

## **GuocoLand's Lentor Modern and Midtown Modern Fully Sold**

**SINGAPORE, 27 January 2025** – GuocoLand's **Lentor Modern**, the only integrated mixed development in the Lentor Hills estate, has recently been fully sold. Earlier, the real estate group's 558-unit **Midtown Modern** was also fully sold as at December 2024.

Located on a 1.7-hectare site, Lentor Modern comprises three 25-storey residential towers and a shopping mall, and is integrated with the Lentor MRT Station on the Thomson-East Coast Line ("TEL"). Lentor Modern sold 84% of its 605 residential units over its launch weekend in September 2022, and was one of the best-selling projects of the year. The development is expected to be completed by the first half of 2026.

The 90,000 sq ft of retail space at Lentor Modern mall is currently more than 50% leased. In addition to anchor tenants CS Fresh and ChildFirst, the mall will feature several new F&B concepts as well as medical, beauty and wellness services.

Ms Dora Chng, Residential Director of GuocoLand said, "Lentor Modern was GuocoLand's first project in the Lentor Hills estate, and our vision was for it to transform the area into a premium residential location. We believe that we have achieved that and we are grateful to our buyers for the strong belief in our vision."

### **Strong position at Lentor Hills estate**

In addition to Lentor Modern, GuocoLand is developing three other developments in the Lentor Hills estate with its joint venture partners.

**Lentor Hills Residences**, jointly developed with Hong Leong Holdings Limited ("Hong Leong Holdings") and TID Pte. Ltd., was launched in July 2023 and has sold 99% of its 598 units to-date. The 533-unit **Lentor Mansion**, jointly developed by GuocoLand and Hong Leong Holdings, was the latest development in the Lentor Hills estate launched in March 2024. Lentor Mansion is currently 97% sold with less than 20 units remaining available.

Upcoming is **Lentor Central Residences**, a new residential development with 477 units across two high-rise blocks. Jointly developed with Hong Leong Holdings and CSC Land Group (Singapore) Pte Ltd, Lentor Central Residences is targeted to be launched in the first quarter of 2025.

“The response to Lentor Modern and our other developments in the Lentor Hills estate highlights the strong demand for quality premium homes in the area,” Ms Chng said, “We expect the launch of Lentor Central Residences to be met with strong interest due to its proximity to our Lentor Modern mall which is directly connected to the Lentor MRT station on the Thomson-East Coast Line”.

### **From Lentor Hills estate to Upper Thomson**

Located close to the Lentor Hills estate is the Upper Thomson Road (Parcel B) site, a 32,023.7 sqm, 99-year leasehold site which GuocoLand and Hong Leong Holdings secured in April 2024.

Targeted to be launched in the second half of 2025, the upcoming development is Singapore’s first private residential project to be designed and developed using a biodiversity-sensitive approach. The development will comprise five 25-storey towers with 941 units, including a portion of the original Upper Thomson Secondary School which will be conserved and adapted for residential use. Residents of the future development will enjoy sheltered access to Springleaf MRT station on the TEL.

When completed, the Upper Thomson development will be GuocoLand’s second development to attain the Building and Construction Authority’s Green Mark Platinum (Super Low Energy) award with Maintainability badge. It will further demonstrate GuocoLand’s commitment to forging a strong connection between residents and the natural environment through sustainable and thoughtful designs.

– END –

## **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 develops, invests in and manages a portfolio of quality commercial and mixed-use assets providing stable, 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\$6.56 billion as at 30 June 2024 – 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, Meyer Mansion, Midtown Bay, Midtown Modern, Lentor Modern and Lentor Mansion.

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. Both GuocoLand and Guoco Group Limited are members of the Hong Leong Group in Malaysia.

### **For media enquiries, please contact:**

**Joanna Wong**  
**Manager, Corporate Communications & Branding**  
**GuocoLand Limited**  
DID: 6428 7838  
Email: joannawong@guocoland.com

**Foo En Yun**  
**Assistant Manager, Corporate Communications & Branding**  
**GuocoLand Limited**  
DID: 6428 7876  
Email: fooenyun@guocoland.com