

Strong take-up for River Modern with 90% sold at launch

- Strong demand for all unit types
- Average selling price of S\$3,266 psf achieved

Singapore, 8 March 2026 – River Modern, GuocoLand’s latest riverfront development located within River Valley in prime District 9, received a strong response when it was launched on 7 March 2026. A total of 410 units, or 90% of the condominium’s 455 units, were sold at an average selling price of S\$3,266 psf, while the highest achieved was \$3,693 psf. The units sold were priced from S\$1,548,000 for a two-bedroom unit to S\$6,722,000 for a four-bedroom unit.

River Modern comprises 455 units spread over two 36-storey residential blocks. There was strong demand for all unit types, with 88% of the 175 two-bedroom units, 95% of the 210 three-bedroom units and 80% of the 70 four-bedroom units sold.

Singaporeans and permanent residents accounted for nearly all the buyers. The majority are owner-occupiers, with a range of household sizes, from singles to multi-generational families. They were attracted to River Modern’s prime location, rare riverfront setting, lush landscaping and proximity to many established schools, including River Valley Primary School, which is just across the road.

River Modern offers residents unrivalled convenience with the development directly connected to Great World MRT station on the Thomson-East Coast Line (“TEL”). Orchard Road, the Central Business District (“CBD”), Singapore Botanic Gardens, Marina Bay, and East Coast Park are just one train ride away. In addition, residents will enjoy seamless access to Great World shopping mall via an underground pedestrian network.

Ms Dora Chng, Residential Director, GuocoLand, said, “Many of our buyers were drawn to the exceptional attributes of River Modern’s site. They also believed in GuocoLand’s strong branding and our capabilities to deliver homes with efficient layouts, lush landscaping and thoughtful facilities that make for a highly-livable development.”

River Modern is expected to be completed in 2030. When completed, the development will attain the Building and Construction Authority's Green Mark Platinum (Super Low Energy) certification with Maintainability Badge.

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\$7.00 billion as at 31 December 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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