

Retail and Social Hub for the Lentor Community at GuocoLand's upcoming Lentor Modern mall

- *CS Fresh and ChildFirst Pre-school are anchor tenants*
- *Direct MRT connectivity to TEL line and sheltered walkways for Lentor Hills residents*
- *Managed by GuocoLand with its established placemaking capabilities, the mall will be a focal point for community events and gatherings*

SINGAPORE, 10 March 2024 – GuocoLand Limited (“GuocoLand”) today announced two anchor tenants for its upcoming Lentor Modern retail mall. Lentor Modern is the first and only integrated development in the Lentor Hills estate, and is pivotal to GuocoLand’s strategic transformation of the estate to a premium private residential estate.

GuocoLand is curating a diverse range of retail concepts to cement Lentor Modern and its retail mall as the centre of the estate’s transformation, while enhancing the vibrancy of the surrounding affluent neighbourhood.

Lentor Modern’s mall is poised to become a bustling destination of food and beverage and retail options, ranging from casual all-day dining to concept restaurants, alongside a supermarket, pre-school, retail, health and wellness, as well as other services across approximately 90,000 square feet (“sq ft”) of net lettable area. This variety caters to the diverse lifestyle demands of the existing and future Lentor area residential community.

Lentor Modern’s retail mall has received strong interest from a diverse mix of brands, including newly announced anchor tenants **CS Fresh** and **ChildFirst Pre-school**.

Ms Valerie Wong, Managing Director (Asset Management) at GuocoLand, said, “With CS Fresh and ChildFirst as our anchor tenants, we are introducing quality options and greater lifestyle conveniences for residents of Lentor Modern as well as residents from the other Lentor Hills developments and the landed enclave in the Lentor neighbourhood.”

“With its direct connection to Lentor MRT station, coupled with GuocoLand’s placemaking capabilities, Lentor Modern will be the social heart of Lentor Hills estate and play a significant role in transforming the neighbourhood into a premium private residential estate.”

Lentor Modern's residential component was launched for sale in 2022. GuocoLand's latest high-end residential development – **Lentor Mansion** – started its preview on March 1 and will be officially launched on March 16.

Residents of Lentor Mansion can easily reach both the Lentor Modern mall and the Lentor MRT station, which are just a short 5-minute sheltered walk away. 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. Jointly developed with Hong Leong Holdings, Lentor Mansion is targeted to be completed by the end of 2027.

Diverse Retail Offerings

Anchor tenant **CS Fresh** will bring shopping convenience and its signature best-in-class modern supermarket experience to the Lentor community. A wide range of premium and artisanal food products, from fresh produce to ready-to-eat, as well as other daily necessities, will be available in the 12,000 sq ft supermarket. Health and beauty retailer **Guardian** will also be opening beside CS Fresh, providing health, beauty and pharmacy services.

Another anchor tenant is **ChildFirst Pre-school**, which will provide families with young children the convenience of having a 10,000 sq ft childcare facility within the integrated development. ChildFirst offers an award-winning trilingual curriculum where children can learn English, Chinese and even Coding. All ChildFirst Pre-schools in Singapore are SPARK certified by the Early Childhood Development Agency and Healthy Pre-school accredited by the Health Promotion Board.

Other tenants include **Omoté**, the group behind the popular Umai artisanal udon bar at GuocoLand's Guoco Midtown mixed development, which will introduce its latest F&B concepts to Lentor Modern. Medical and other services are also available at the mall, with tenants such as **Pinnacle Family Clinic** and dental clinic **Luminous Dental**, as well as hair salons **NK Hairworks** and **QB Premium**. More tenants will be announced at a later date.

When Lentor Modern mall is opened in 2026, residents of Lentor Modern and Lentor Mansion will enjoy discounts at participating retailers*.

**More details to be announced at a later date. Terms and Conditions apply.*

A Distinctive Social Space for the Lentor Community

GuocoLand has established a successful track record in developing integrated developments that transform and uplift neighbourhoods, such as Guoco Tower in Tanjong Pagar and Guoco Midtown in the Beach Road-Bugis area. With its Lentor Modern and other residential developments in the Lentor Hills estate, including the upcoming Lentor Mansion, GuocoLand will now bring its placemaking capabilities to a different part of Singapore.

Besides being a convenient place for residents to shop and dine, Lentor Modern will also serve as a focal point for the new Lentor community to connect and unwind. The mall's public plaza provides an ideal venue for activities such as street markets, performances and group fitness sessions.

Lentor Modern is seamlessly integrated to the Lentor MRT station on the Thomson-East Coast Line ("TEL"). The TEL reaches many parts of Singapore, including Bukit Timah, Botanic Gardens, Orchard Road, the Central Business District, Marina Bay, and even the East Coast when TEL Stage 4 is completed in June 2024. In addition, the TEL enables residents to connect to all the major MRT lines, including the future Cross Island Line.

To-date, 98% of Lentor Modern's 605 residential units have been sold. **Lentor Hills Residences**, GuocoLand's other development in the area developed in partnership with Hong Leong Holdings and TID Residential, has sold almost 79% of its 598 units.

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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