



OrangeTee
Markets & Analytics



INVESTMENT POTENTIAL OF DISTRICT 25

Consumer Investment Playbook

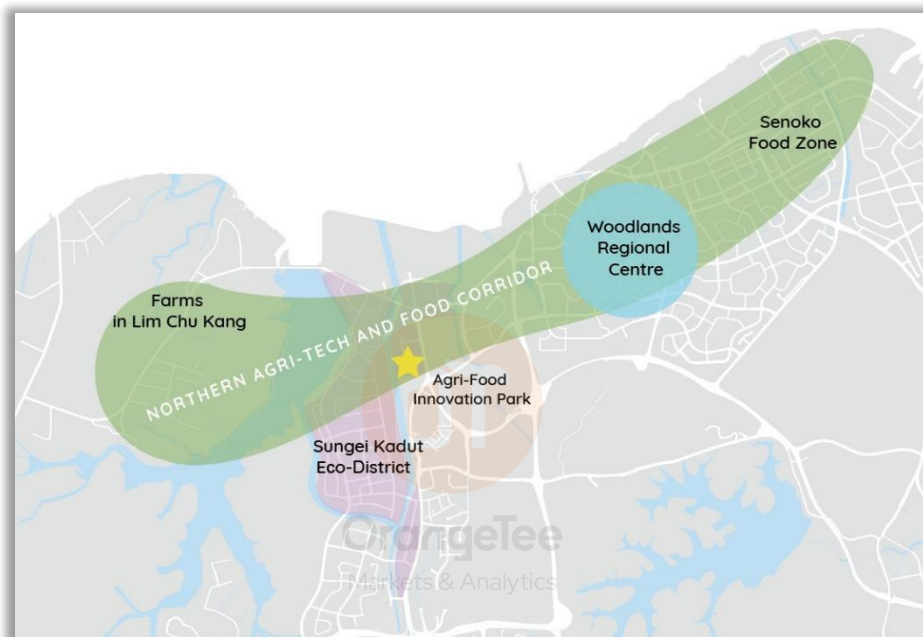
Experience the buzz of District 25 (D25), an exciting up-and-coming district in Singapore that is at the heart of the transformation story in the North.

Encompassing Kranji and Woodgrove, this vibrant northern part of the island entices residents and visitors with its easy access to workplaces, shopping malls, and recreational amenities. D25 is set to undergo rapid evolution with new housing supply planned for the area after more than a decade!

There are 3 key reasons why private homes in District 25 offer a lucrative investment prospect for Singaporeans who are looking to grow their wealth:

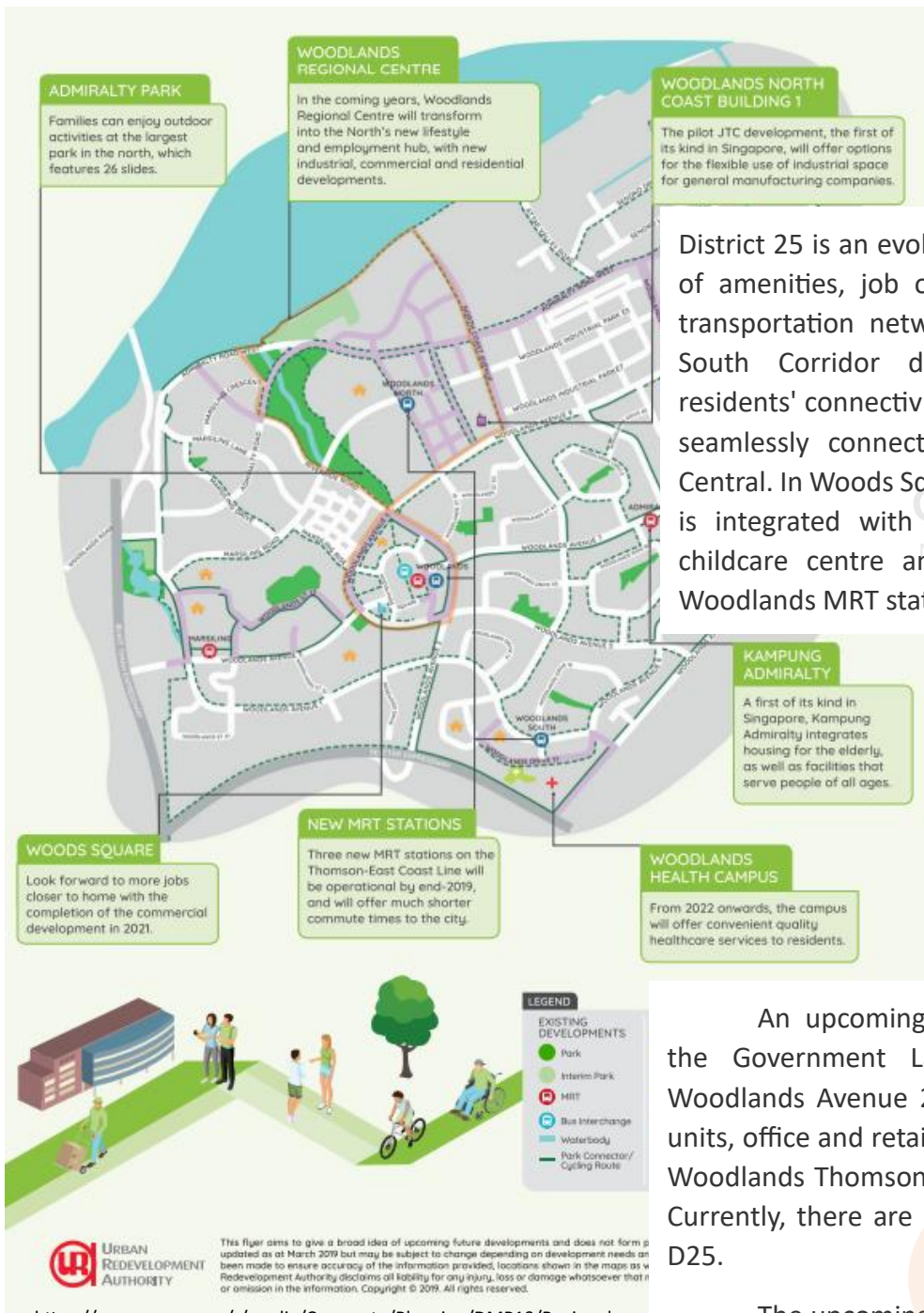
1. **D25 is set to undergo major transformation**
2. **Strong record of price appreciation in D25**
3. **Keen rental potential of homes in D25**

1. D25 URA Masterplan Transformation



District 25 is poised to be the vibrant epicentre of the Northern region's exciting transformation, nestled near the Woodlands Regional Centre. This prime location offers residents the chance to immerse themselves in a thriving economic hub, complete with office spaces, retail outlets, business parks, and industrial facilities.

The opening and the expansion of the Thomson-East Coast MRT line enables faster connectivity by vastly shortening the time taken to travel all the way from Woodlands North to the Central Business District (CBD). With convenient MRT interchanges along the way, residents can look forward to seamless commute across the island.



District 25 is an evolving area with a wide range of amenities, job opportunities, and a strong transportation network. The upcoming North-South Corridor development will improve residents' connectivity to the city. Spaces will be seamlessly connected throughout Woodlands Central. In Woods Square, an office development is integrated with retail, F&B outlets and a childcare centre amidst direct connection to Woodlands MRT station.

An upcoming mixed-use development on the Government Land Sales Reserve List at Woodlands Avenue 2 will comprise of residential units, office and retail spaces that are linked to the Woodlands Thomson-East Coast Line MRT station. Currently, there are no new land sales for sale in D25.

The upcoming development of the RTS Link or Johor Bahru- Singapore Rapid Transit System Link will improve cross-border travel to Malaysia in the near future. This will benefit residents in Woodlands, allowing them to use the RTS to travel to Johor Bahru and potentially experience a lower cost of living.

New housing supply after more than a decade will support the growth and transformation of D25, allowing workers to be situated near the bustling economic hub.

<https://www.ura.gov.sg/-/media/Corporate/Planning/DMP19/Regional-Resources/North-Flyers/Woodlands.pdf>

Source: URA, OrangeTee Markets & Analytics

2. Strong price growth of homes in D25

Discover the lucrative opportunities of investing in a private home in District 25!

Private homes in D25 are highly profitable. Based on URA data, an impressive 85.4 per cent of all private and executive condominiums that were bought and resold between 1995 to 2023 recorded profits. This surpasses the island-wide profitability rate of 83.2 per cent for private and executive condominiums.

More than 110 units made a gross profit of at least S\$500,000, and 14 units made a gross profit of above S\$700,000. The highest profit achieved by a private condominium in D25 was a unit at Rosewood, which was purchased in 2002 at S\$756,360 and resold in 2022 for S\$1.705 million, leading to a profit of just under S\$950,000.

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Most Profitable Deals in District 25

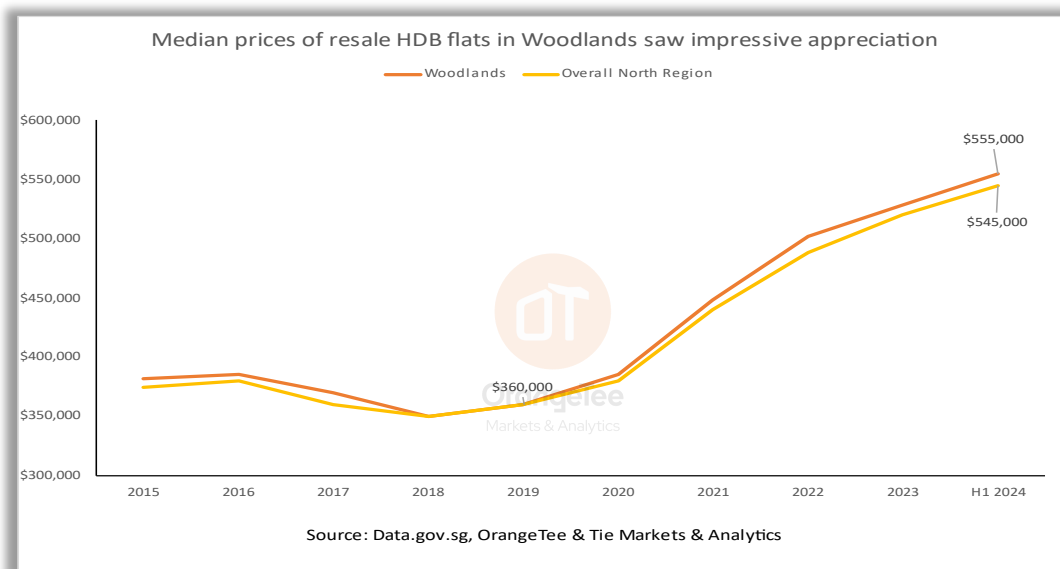
Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit Before SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (Sqft)
ROSEWOOD	Q1-2002	\$756,360	Q4-2022	\$1,705,000	\$948,640	21	Woodlands	LH	Condominium	1959
WOODSVALE	Q3-1998	\$712,100	Q1-2021	\$1,620,000	\$907,900	23	Woodlands	LH	Executive Condominium	2443
WOODSVALE	Q4-1998	\$598,300	Q4-2022	\$1,500,000	\$901,700	24	Woodlands	LH	Executive Condominium	2196
ROSEWOOD	Q1-2002	\$638,700	Q4-2023	\$1,500,000	\$861,300	22	Woodlands	LH	Condominium	1679
WOODGROVE CONDOMINIUM	Q4-1998	\$828,000	Q1-2013	\$1,680,000	\$852,000	14	Woodlands	LH	Condominium	2626
WOODGROVE CONDOMINIUM	Q4-1998	\$688,000	Q4-2021	\$1,460,000	\$772,000	23	Woodlands	LH	Condominium	2034
NORTHOAKS	Q3-1998	\$504,000	Q1-2023	\$1,268,000	\$764,000	24	Woodlands	LH	Executive Condominium	1604
CASABLANCA	Q4-2002	\$675,360	Q4-2023	\$1,428,888	\$753,528	21	Woodlands	LH	Condominium	1313
NORTHOAKS	Q3-1998	\$564,500	Q2-2023	\$1,300,000	\$735,500	25	Woodlands	LH	Executive Condominium	1636
ROSEWOOD	Q1-2002	\$766,840	Q2-2021	\$1,500,000	\$733,160	19	Woodlands	LH	Condominium	2153
WOODGROVE CONDOMINIUM	Q1-1999	\$680,000	Q1-2013	\$1,400,000	\$720,000	14	Woodlands	LH	Condominium	2024
BELLEWOODS	Q4-2016	\$1,214,220	Q4-2023	\$1,930,000	\$715,780	7	Woodlands	LH	Executive Condominium	1679
NORTHOAKS	Q3-1998	\$369,700	Q3-2023	\$1,080,000	\$710,300	25	Woodlands	LH	Executive Condominium	1173
BELLEWOODS	Q3-2015	\$1,145,000	Q3-2023	\$1,850,000	\$705,000	8	Woodlands	LH	Executive Condominium	1561
NORTHOAKS	Q2-2000	\$757,800	Q1-2022	\$1,450,000	\$692,200	22	Woodlands	LH	Executive Condominium	2486

Source: URA, OrangeTee Markets & Analytics

HDB upgraders in Woodlands have been seizing the opportunity to invest in private homes in D25. The allure of higher flat prices is providing them with the financial muscle to upgrade to private properties. It's a smart move that's paying off for many savvy homeowners.

For instance, HDB data from 2019 to the first half of 2024 reveals that the median price growth of HDB resale flats in Woodlands was higher than in the whole Northern Region. In 2019, the median resale price of HDB flats in both the North Region and Woodlands was S\$360,000.

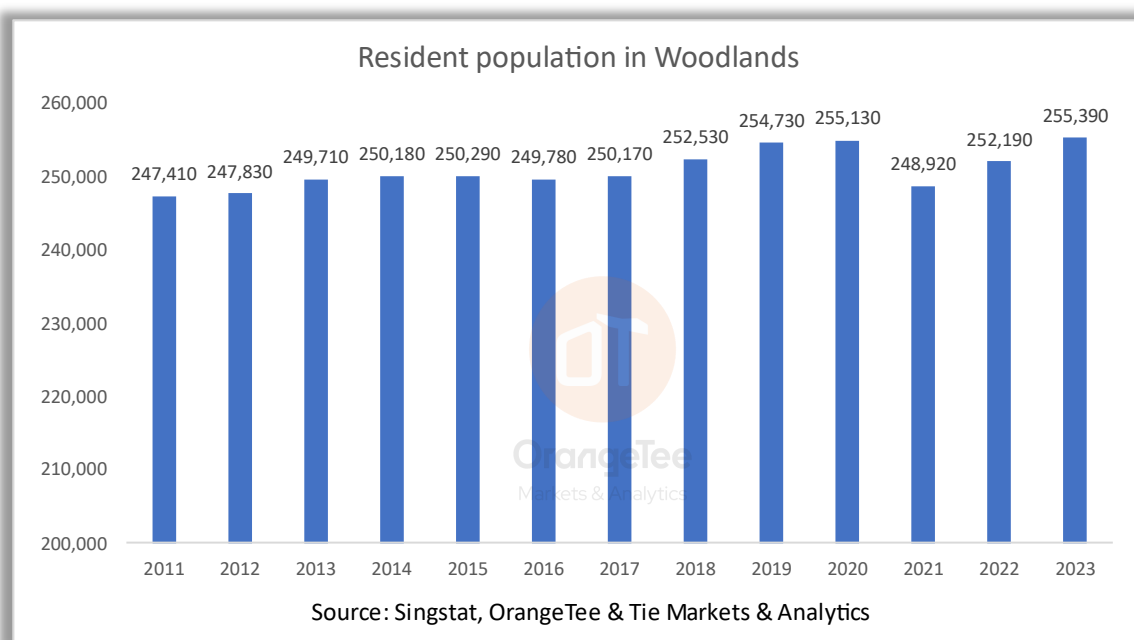
However, the HDB resale prices in Woodlands grew by over 54 per cent in the first half of 2024 to reach S\$555,000, compared to the North Region's growth of over 51 per cent to S\$545,000.



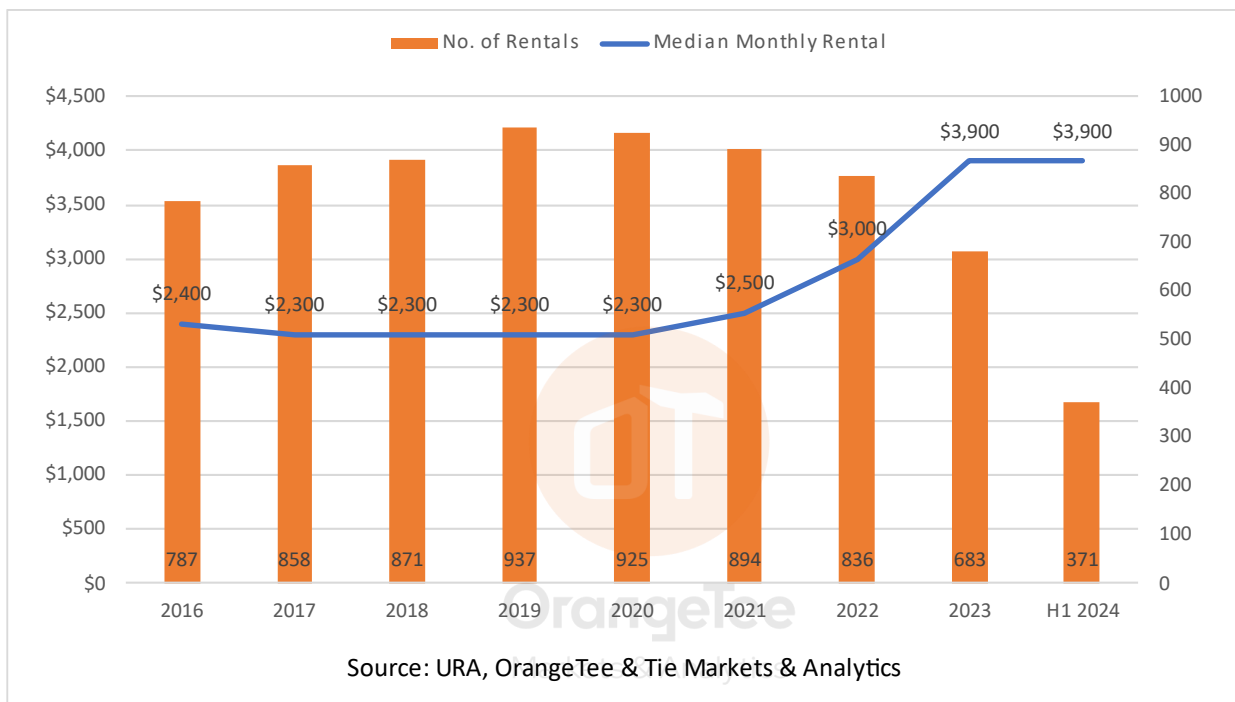
Woodlands is a fast-growing estate, and we may see more flat owners upgrading to private homes.

Over the past 13 years, the population has risen to its peak as of June 2023, with over 255 thousand residents in Woodlands. Despite a decline in 2021 due to the COVID-19 pandemic, the number of residents in 2023 has rebounded and even surpassed the previous peak in 2020. This will lead to a higher demand for housing, and as the population continues to grow, this demand is expected to increase further.

Rising HDB resale flat prices will make it easier for homeowners to upgrade as they seek to capitalize on the strong profitability of private housing.



3. Strong rental potential

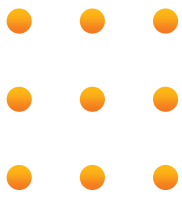


The rental potential of private homes in D25 remain strong. Data from URA shows that from 2019 to the first half of 2024, the median monthly rents of private and executive condominiums climbed by an astounding 69.6 per cent.

As the population in Woodlands continues to grow, the demand for housing is on the rise. With a shortage of housing options, the appeal of properties in D25 for renting is stronger than ever and is likely to remain so in the future.

With the various plans to transform the district, which include creating new spaces for businesses, industry, research & development, and learning & innovation, the demand for homes is likely to increase.

The expansion of industrial and business space in Woodlands will also ensure a steady pool of potential renters among workers. Those investors who wish to benefit from the strong rental potential of D25 and earn rental income would do well to consider investing in a home here.

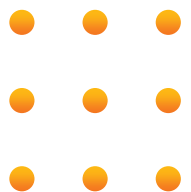


Distinctive Features of District 25



Source: OrangeTee Markets & Analytics

Based on the investment potential and upcoming development plans, buyers should not wait too long to purchase a home in District 25. They should take advantage of today's opportunity to buy a condo within District 25. Doing so will not only allow them to enjoy the attractive locational benefits and future developments, but also guarantee that their investment will yield financial benefits in the long run.



For the pleasure of owning a home in District 25, please contact your preferred OrangeTee sales advisor.

Don't miss out on this chance to capitalize on a sound investment that promises substantial benefits!