

GuocoLand's Lentor Mansion introduces Luxury Mansion Living with Modern Conveniences

- *Following Lentor Modern and Lentor Hills Residences, GuocoLand continues to lead the transformation of the Lentor Hills estate with Lentor Mansion*
 - *Connected to Lentor Modern mall and Lentor MRT station via sheltered walkway*
 - *Occupies Lentor Hills estate's largest and lowest-density plot*
 - *First development to launch under the new URA floor area harmonisation guidelines*
 - *Sales preview commences 1 March 2024*

SINGAPORE, 27 FEBRUARY 2024 – GuocoLand Limited (“GuocoLand”) today unveiled the concept for its latest residential development in the Lentor Hills estate, **Lentor Mansion** (“悦府伦庭”). Inspired by Singapore’s iconic black-and-white bungalows, Lentor Mansion combines a luxury mansion-inspired lifestyle with modern conveniences amidst a lush, verdant landscape.

Lentor Mansion features 533 residential units across three 16-storey towers and three 8-storey blocks. It sits on a sprawling site spanning 2.2 hectares (equivalent to three soccer fields), making it the largest site and lowest in density among all plots sold under the Government Land Sales Programme in Lentor to-date. The development offers unblocked views of the adjacent hillock park, the surrounding private landed estate, and the lush greenery of the nature parks and reserves beyond.

Mr Cheng Hsing Yao, Group Chief Executive Officer of GuocoLand, said: “GuocoLand has positioned the Lentor Hills estate as a premium private residential estate beginning with our Lentor Modern mixed development.”

“Every project we do in the Lentor Hills estate has a unique concept. For Lentor Mansion, we drew our inspiration from the iconic black-and-white bungalows. These bungalows are often found in hilly and forested areas, very similar to the setting of Lentor Mansion,” added Mr Cheng.

Idyllic Lifestyle with Modern Conveniences

Residents can look forward to living an idyllic lifestyle while having plenty of facilities available within the development for the whole family. Families with young children will also appreciate the on-site childcare centre, which will have dedicated access for the public to ensure privacy for residents.

In addition, residents will enjoy great convenience as the Lentor Modern mall and Lentor MRT station are just a short 5-minute sheltered walk away. Expected to open in 2026, the mall will offer residents the convenience of having a supermarket, a pre-school education centre, clinic and other services, as well as a wide range of unique food and beverage options just a stone’s throw away. To be managed by GuocoLand with its established placemaking capabilities, the mall will also serve as a vibrant social hub for the Lentor community.

Via Lentor MRT station, which is part of the Thomson-East Coast Line (“TEL”), residents of Lentor Mansion can easily travel to many parts of Singapore, such as Bukit Timah, Botanic Gardens, Orchard Road, the Central Business District, Marina Bay, and even the East Coast when TEL Stage 4 is completed in the first half of 2024. In addition, the TEL enables residents to connect to all the major lines, including the future Cross Island Line.

Innovative Design with Efficient and Flexible Layouts

Lentor Mansion caters to families of all sizes, including multi-generational families. It offers multiple unit types starting from 2-bedroom units and introduces the first 5-bedroom units in the Lentor Hills estate among the new developments.

Ms Dora Chng, Residential Director, GuocoLand, said, “Lentor Mansion carries GuocoLand’s hallmarks of efficient layouts and use of space that maximises the liveability of our developments. In addition, we have incorporated flexibility into each unit’s design and layout to cater to different family needs. For example, the design of our 4- and 5-bedroom units can have their dining spaces expanded to host larger gatherings of 12 persons.”

Lentor Mansion is the first private residential development to be launched under the new URA guidelines on the harmonisation of strata and gross floor areas (“GFA”), where units are sold based on liveable space.

Ms Chng said, “Under the new URA guidelines on the harmonisation of strata and gross floor areas, buyers only need to pay for actual liveable space. Prices at Lentor Mansion start from S\$1.149 million for a 2-bedroom unit to S\$3.176 million for a 5-bedroom unit.” Based on the new URA guidelines, Lentor Mansion’s price per square foot (“psf”) starts from S\$2,082.

Mansion Living in a Forest Garden

Lentor Mansion’s double-storey clubhouse, named “The Mansion”, was inspired by the historical black-and-white bungalows. Besides being a place where residents can relax, socialise and entertain, it also serves as a grand drop-off point that creates an impressive arrival experience for residents and visitors.

The Mansion features two spacious function rooms that can be combined to become an even larger space for special occasions. A generously-sized verandah befitting The Mansion offers additional space for recreation or entertaining, while a business centre complete with a meeting room provides more options to study or work remotely from.

At Lentor Mansion, residents can enjoy an extensive range of facilities and amenities. These include GuocoLand’s signature Grand Lawn, tennis court, gym, 50-metre lap pool, leisure pool, jacuzzi, as well as several pavilions that come with barbeque pits, which are also available at the Sky Terraces of the three 16-storey towers. A dedicated children’s play area named “Tots Club” provides ample space and facilities, including a children’s play pool, for the young ones to play together, while a “Forest Camp” offers families the opportunity to bond while glamping under the stars.

Residents with pets will relish the proximity to walk their pets at the hillock park, which is easily accessible via a side gate at Lentor Mansion. GuocoLand has also introduced a “Pet Pavilion” with equipment for pet owners to clean and dry their pets.

The lush greenery throughout the development’s landscaping is reminiscent of forests at locales where black-and-white bungalows are usually found. A “Forest Trail” allows residents to immerse themselves in nature while strolling along a boardwalk. Lentor Mansion’s verdant foliage seamlessly blends with the adjacent hillock park, further extending the verdure and elevating the forest garden experience.

Other nature parks easily accessible to residents include Thomson Nature Park, Lower Peirce Reservoir Park, Windsor Nature Park, and Bishan-Ang Mo Kio Park, all less than a 10-minute drive away.

Notable educational institutions close to Lentor Mansion include CHIJ St. Nicholas Girls' School and Anderson Primary School, which are both less than 1-km away.

“Lentor Mansion features an elegant, timeless design, offering a tranquil yet modern lifestyle that is close to nature. Lentor Mansion presents homebuyers with a new opportunity to own a GuocoLand home at Lentor Hills, and shares the same luxury home DNA as our other developments, such as Meyer Mansion at the East Coast, and Martin Modern and Midtown Modern in the city centre,” said Ms Chng.

Launched in September 2022, Lentor Modern has sold 98% of its 605 units to-date, while Lentor Hills Residences has sold close to 77% of its 598 units to-date since its launch in July 2023.

A joint venture between GuocoLand and Hong Leong Holdings, Lentor Mansion is targeted to be completed by the end of 2027. When completed, it will be GuocoLand's first residential development to be certified Green Mark Platinum (Super Low Energy) by the Building and Construction Authority.

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About GuocoLand Limited

GuocoLand Limited (“GuocoLand”) and its subsidiaries (“the Group”) is a leading real estate group that is focused on its twin engines of growth in Property Investment and Property Development. It owns, invests in and manages a portfolio of quality commercial and mixed-use assets providing stabilised, recurring rental income with potential for capital appreciation. The Group has a strong track record in creating distinctive integrated mixed-use developments and premium residential properties that uplift and transform their local neighbourhoods.

The Group's investment properties – the total value of which stood at S\$6.24 billion as at 31 December 2023 – are located across its key markets of Singapore, China and Malaysia, such as Guoco Tower and Guoco Midtown in Singapore, Guoco Changfeng City in Shanghai, and Damansara City in Kuala Lumpur. Iconic residential projects of the Group include Wallich Residence, Martin Modern, Midtown Modern and Lentor Modern.

The Group's end-to-end capabilities span across the real estate value chain, from planning and design, property investment, property development, and property management to asset management.

GuocoLand is listed on the Mainboard of the Singapore Exchange. The parent company of GuocoLand is Guoco Group Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. The ultimate holding company of GuocoLand is GuoLine Capital Assets Limited. Both Guoco Group Limited and GuoLine Capital Assets Limited are members of the Hong Leong group of companies.

As of 31 December 2023, the Group has total assets of S\$12.45 billion and total equity attributable to ordinary equity holders of S\$4.25 billion.

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