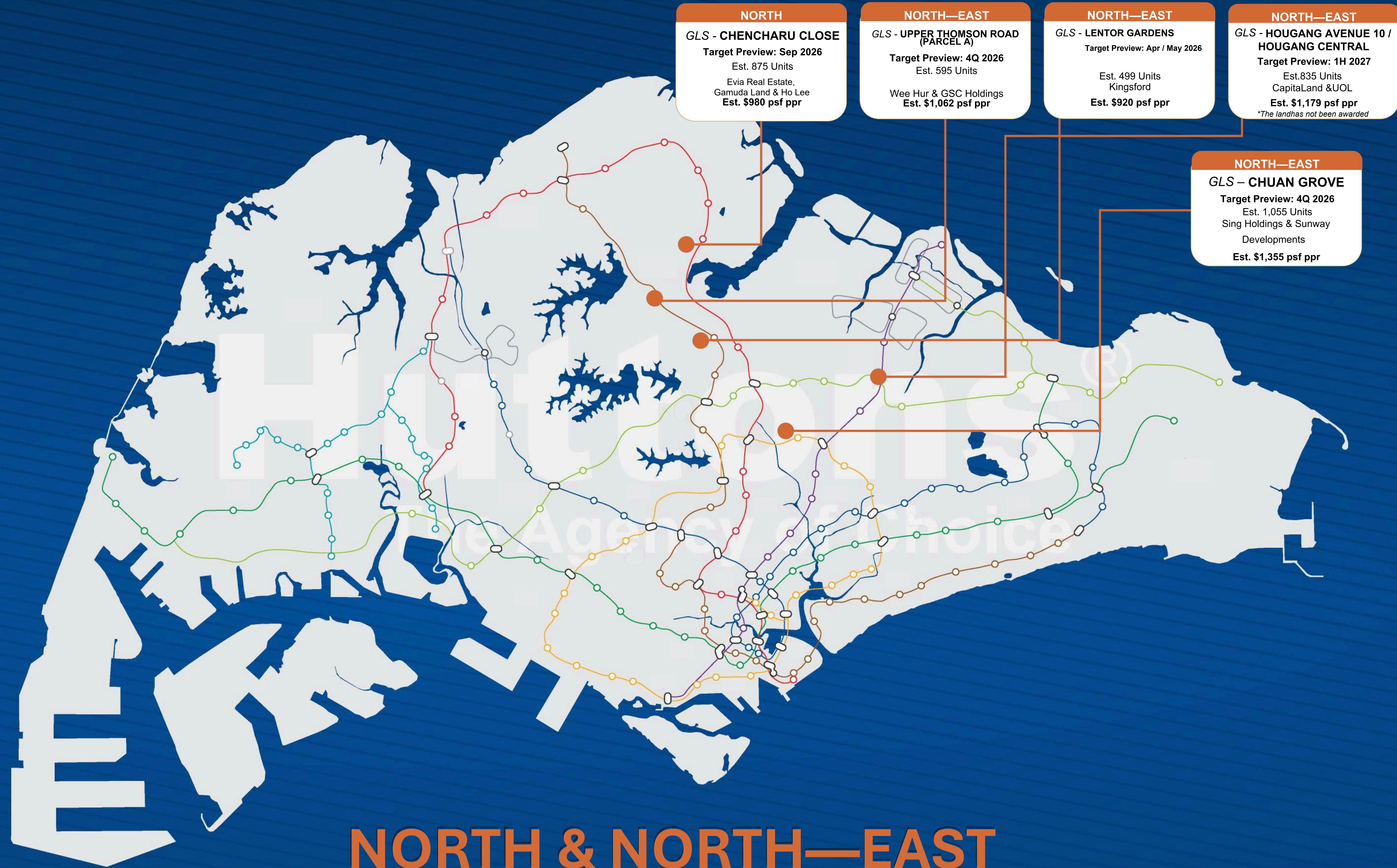
PROJECTS IN THE PIPELINE

Residential

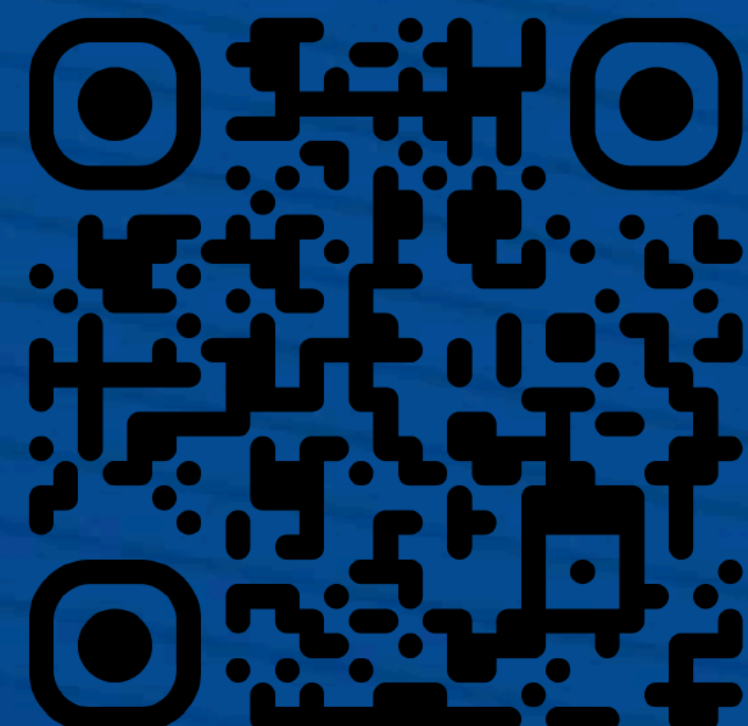
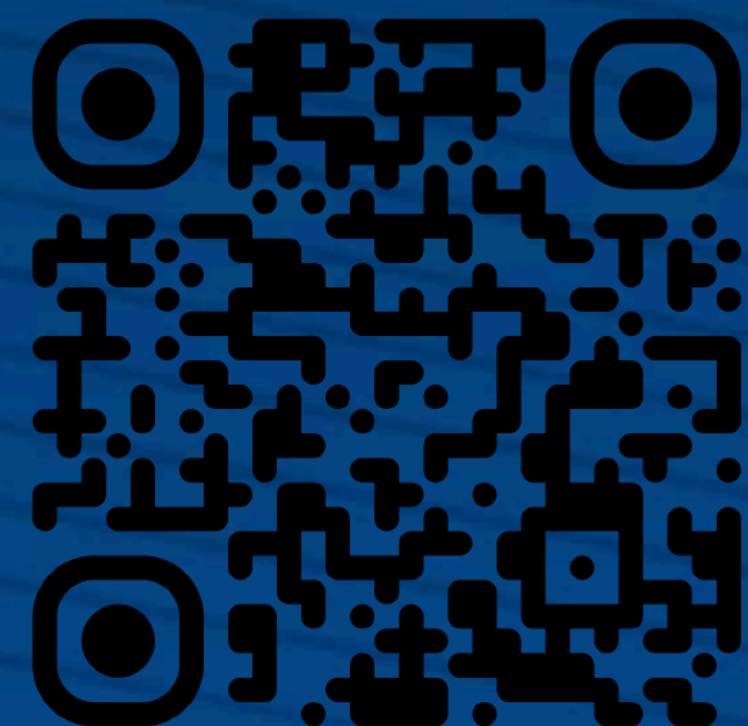


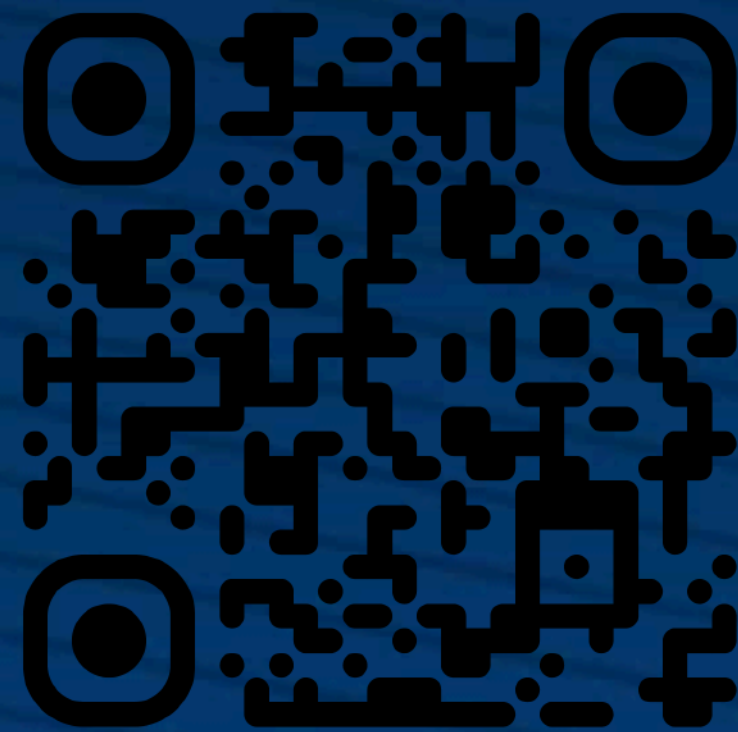
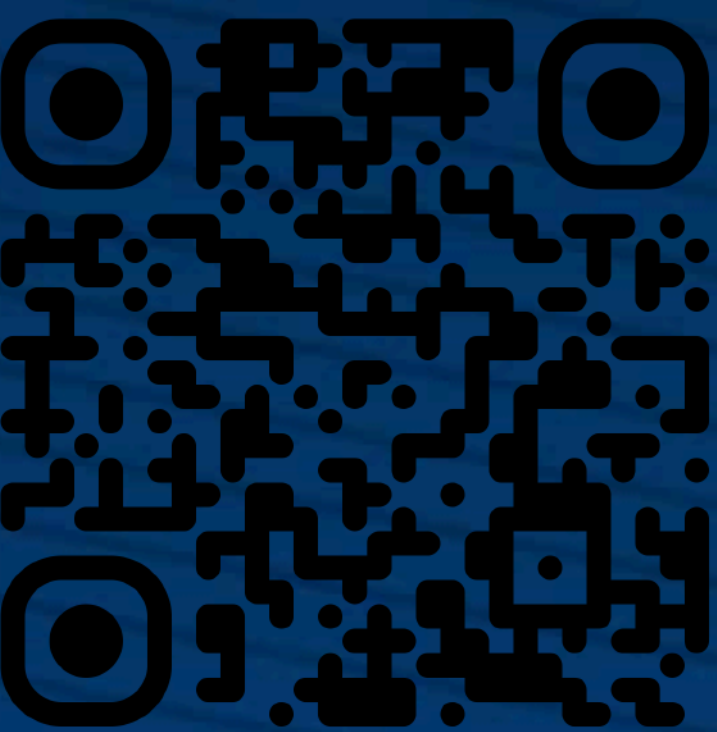
PROJECTS IN THE PIPELINE

Residential



NORTH & NORTH—EAST

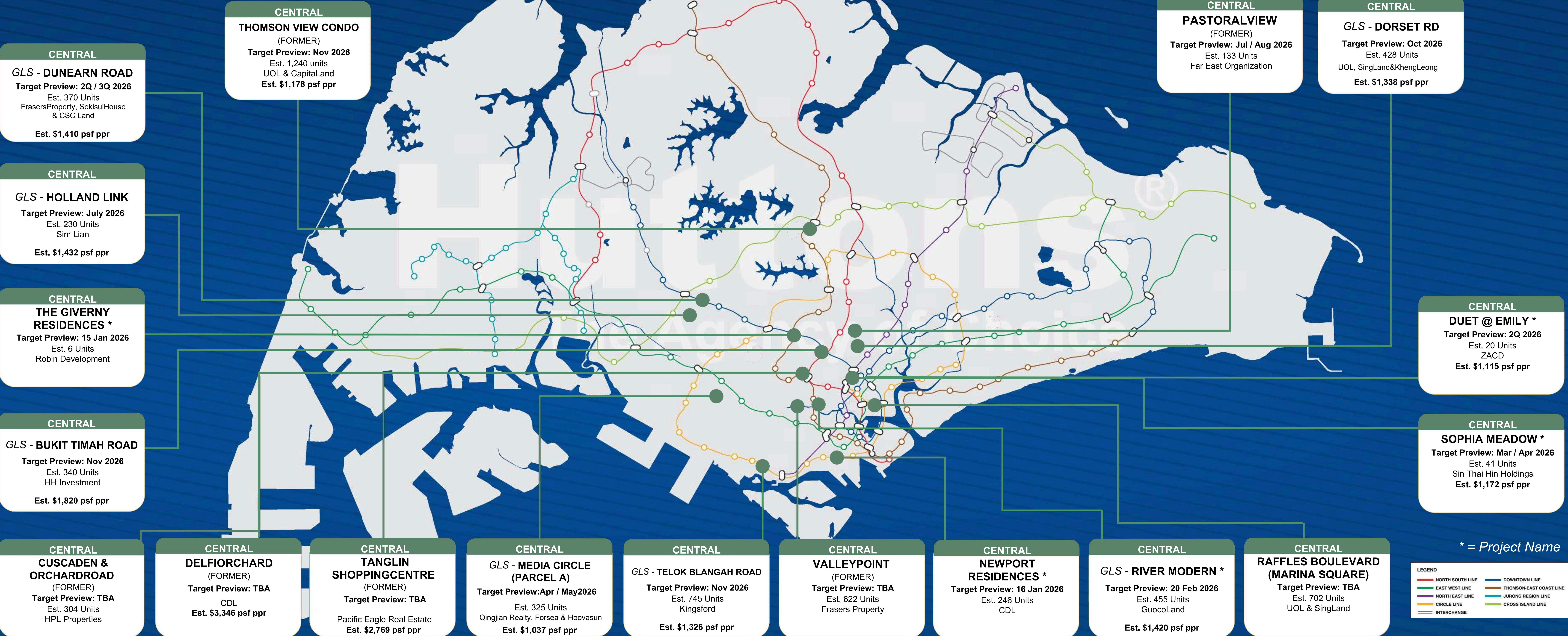




PROJECTS IN THE PIPELINE

Residential

CENTRAL

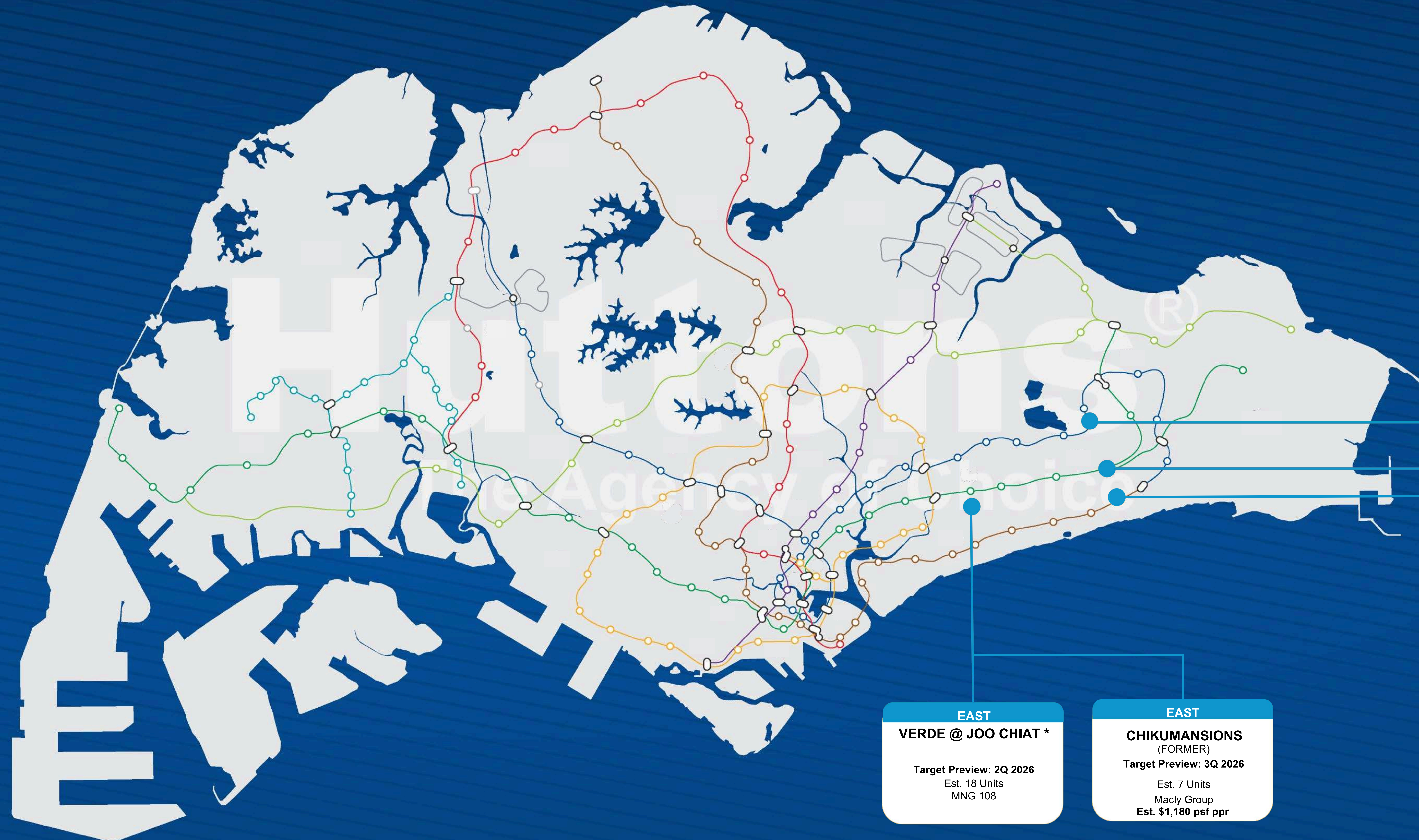


Source: Huttons Analytics, URA, HDB & JTC. All units are estimated numbers only. Map is not drawn to scale. All images and other graphic representations are artist's impression only and may be subject to changes. While we have endeavoured to ensure that the information and materials contained herein are accurate and up to date as at 13 Jan 2026, we are not responsible for any errors or omissions, or for the results obtained from their use or the reliance placed on them. All information is provided "as is", with no guarantee of completeness, and accuracy. In no event will Huttons and/or salespersons thereof be liable in contract or in tort, to any party for any decision made or action taken in reliance on the information in this presentation/document or for any direct, indirect, consequential, special or similar damages. Seeking Indication of Interest.

PROJECTS IN THE PIPELINE

Residential

EAST



EAST

GLS - PINERY RESIDENCES *
Target Preview: 14 Mar 2026
Est. 588 Units
Hoi Hup Realty &
Sunway Developments
Est. \$1,004 psf ppr

EAST

GLS - BEDOK RISE
Target Preview: Nov 2026
Est. 380 Units
Allgreen (Bellis Residential)
Est. \$1,330 psf ppr

EAST

GLS - BAYSHORE ROAD
Target Preview: Apr / May 2026
Est. 515 Units
SingHaiyi
Est. \$1,388 psf ppr

EAST

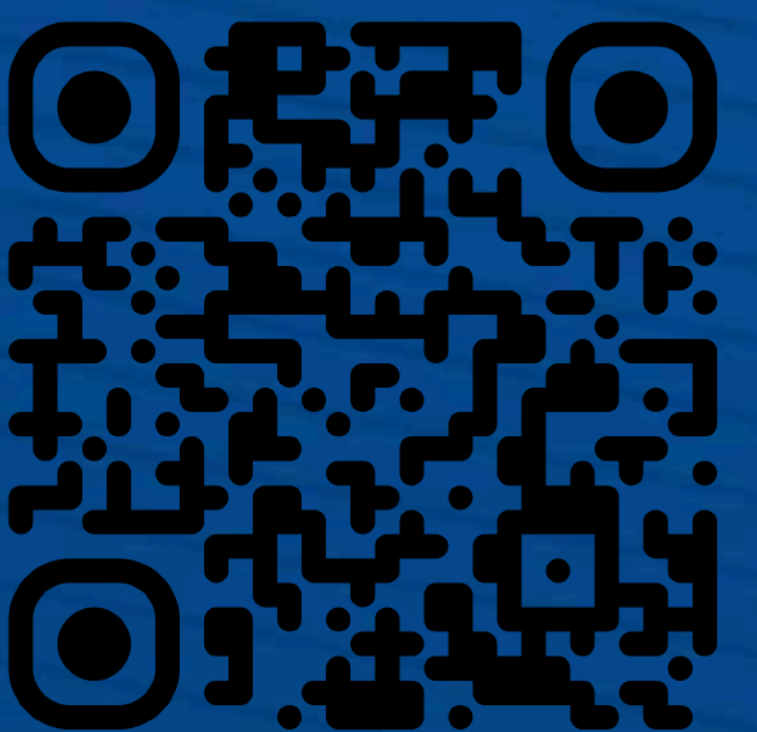
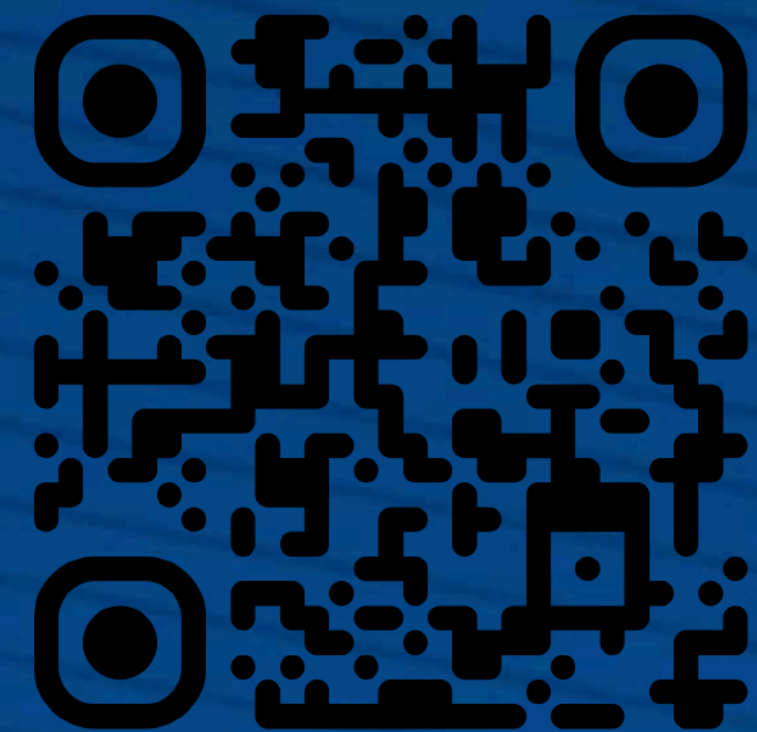
VERDE @ JOO CHIAT *
Target Preview: 2Q 2026
Est. 18 Units
MNG 108

EAST

CHIKUMANSIONS
(FORMER)
Target Preview: 3Q 2026
Est. 7 Units
Macly Group
Est. \$1,180 psf ppr

* = Project Name

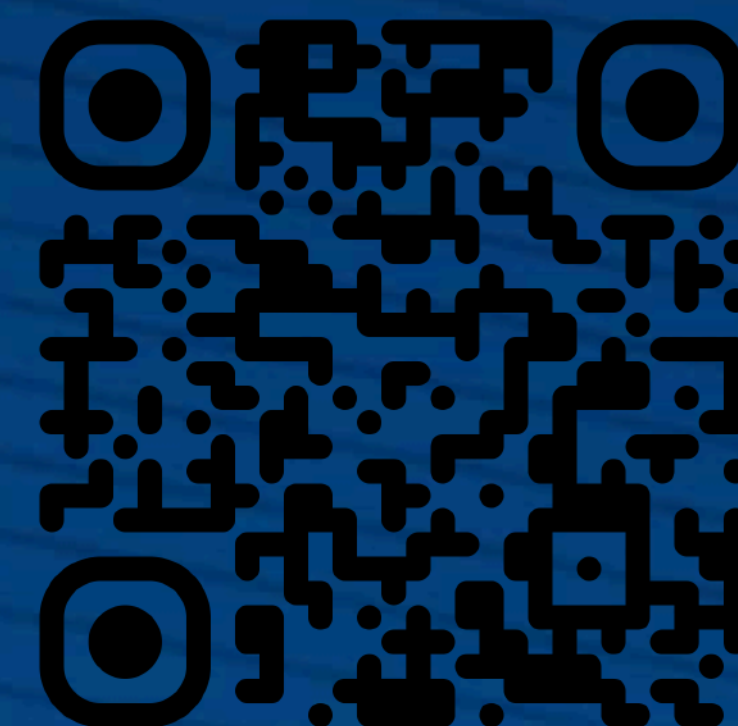
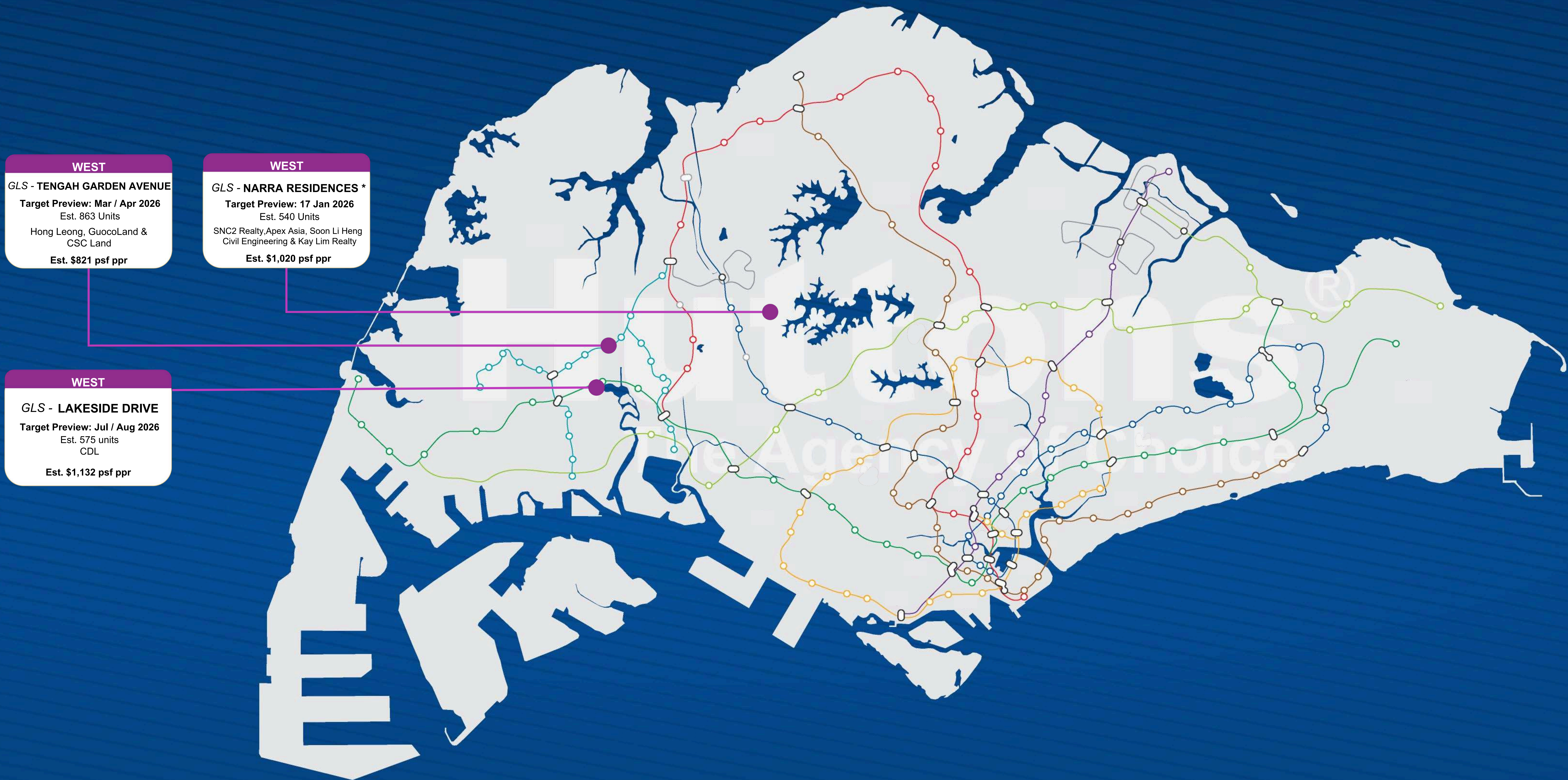
LEGEND			
—	NORTH SOUTH LINE	—	DOWNTOWN LINE
—	EAST WEST LINE	—	THOMSON-EAST COAST LINE
—	NORTH EAST LINE	—	JURONG REGION LINE
—	CIRCLE LINE	—	CROSS ISLAND LINE
—	INTERCHANGE		



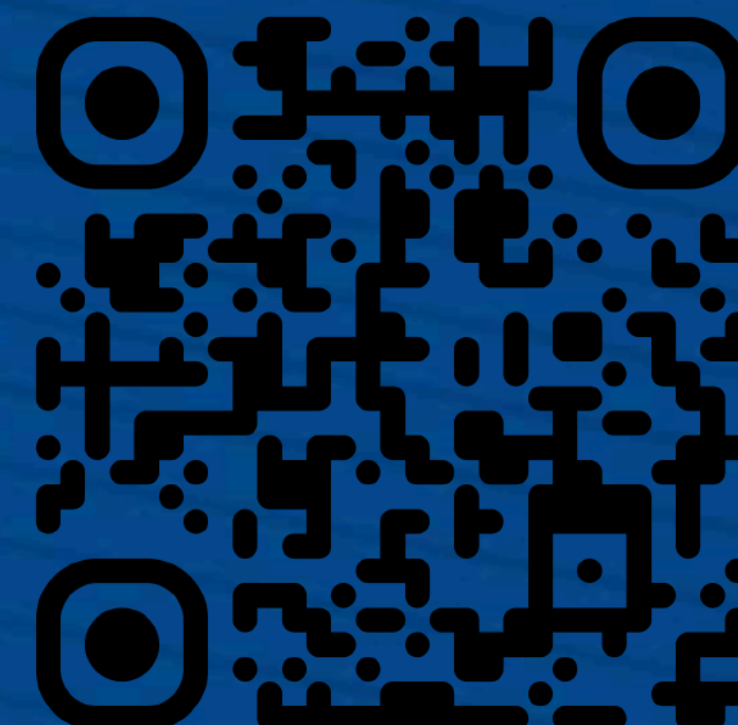
PROJECTS IN THE PIPELINE

Residential

WEST



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Check Affordability

* = Project Name

PROJECTS IN THE PIPELINE

Residential



EXECUTIVE CONDO (EC)

SENJA CLOSE (EC)

Target Preview: 1Q 2027
Est. 306 Units
CDL

Est. \$771 psf ppr

EXECUTIVE CONDO (EC)

WOODLANDS DR17(EC)

Target Preview: 1Q 2027
Est. 420 Units
CDL

Est. \$782 psf ppr

EXECUTIVE CONDO (EC)

WOODLANDS DR 17 (EC)

Target Preview: 2Q 2027
Est. 560 Units
Sim Lian

Est. \$794 psf ppr
*The landhas not been awarded

EXECUTIVE CONDO (EC)

SEMBAWANG ROAD (EC)

Target Preview: 1Q 2027
Est. 265 Units
Oriental Pacific Holdings

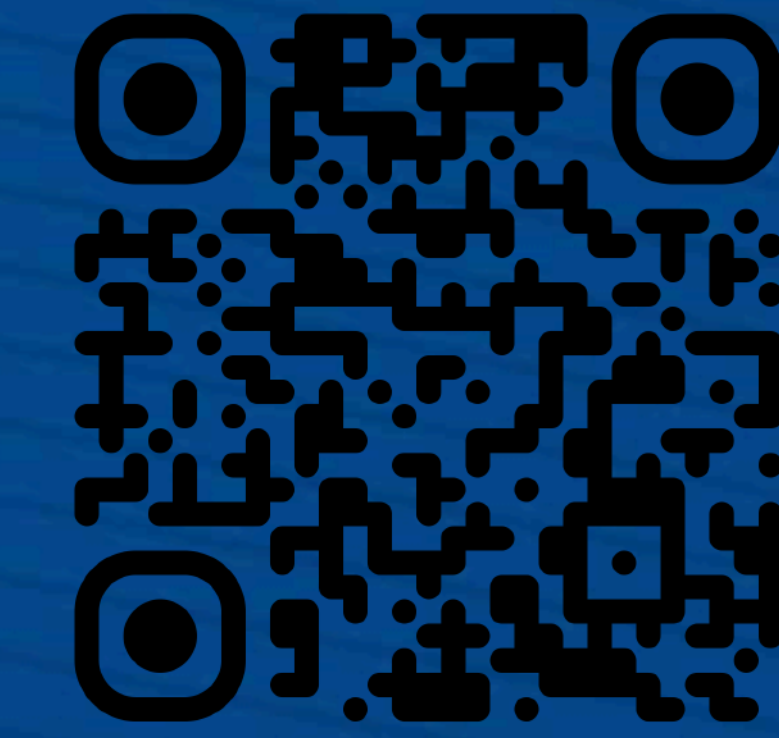
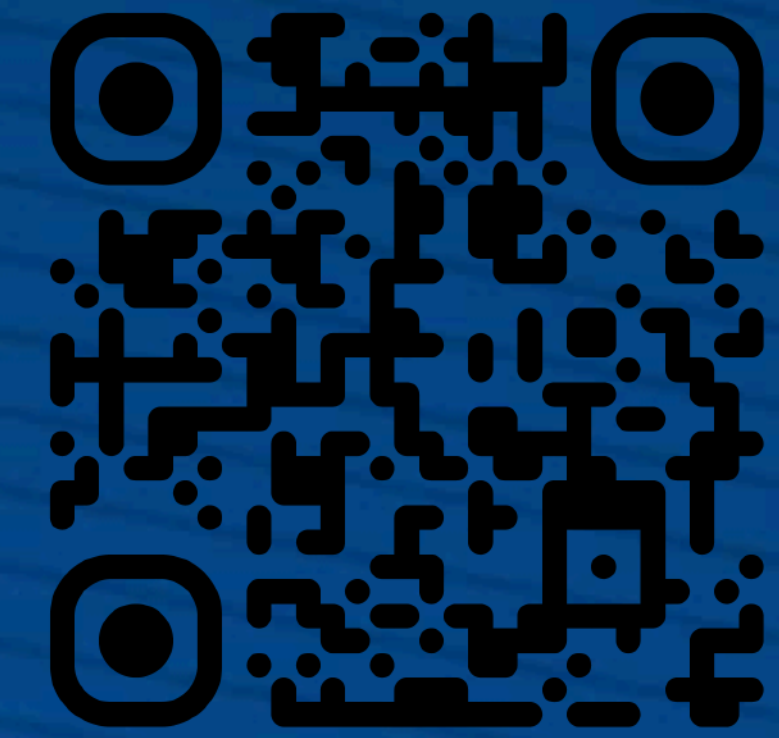
Est. \$692 psf ppr

EXECUTIVE CONDO (EC)

RIVELLE TAMPINES (EC) *

Target Preview: 7 Mar 2026
Est. 572 Units
Sim Lian

Est. \$768 psf ppr



EXECUTIVE CONDO (EC)

* = Project Name

LEGEND

NORTH SOUTH LINE

EAST WEST LINE

NORTH EAST LINE

CIRCLE LINE

INTERCHANGE

DOWNTOWN LINE

THOMSON-EAST COAST LINE

JURONG REGION LINE

CROSS ISLAND LINE

PROJECTS IN THE PIPELINE

Commercial & Industrial

INDUSTRIAL

TUKANG INNOVATION DRIVE (PLOT A)

FACTORY B2

Fusion Property & BP-Innovue

INDUSTRIAL

TUKANG INNOVATION DRIVE (PLOT B)

FACTORY B2

Fusion Land

INDUSTRIAL

PIONEER ROAD (FORMERLY KNOWN AS TUAS AVENUE 11)

FACTORY B2

Hock Lian Seng Holdings

INDUSTRIAL

5 LORONG BAKAR BATU (FORMER MACPHERSON INDUSTRIAL COMPLEX)

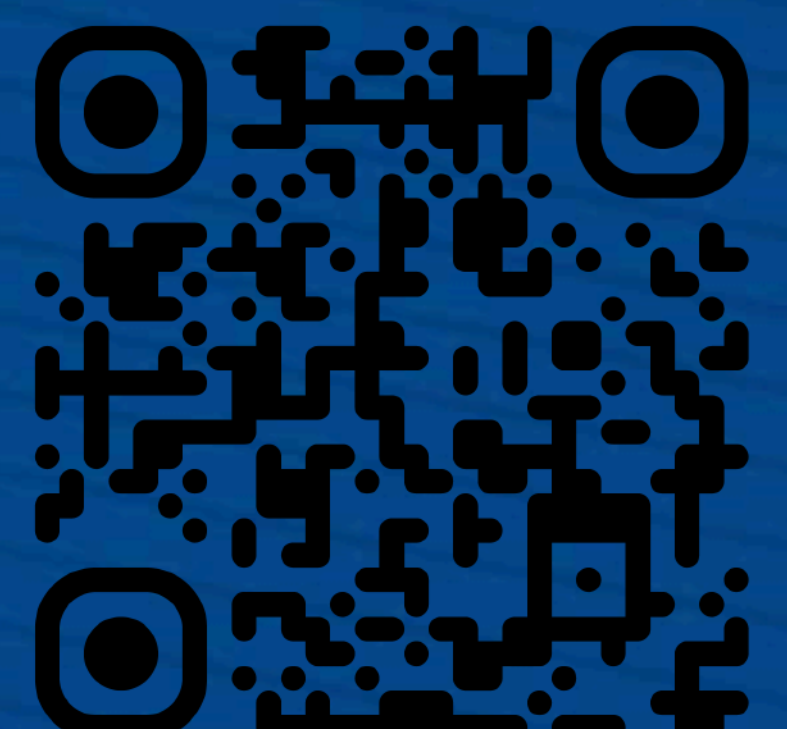
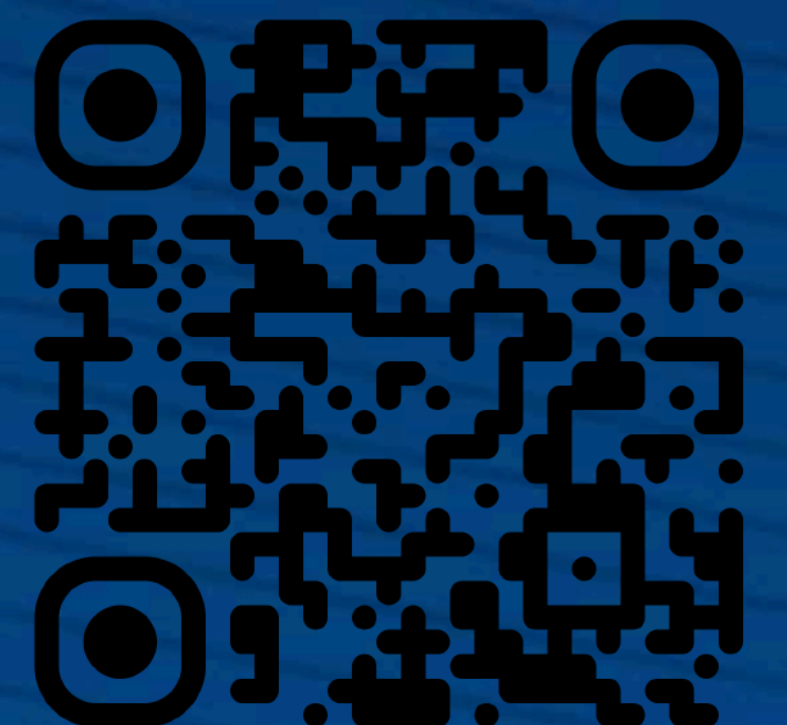
FACTORY B1

Target Preview: Mid-Apr 2026

COMMERCIAL & INDUSTRIAL

GOURMET XCHANGE * FOOD FACTORY B2

Target Preview: 27 Feb 2026
CapitaLand



* = Project Name

LEGEND			
—	NORTH SOUTH LINE	—	DOWNTOWN LINE
—	EAST WEST LINE	—	THOMSON-EAST COAST LINE
—	NORTH EAST LINE	—	JURONG REGION LINE
—	CIRCLE LINE	—	CROSS ISLAND LINE
—	INTERCHANGE		