

New Launch Market Updates

Upcoming Launches

Est. Preview Date	Project Name	Location/Nearest MRT	No. of Units	Unit Types	Transformation Region
22 June 2024	SORA	Yuan Ching (D22)	440	1+S to 5 Beds	Jurong Lake District
6 July 2024	Kassia (FH)	Flora Drive (D17)	276	1+S to 4 Beds	Changi Airport
Sep 2024	Meyer Blue (FH)	Meyer Road (D15)	226	2 to 5 Beds	East Coast
Q3 2024	Chuan Park	Lorong Chuan (D19)	916	2 to 5 Beds	PLAB
Q3 2024	Emerald Of Katong	Tanjong Katong (D15)	847	1+S to 5 Beds	East Coast
Q3/Q4 2024	Union Square Residences	Keng Cheow Street (D1)	366		GSW
Q4 2024	Norwood Grand	Woodlands South (D25)	348		NSC, Woodlands Biz
Q4 2024	Aurea	Nicoll Highway (D7)	186		Tanjong Rhu
Q4 2024	Tampines Ave 11	Tampines Ave 11 (D18)	1,195		PLAB, Changi Airport

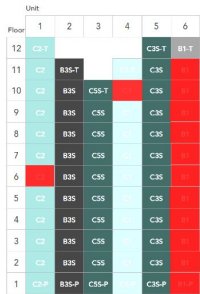
SORA Sales

Unit Distribution

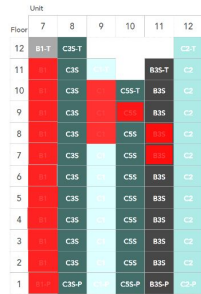
Legend:



72 Yuan Ching Road Singapore 619601



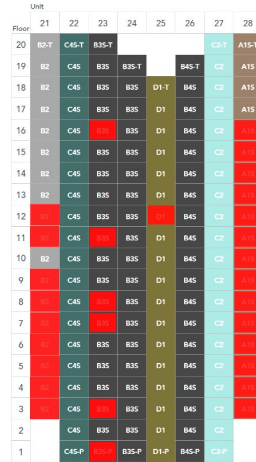
74 Yuan Ching Road Singapore 619602



76 Yuan Ching Road Singapore 619603



78 Yuan Ching Road Singapore 619604



23% SOLD

Commission:

- Direct Closing: 2.7%
- ECB: 2.4%
- Service Fees: 0.3%

Price Increase!

Price for 1+ Study to 3 Br Premium units will be adjusted upwards from 12 July

SORA Price Gap Analysis (2B2B)



Lake Grande (TOP 2019)

Recent transactions
721 sqft: \$1,300,000 to 1,400,888
775 sqft: \$1,405,000
All are non-lake facing

SORA (TOP 2028)

646 sqft: \$1.305M to \$1.455M
667 sqft: \$1.329M to \$1.635M
All are non-lake facing

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646 sqft #05-06 & #05-07: \$1.353M
667 sqft #05-20: \$1.353M
667 sqft #05-21: \$1.365M

SORA Price Gap Analysis (2B2B)

B1

Area: 60 sqm (including 4 sqm A/C Ledge, 5 sqm Balcony)

Unit(s): #02-06* to #11-06*

#02-07 to #11-07



646 sqft

Stacks 6 & 7

B2

Area: 62 sqm (including 4 sqm A/C Ledge, 5 sqm Balcony)

Unit(s): #03-20* to #19-20*

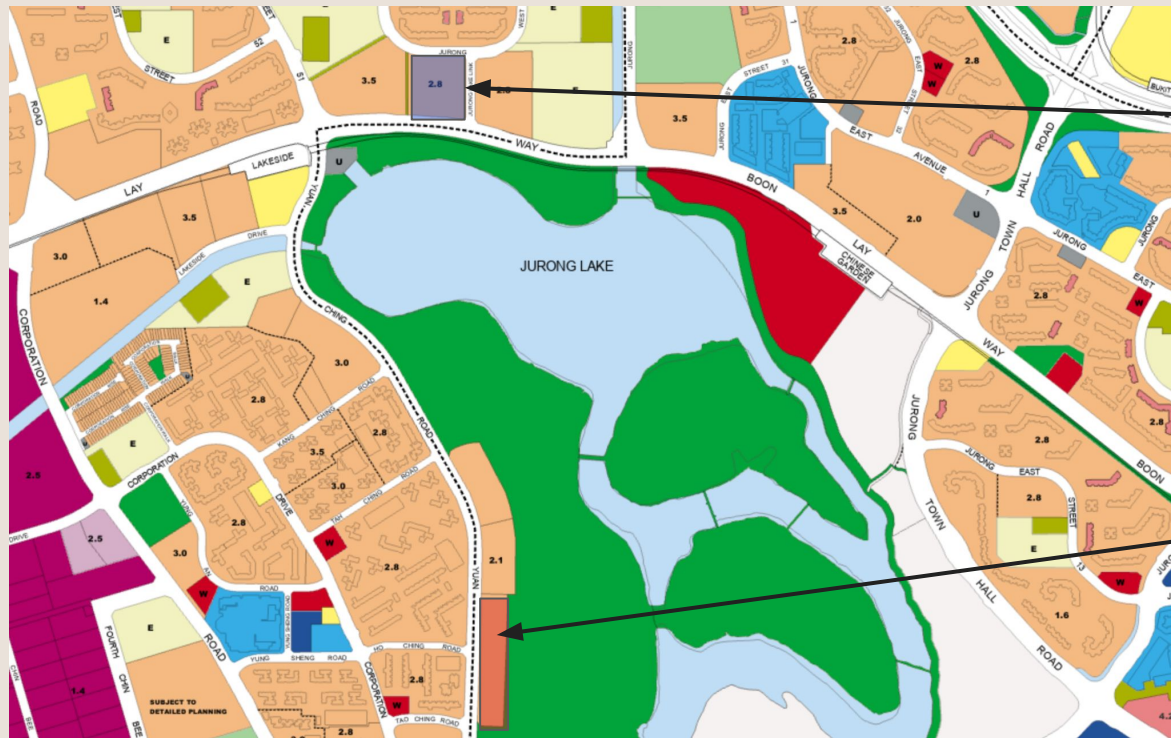
#03-21 to #19-21



667 sqft

Stacks 20 & 21

SORA Price Gap Analysis (3B2B)



Lake Grande (TOP 2019)

Recent transactions
947 sqft: \$1,750,000
980 sqft: \$1,690,000

SORA (TOP 2028)

936 sqft: \$2.052M to \$2.164M
1098 sqft: \$2.395M to \$2.613M
Lake facing

Chuan Grove (Est. Launch Dec 2024)

15,800 sqm, GPR 3.0
Est. 550 units

Potential Objections

- Price gap against older condos
- Could Chuan Grove be cheaper as it's after GFA Harmonisation?

Chuan Park (En Bloc 2023)

Upcoming New Launch in Q3 2024
37,215.6 sqm, GPR 2.1
916 units
Land bid price \$1,058 psf ppr
Est launch price \$2,189 psf

Why it may sell well

- Near MRT
- No new launches in Serangoon, Braddell, Bartley, AMK, Bishan
- Near tenant pool e.g. AIS
- Large project:
 - Many units to choose
 - Many facilities
 - Lower maintenance fees

The Continuum (FH)

Launched in May 2023

816 units

Avg launch price: \$2,732 psf

Left with: 1+S to 5 beds

Unsold: 55%

Grand Dunman

Launched in July 2023

1008 units

Avg launch price: \$2,500 psf

Left with: 1 to 5 beds

Unsold: 32%

Why it may sell well

- Near MRT
- Price might be attractive since highly competitive area
- Cheaper launch price?
- After GFA Harmonisation

Tembusu Grand

Launched in Apr 2023

638 units

Land bid price: \$1,302 psf ppr

Avg launch price \$2,465 psf

Left with: 1+S, 2+S, 3 to 5 beds

Unsold: 34%

Emerald of Katong (Est. Launch Q3 2024)

847 units

Developer: Sim Lian

Land bid price: \$1,069 psf ppr

1+S to 5 Beds