

## GuocoLand's Lentor Modern mall opens, enhancing the Lentor Hills estate

- *The only mall in Lentor Hills brings greater vibrancy and everyday convenience to residents of Lentor Hills, Ang Mo Kio and Yio Chu Kang*
- *Integrated with Lentor MRT station on the Thomson-East Coast Line, Lentor Modern mall will also serve the wider northern region, including Springleaf and Woodlands*



**Singapore, 6 January 2026** – GuocoLand Limited (“**GuocoLand**”) (国浩房地产) today announced that its 90,000 square feet (“sq ft”) Lentor Modern mall is now open, further positioning Lentor Hills as a premium and vibrant neighbourhood. The latest suburban mall brings together a curated mix of dining, lifestyle and essential service offerings – including anchor tenants **Cold Storage Fresh** and **Mulberry Learning** pre-school, as well as popular homegrown brands and new-to-market concepts.

Lentor Modern is the only integrated mixed development in the Lentor Hills estate, with direct connectivity to Lentor MRT station on the Thomson-East Coast Line (“TEL”). Above the mall are 605 apartments across three 25-storey residential towers that are fully sold. The development has shaped Lentor Hills into a highly sought-after private residential estate, and the opening of Lentor Modern mall will further enliven the area, enhance its appeal and provide greater convenience.

With diverse amenities that cater to different lifestyles, Lentor Modern mall is a one-stop destination for everyday needs and dining. It serves as a key social hub for more than 80,000 households in the vicinity of Ang Mo Kio, Springleaf and Bright Hill. In addition to Lentor Modern, the Lentor Hills enclave comprises six other upcoming private residential developments. Among them are Lentor Hills Residences, Lentor Mansion and Lentor Central Residences, which are developed by GuocoLand and its joint venture partners and fully sold. Beyond the immediate community and neighbouring estates, Lentor Modern mall provides a convenient alternative for residents across the wider northern region of Singapore.

Ms Valerie Wong, GuocoLand's Managing Director (Asset Management), said, "Lentor Modern was designed as a lively community destination where visitors can conveniently run daily errands, connect over meals, and enjoy quality time with family and friends. Many people living in the north of Singapore are looking forward to the elevated level of convenience they will enjoy now that Lentor Modern has opened. Some of the tenants are introducing new, upmarket concepts that are not commonly found in suburban malls. The mall brings together daily essentials, diverse dining options, and leisure activities – all under one roof – making Lentor Modern a convenient destination for everyone, especially the community living along the Thomson-East Coast Line."

"Now, families can streamline their weekends: parents can shop for groceries, get a haircut, or visit the gym while children attend enrichment classes, before gathering for a meal at one of the mall's many eateries. By centralising these activities, the time spent on travelling is saved, freeing up more hours for families to enjoy together," she added.

### **Connecting people, flavours and everyday moments**

Thoughtfully curated by GuocoLand for the neighbourhood, the mall's diverse tenant mix offers a wide selection of dining, wellness and enrichment experiences that make everyday living effortlessly enjoyable. Premium supermarket **Cold Storage Fresh** provides great convenience with its expanded local and international range of fresh produce and daily necessities.

Among the newly opened food and beverage establishments are three new-to-market concepts. **Nolita** combines Italian culinary techniques with Japanese produce and flavours, such as its *Uni Tartufo*, which features *uni* and truffle cream complemented by poached lobster and savoury *katsuo nori*. **Bunny's** is a fun and playful burger concept that serves juicy Tokyo-style patties, known for their tender texture, layered into soft brioche buns. **MERLE & CO** introduces a Korean-inspired, plant-based, pet-friendly café experience to Lentor.

Diners can also look forward to **Omoté: Special Edition**, which opens with an outlet-exclusive menu focused on shareable Japanese dishes designed for intimate gatherings and everyday celebrations. Adding to the variety is **Ssada Gimbab**, Korea's most popular *gimbab* and *bunsik* chain with more than 100 outlets, now available to the Lentor Hills community.

Familiar favourites include **A Hot Hideout**, with its unique Singaporean-style *Mala* making its debut at Lentor Hills; **Nan Yang Dao**, known for its authentic Malaysian cuisine; and **Jew Kit Hainanese Chicken Rice**, which offers its signature steamed chicken alongside a selection of dishes ideal for sharing. Round off the meal with a sweet treat from **Ice Talk**, featuring bubble teas and freshly baked *taiyaki* pancakes, or from **Tim Hortons** – best known for its signature lattes, Iced Capps and beloved Timbits.

Beyond dining, Lentor Modern is a hub for learning, growth and lifestyle, meeting the needs of young parents. They can now look forward to trusted enrichment brands right in their neighbourhood, including anchor tenant **Mulberry Learning** pre-school, recognised for its comprehensive bilingual programmes and holistic development outcomes, **Aspire Hub**, **Hua Xia Language Centre** and **Cristofori Music Academy**.

For lifestyle services, visitors can stay active and work out at their own convenience at **Anytime Fitness**; benefit from restorative massages and body therapies at **Healing Touch Spa**; enjoy premium scalp and hair care at **NK Hairworks**; or receive professional eye examinations and personalised eyewear solutions at **Optometrist At Work**.

Ms Wong added, “We have a history of shaping neighbourhoods, from Guoco Tower at Tanjong Pagar to Guoco Midtown at Beach Road. Our next chapter is Lentor Hills, with our four successful residential projects and now, with the opening of Lentor Modern, to become the dynamic heart of the community – a place designed for everyday needs and quality leisure time with family.”

For the Lentor Modern directory, please refer to **Annex A**.

For high-resolution images, please download them from the Media Kit [here](#).

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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 develops, invests in and manages a portfolio of quality commercial and mixed-use assets providing stable, recurring rental revenue with potential for capital appreciation. The Group has a strong track record in creating distinctive integrated mixed 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\$6.97 billion as at 30 June 2025 – 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 Goodwood Residence, Leedon Residence, Wallich Residence, Martin Modern, Meyer Mansion, Midtown Modern, Midtown Bay, Lentor Modern, Lentor Mansion and Springleaf Residence.

The Group’s full value chain 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 Hong Leong Group in Malaysia.

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## ANNEX A – LENTOR MODERN DIRECTORY

### Enrichment Centres

Unit No.	Shop Name
#B1-05	Hua Xia Language Centre 华夏
#B1-06	PlayFACTO School
#01-34	Aspire Hub 向学堂教育中心
#01-35	Cristofori Music Academy 歌德音乐学校
#02-01	Mulberry Learning 妙百睿

### Fitness

Unit No.	Shop Name
#B1-01/02	Anytime Fitness

### Food & Beverages

Unit No.	Shop Name
#B1-04	Jew Kit Hainanese Chicken Rice 友吉海南鸡饭店
#B1-07	He Jia Huan 合家欢
#01-02	A Hot Hideout
#01-04	SSADA GIMBAB

#01-05	Han's Union
#01-06	Yuen Kee Dumpling 袁记云饺
#01-07	Ice Talk
#01-14/15	Burger King (Halal certified)
#01-18	Daily
#01-19	Chef Wen 文小厨
#01-20	Nan Yang Dao 南洋岛
#01-21/22	KFC (Halal certified)
#01-23	Toast & Roll by Swee Heng (Halal certified)
#01-24	Kopi & Tarts (Halal certified)
#01-25	Xin Yuan Ji 新源记
#01-27	CHAGEE 霸王茶姬
#01-30	Ajumma's
#01-32	First Bowl Rice Kitchen 壹碗 (Halal certified) / Shiok Burger 新奇汉堡 (Halal certified)
#01-36	MERLE & CO
#01-37	Tim Hortons
#01-38	Tongue Tip Lanzhou Beef Noodles 舌尖尖兰州牛肉面 (Halal certified)
#01-41	Bunny's
#01-42/43	Omoté: Special Edition
#01-44	Nolita

### Hair, Beauty & Services

Unit No.	Shop Name
#01-11	Fresh & Clean
#01-26	Optometrist At Work
#01-28	NK Hairworks
#01-31	Venus Beauty
#01-45	QB PREMIUM
#01-50	Healing Touch Spa

### Pharmacy & Healthcare

Unit No.	Shop Name
#01-01	Guardian
#01-12	Ma Kuang TCM 马光中医
#01-46	Pinnacle Family Clinic
#01-49	Luminous Dental

### Supermarket & Convenience Store

Unit No.	Shop Name
#01-01	Cold Storage Fresh 冷藏公司
#01-10	Twigly's

**Lifestyle & Gifts**

Unit No.	Shop Name
#01-29	M&G Life
#01-39	Miniworld