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ONE CHUAN GROVE

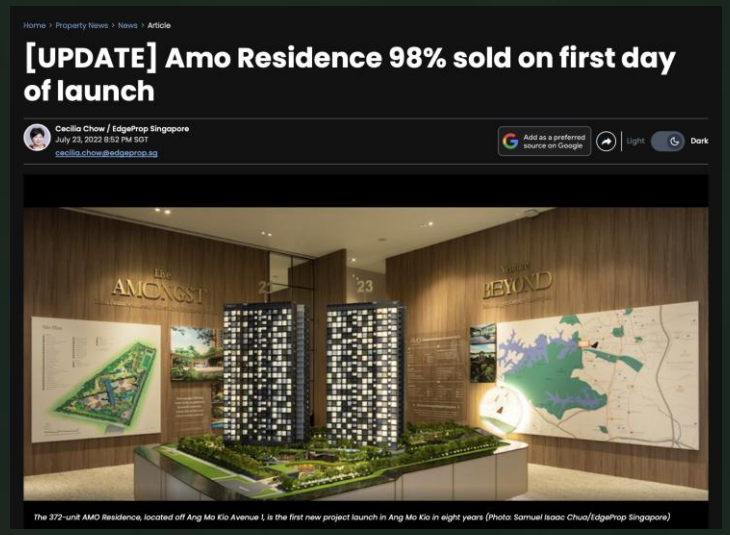






Day 1 Sales


Thomson Reserve launch sales hit over 90% or 1,143 units at average of $2,900 psf
Cecilia Chow / EdgeProp Singapore
November 1, 2025 12:08 AM SGT
cecilia.chow@edgeprop.sg
Add as a preferred source on Google
Light
Dark
The strong sales followed a record turnout of 32,000 visitors over two weekends of public preview (Photo: UOL Group)


Home > Property News > News > Article
[UPDATE] Amo Residence 98% sold on first day of launch
Cecilia Chow / EdgeProp Singapore
July 23, 2022 8:52 PM SGT
cecilia.chow@edgeprop.sg
Add as a preferred source on Google
Light
Dark
AMO NST
BEYOND
The 372-unit AMO Residence, located off Ang Mo Kio Avenue 1, is the first new project launch in Ang Mo Kio in eight years (Photo: Samuel Isaac Chua/EdgeProp Singapore)


PropNex
CHUAN PARK
鑫丰瑞府
Congratulations
KINGSFORD
鑫丰地产
(RESIDENTIAL)
100%
SOLD OUT!

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Park Town

ONE CHUAN GROVE

ParkTown Residence





Details	Information
Official launch date	**22 February 2025**
Preview date	7 February 2025
Average launch price	**S$2,360 PSF**
Starting launch price	S$2,135 PSF
Total units	1,193
Units sold launch weekend	1,041 (87.3%)
Location	Tampines North, District 18
Region	OCR
Tenure	99-year leasehold
Developers	UOL, SingLand & CapitaLand Development

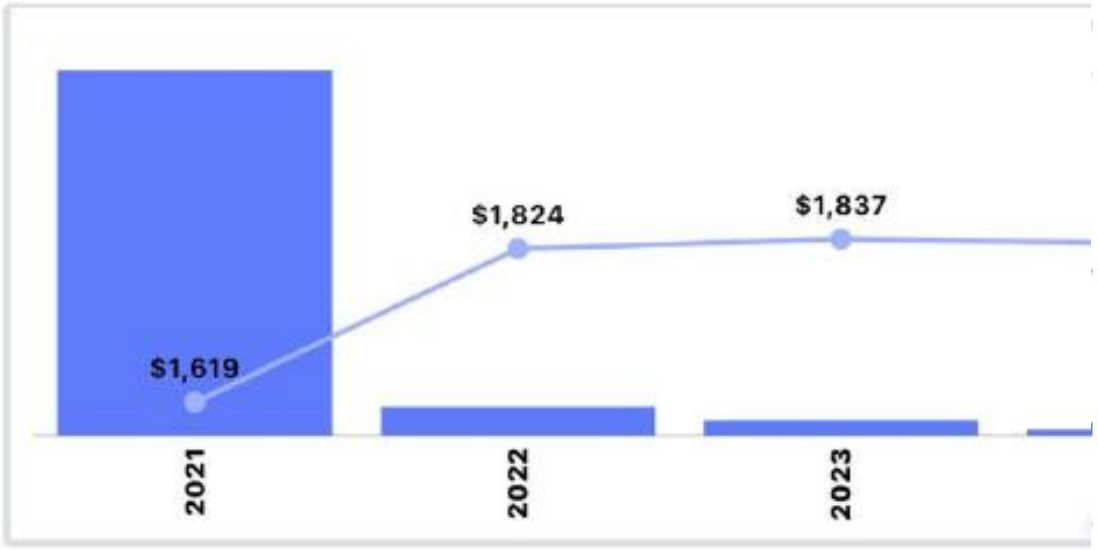
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Without Park Town, P8 is not easy.

ONE CHUAN GROVE

ProTrend

Yearly · 2021 - 2026



Overall

Name	Type	Min. Avg Psf	Max. Avg Psf	Avg. Ps
Pasir Ris 8	Condo (Sale)	$1,619	$2,067	$1,688

Advanced Filter ⌄ Latest ⌄

11 Apr 2025 — Pasir Ris 8

16 Pasir Ris Drive — $2.000M

1066sqft 3 — $1877 psf

Real Analysis: REALAgent

Estimated Days on Market:	1 months 4 weeks
Previous Sale Price:	$1.585M
Previous Sale Date:	24 Jul 2021
Gain/Loss:	$415.00K ↑ (+26.18%)

Source:	Agency
Built Year:	2025
Property Type:	Apartment
Sale Type:	Sub sale ⓘ

Without Park Town, Pinery Is not Easy!

ProTrend

Monthly · Mar 26 - Sep 26

Date Generated: 25 Sep 2026



Project

Name	Type	Unit Type	Min. Avg Psf	Max. Avg Psf	Avg. Psf	Min. Avg Price	Max. Avg Price	Avg. Price	Volume
Pinery Residences(D18) · TOP 2030, 99-103 Years	Condo (Sale)	2, 3, 4, 5+	$2,550	$2,614	$2,551	$2,110,000	$3,240,333	$2,190,830	552
Parktown Residence(D18) · TOP 2030, 99-103 Years	Condo (Sale)	1, 2, 3, 4, 5+	$2,263	$2,314	$2,302	$2,672,333	$3,453,000	$2,943,111	44

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Pullman Case Study

ONE CHUAN GROVE

District 11 — Top 5 highest PSF achieved

Highest individual recorded transaction per project, not average PSF.

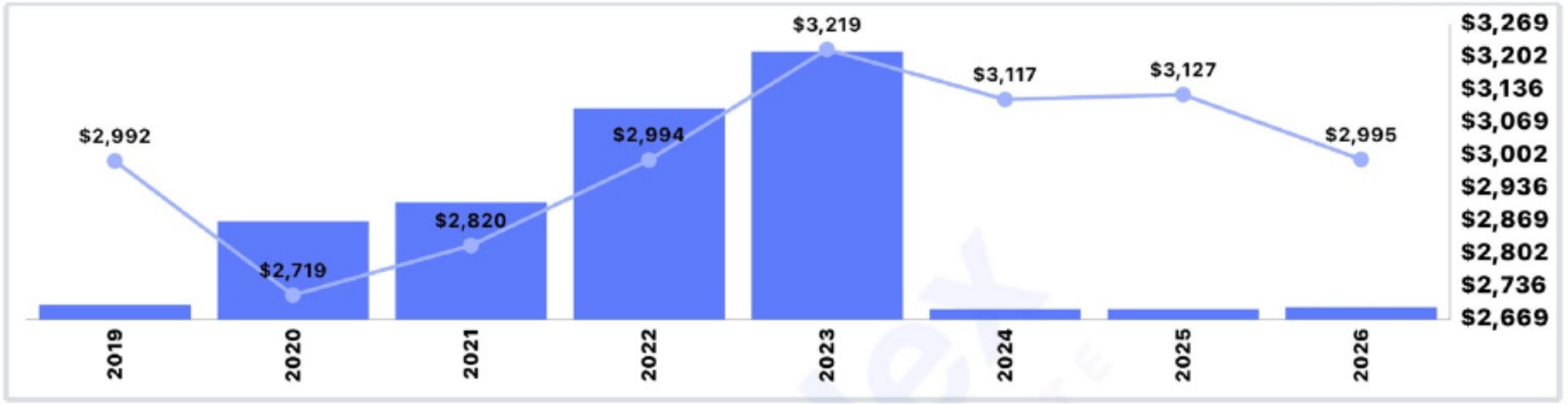
Rank	Development	Highest PSF
1	Pullman Residences Newton	S$3,729
2	32 Gilstead	S$3,592
3	Watten House	S$3,586
4	Peak Residence	S$2,722
5	Soleil @ Sinaran	S$2,405

Pullman Case Study

ProTrend

Yearly · 2019 - 2026

Date Generated: 23 Oct 2026



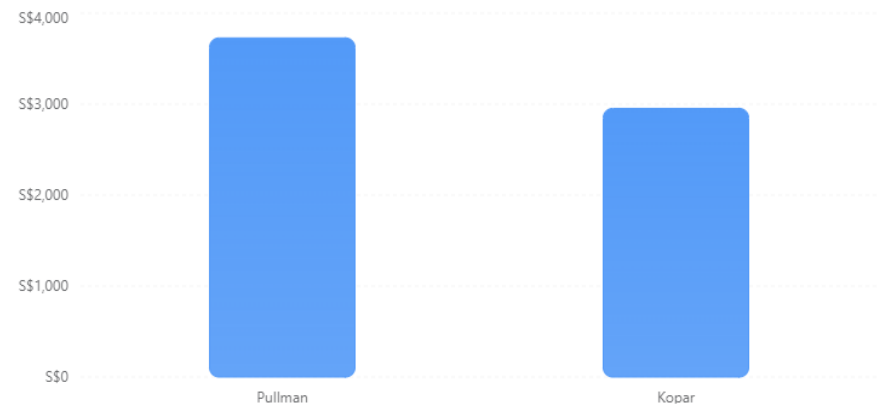
Overall

Name	Type	Min. Avg Psf	Max. Avg Psf	Avg. Psf	Min. Avg Price	Max. Avg Price	Avg. Price	No. Of Project	No. Of HDB	Volume
Pullman Residences Newton	Condo (Sale)	$2,719	$3,219	$3,015	$1,795,638	$3,607,600	$2,409,080	1	-	355

Kopar Case Study

Highest historical transaction PSF

S$ per square foot; all recorded sales, not resale-only records.



Pullman's record is approximately **26% higher** than Kopar's. However, both record figures relate to 2023 transactions, so neither should be treated as an achievable resale price for a typical unit today.

3. Which development has more profitable units?

Based on matched purchase-and-resale transactions reported by PropertyNoob through September 2026:

Kopar at Newton 95.1%

58 profitable — 3 unprofitable

Pullman Residences 84.6%

11 profitable — 2 unprofitable

Kopar Vs Pullman

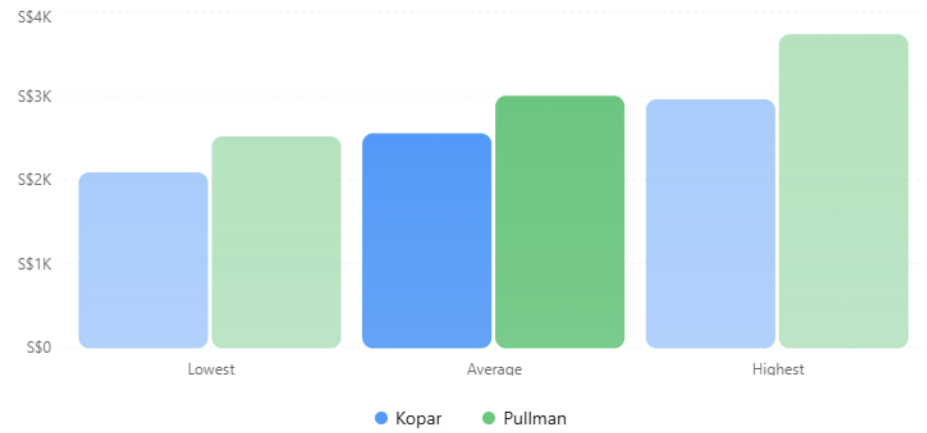
Kopar vs Pullman — Lowest, Average & Highest PSF

PSF comparison	Kopar at Newton (D9)	Pullman Residences (D11)
Lowest ever	S$2,083	S$2,512
Average (last 12 months)	S$2,548	S$2,995
Highest ever	S$2,954	S$3,729
Tenure	99-year	Freehold

Historical lowest and highest transactions, with trailing 12-month average PSF as reported by EdgeProp.

PSF Comparison

S$ per square foot



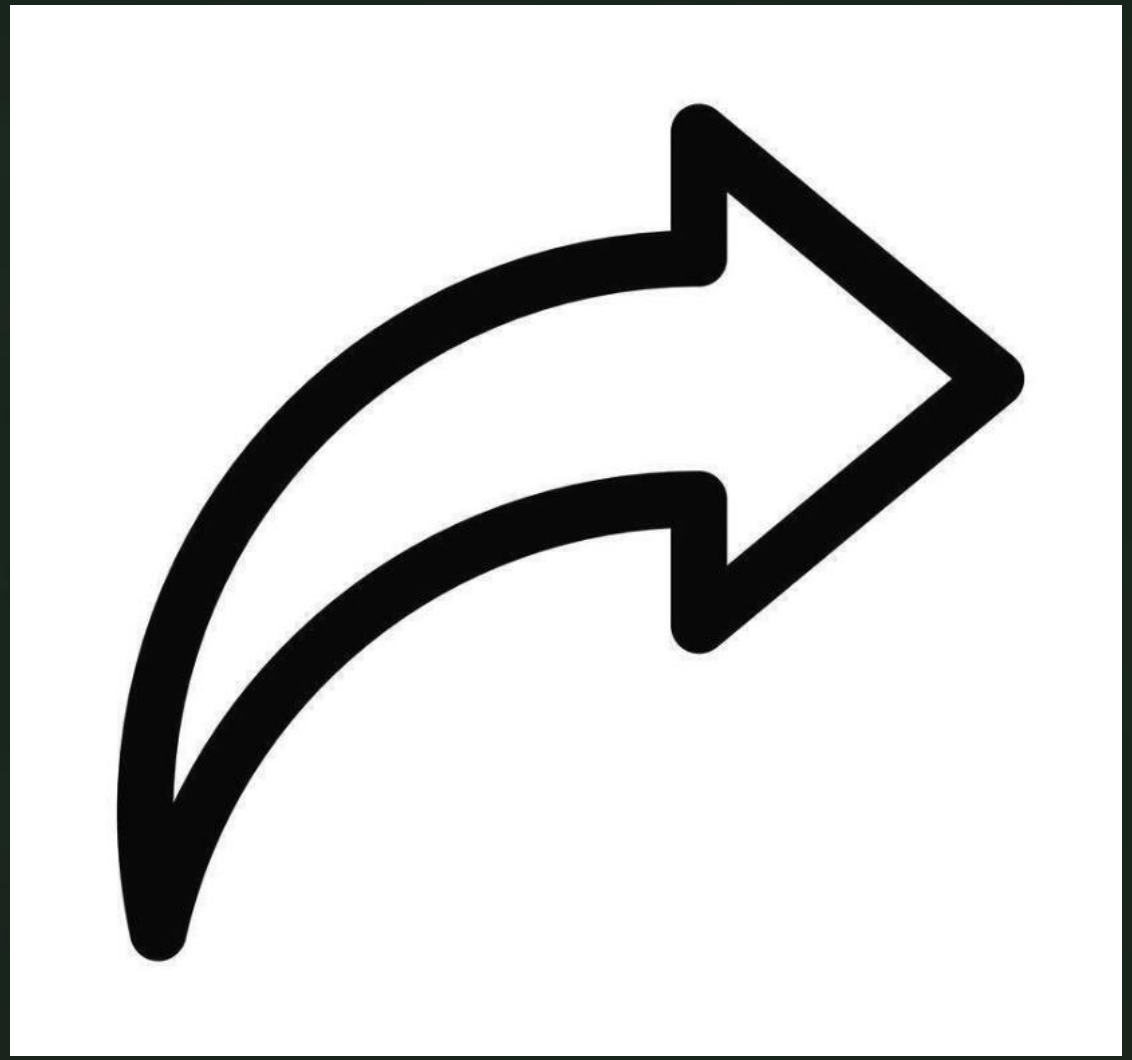
Key takeaway: Pullman commands approximately **17.5% h**[illegible]**er average PSF** than Kopar, while Kopar has historically recorded more profitable resale transactions.

What can we learn from the above case studies?

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High, Middle, Low

ONE CHUAN GROVE



One Chuan Grove Vs Hougang Central

	Chuan Grove P1 + P2	Hougang Central
Region	OCR, D19	OCR, D19
Tenure	**99 years**	**99 years**
Site area	**30,345.8 sqm / ~326,640 sq ft**	**46,899.4 sqm / ~504,821 sq ft**
Homes	**~1,056**	**~830–835**
Development type	Mainly residential, with shops/childcare	**Major integrated mixed-use development**
Land price	**$1.32751b combined**	**$1.50074b**
Land rate	**~$1,355 psf ppr blended**	**$1,179 psf ppr**
MRT	Walk to **Lorong Chuan CCL**	**Directly integrated with Hougang MRT**
Rail lines	CCL; Bishan NSL and Serangoon NEL are one stop away	**Existing NEL + future CRL interchange**
Bus interchange	No	**Yes — integrated**
Mall	No integrated mall; NTP+ nearby	**~300,000 sq ft NLA mall**, plus town plaza
Future MRT benefit	Circle Line already completed	**CRL targeted 2030**
Schools	Strong — St Gabriel's Pri, Kuo Chuan Presbyterian Pri etc.	Strong — CHIJ OLN, Punggol Pri, Montfort Junior, Yio Chu Kang Pri etc.
Current local new-launch benchmark	**Chuan Park ~ $2,679 psf 12-month median**	Hougang resale generally much lower; Florence ~ **$1,900 psf**
Analyst launch expectation	**Start ~$2,800; average ~$2,900–$3,000**	**~$2,500–$2,600+, currently estimated**

3 Questions

1. Is Hougang going to be the highest?
2. Is the “Analyst Price” correct by AI?
3. Who will pay for the access?

Is Hougang good for own stay or investment?

PropNex

ONE CHUAN GROVE

Hougang Central Integrated Development — Land Bid Price

Winning land bid

S$1,179 PSF PPR

S$1.5007 billion

Awarded 14 January 2026 CapitaLand +1



Sizeable site

Modest turnout

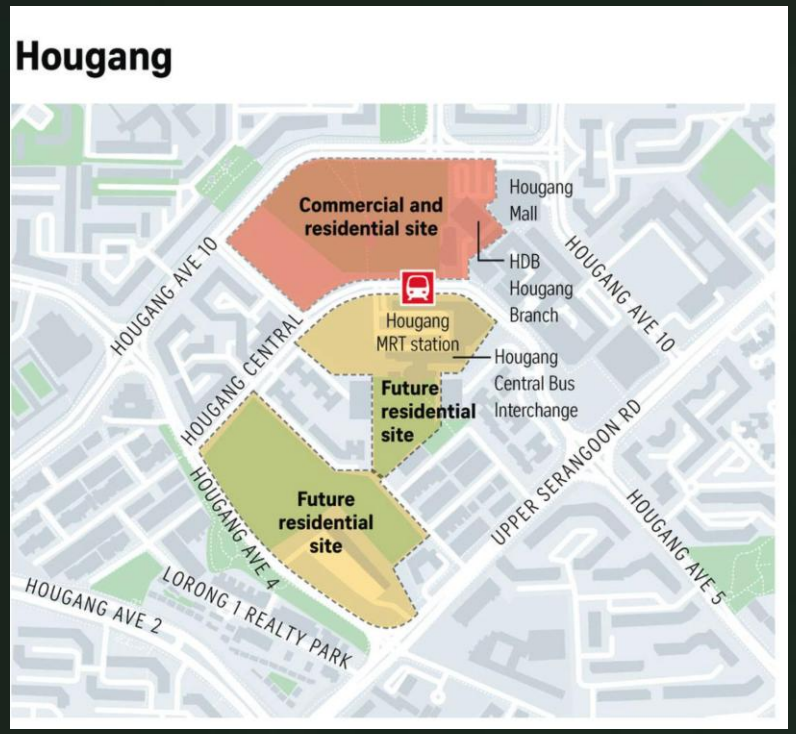
Bidders	Bid price (S$m)	S$psf ppr
Horizon Residential *(CapitaLand Development, UOL, Singapore Land, Kheng Leong)*, Horizon Commercial Trust *(CapitaLand Integrated Commercial Trust)*	1,500.74	1,178.87
Sim Lian Land, Sim Lian Development	1,470.50	1,155.12
Phoenix Property 1 *(Frasers Property, Lum Chang)*, Phoenix Property 2 *(Frasers Property, Lum Chang, Sekisui House)*	1,400.97	1,100.50

Note: Names of holding companies/parent companies in italics

SOURCE: HDB, ACRA

GRAPHIC: HYRIE RAHMAT, BT

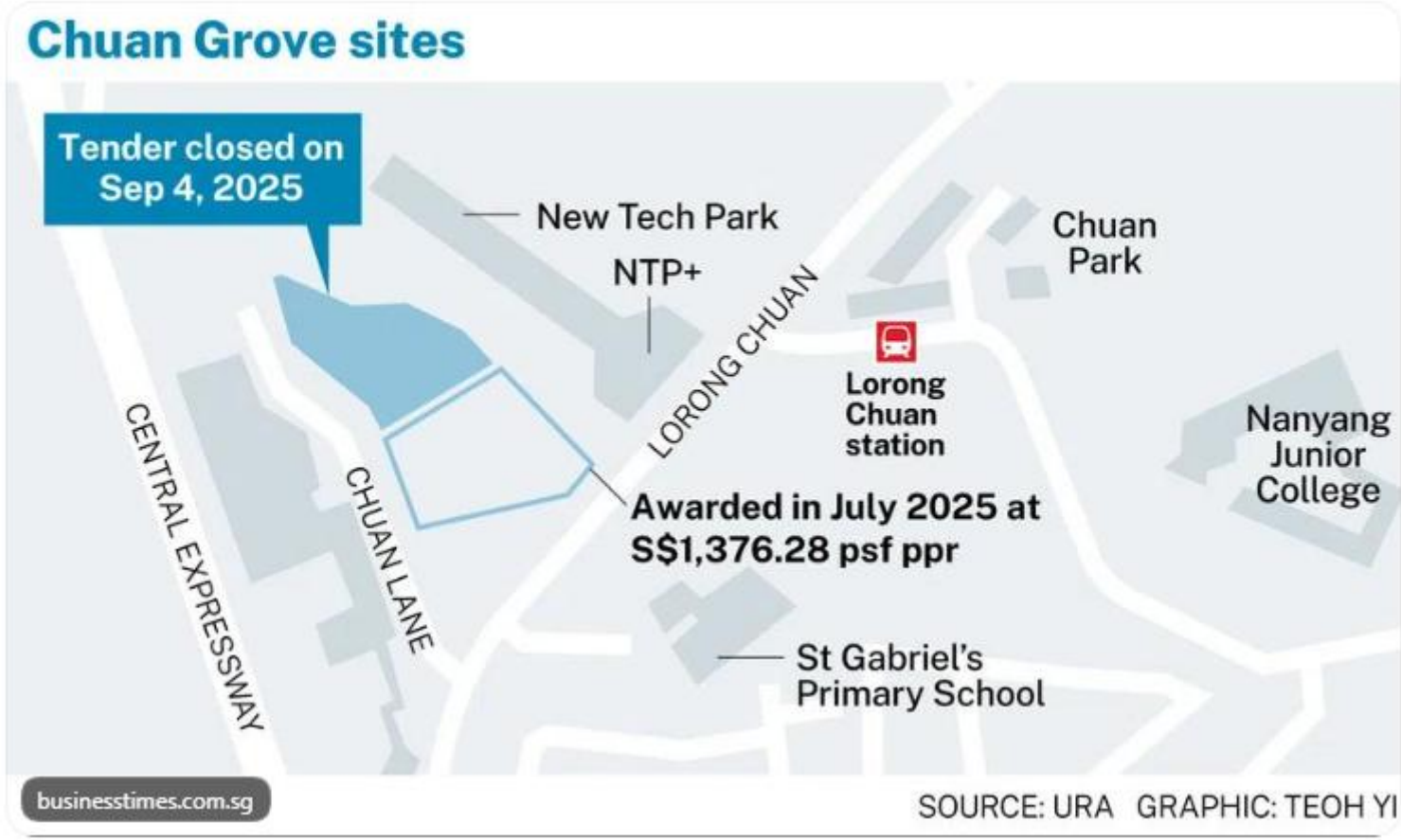
Why all developers bidding at only $11xx ppr only?





One very important caution: **do not compare $1,355 vs $1,179 as though they are exactly the same type of land cost.** Chuan Grove is essentially residential land, while Hougang Central's $1,179 psf ppr applies to a **mixed residential-commercial transport-hub site**. The residential and commercial components have separate development interests and cost allocations, so there is no public number today telling us the exact effective land cost of Hougang's residential component alone. SGX Links

Location of the two sites



PropNex

Plot 1 vs 2a+2b

ONE CHUAN GROVE

	Chuan Park	Chuan Grove
Tenure	99-year	99-year
Developer	Kingsford	Sing Holdings + Sunway
Units	916	About **1,055** across the two awarded plots
Land source	En-bloc redevelopment	GLS
Land cost	About **$1,256 psf ppr**	Parcel 1: **$1,376 psf ppr**; Parcel 2: **$1,331 psf ppr**
Launch	Nov 2024	Upcoming
Launch average	About **$2,579 psf**	Not yet officially priced
MRT	**Directly beside Lorong Chuan MRT**	Short walk to Lorong Chuan MRT
Main advantage	MRT convenience + already proven demand	Newer project, potentially larger development
Main challenge	Buyers entered earlier at lower market benchmark	Higher land cost means pricing pressure

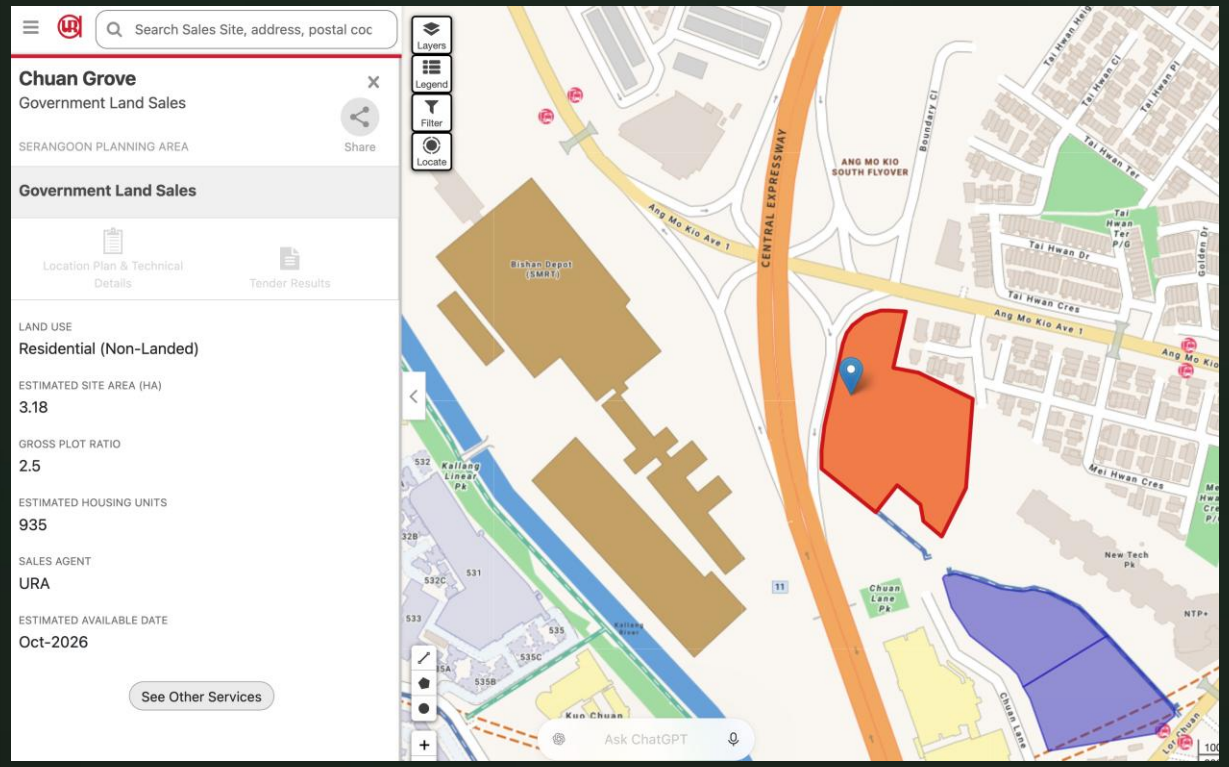
Chuan Park had a very strong launch: **696 of 916 units, or 76%, were sold during the launch weekend at an average of $2,579 psf.** BT The Business Tim... +1

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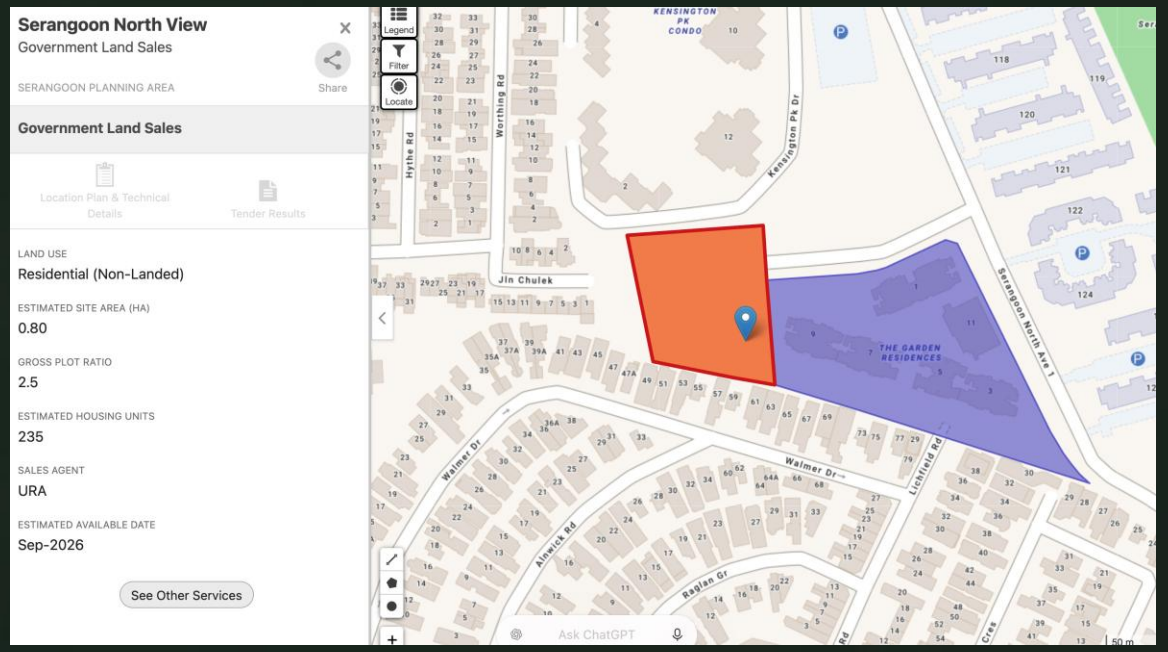
GLS Near Lor Chuan

ONE CHUAN GROVE

Lor Chuan GLS



Serangoon North



More GLS

MONEY

2 GLS sites at Chuan Grove and former Raffles Town Club could yield 1,180 homes



URA has launched two Government Land Sales (GLS) sites potentially adding 1,180 private homes.
PHOTO: 99.co

PUBLISHED ON **October 31, 2026 1:30 PM**
BY **ANANDA BAYU**

How much will Lor Chuan GLS cost ?



How much will Lor Chuan GLS cost ?



3 Plot of Lands



TR
Starting $2608
$1176 ppr
Average: $2900

Chuan 3?
ppr?
935 units

One Chuan Grove
$1355 ppr
1056 units
Starting $???

Chuan Park
$1256 ppr
916 units
Average $2579psf

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Buyer's Insider Guide

ONE CHUAN GROVE

UNIT MIX + SIZE COMPARISON

CHUAN PARK vs ONE CHUAN GROVE vs THOMSON RESERVE

CHUAN PARK
TOTAL 916 UNITS

TYPE	NO. OF UNITS	SIZE (SQFT)
1BR	—	—
2BR	403	700–883
3BR	431	915–1,507
4BR	60	1,335–1,679
5BR	22	1,550–1,841

ONE CHUAN GROVE
TOTAL 1,056 UNITS

TYPE	NO. OF UNITS	SIZE (SQFT)
1BR	3	474
2BR	471	581–710
3BR	315	807–1,001
4BR	240	1,076–1,356
5BR	27	1,561

THOMSON RESERVE
TOTAL 1,268 UNITS

TYPE	NO. OF UNITS	SIZE (SQFT)
1BR	—	—
2BR	716	592–775
3BR	350	947–1,152
4BR	174	1,238–1,485
5BR	28	1,808

MOST 3BR UNITS
431 homes | 47% of project

MOST 4BR UNITS
240 homes | 23% of project

MOST 2BR UNITS
716 homes | 56% of project

Sources: developer charts supplied | One Chuan Grove unit mix tentative, subject to authorities' approval | Sizes approximate; not necessarily like-for-like.

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JUMPSTART 2027

SINGAPORE'S LARGEST REAL ESTATE EVENT YET

REGISTER NOW!

SPECIAL THANKS TO

CAR CHOICE SINGAPORE

OVER

$818,000

WORTH OF GIFTS & PRIZES UP FOR GRABS!



DONGFENG 007

14 JAN THU

SINGAPORE EXPO APEX HALL 1

12 - 6PM

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JUMPSTART 2027

QUICK RECAP

THE EARLIER YOU ACT, THE MORE CHANCES YOU GET



200 CHANCES	1-31 OCT	RENEW CEA LICENCE + REGISTER JUMPSTART
100 CHANCES	1-30 NOV	RENEW CEA LICENCE + REGISTER JUMPSTART
50 CHANCES	1-31 DEC	REGISTER JUMPSTART
10 CHANCES	1-14 JAN	REGISTER JUMPSTART

IMPORTANT

JUMPSTART ATTENDANCE IS COMPULSORY TO BE ELIGIBLE TO WIN ANY LUCKY DRAW PRIZE.

REGISTER NOW!

SPECIAL THANKS TO

CAR CHOICE SINGAPORE

DONGFENG 007

MORE REASONS WHY
YOU SHOULD BE THERE

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LIMITED EDITION PLUSHIE



DJ NASH.D
Singapore-based DJ & Performing Artist

PROPNEX REPLAY
20 — YEAR-END 26 CELEBRATION



TOP PRIZE
ROLEX TIMEPIECE
WORTH
$13,000

2ND PRIZE
$6,888

3RD PRIZE
$3,888

4TH PRIZE
$1,888

AND MORE CASH PRIZES

REGISTER THROUGH YOUR IMMEDIATE SENIOR TEAM LEADER

Marquee Singapore

10 Dec

Doors Open at **630PM**

Event Starts at **7PM**

Early Bird Ticket
$138

Buffet Dinner Included

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HAVE YOU RENEWED YOUR SALESPERSON'S LICENCE IN CEA?

DEADLINE REMINDER

Complete the renewal in CEA e-Services early

Please renew your licence via **CEA e-Services** before the deadline to avoid any disruption to your practice.





Renew via CEA e-Services:
https://eservices.cea.gov.sg/ceaes

1 Log in to **CEA e-Services** and click **"Renew"**.

2 Complete the **CEA Renewal Survey**. For Q6 & Q9, retrieve the required information from **"My Transactions"** in Agent Suite.

Agent Suite → My Business → My Transactions

3 Complete the Registration Application and click **"Submit"**.

NEED ASSISTANCE?

Reach out to PropNex Renewal Team at **8178 8807**

CEA e-Services

Step-by-Step Renewal Guide

Please complete your renewal as soon as possible to avoid disruption to your practice.

Tagging Test



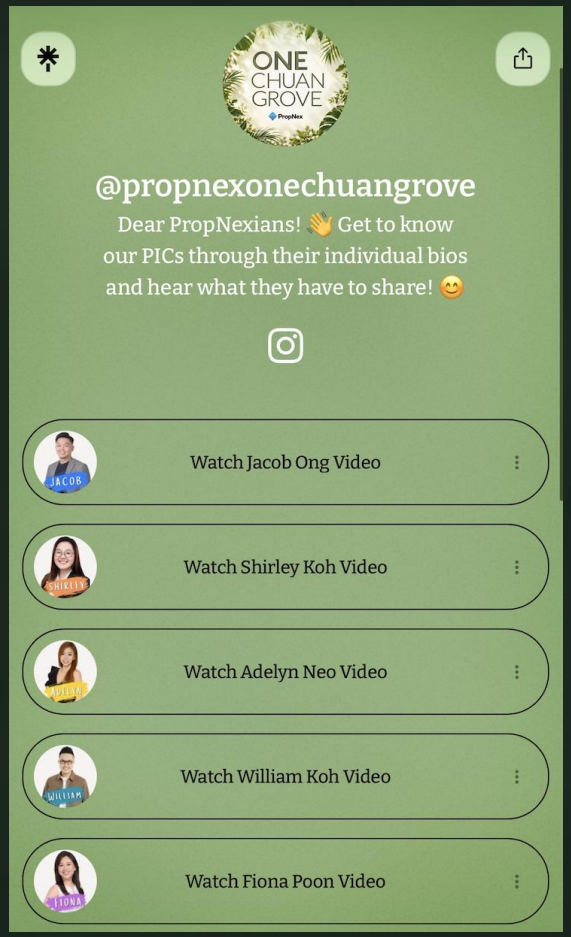
1. Tagger Test Announcement Phase 19 Nov 2026
   - Release tagger's template.
   - Add names into business and project suites.
   - Tagger's facilitation training.

2. Sales Mastery Training for Core Team Only.

PN ICB 2 Info Group

OCG Our PIC(s)


ONE CHUAN GROVE
PIC INTRODUCTION SLIDES
SCAN TO DOWNLOAD
4 November 2026 • PDF Slides


@propnexonechuangrove
Dear PropNexians! 👋 Get to know our PICs through their individual bios and hear what they have to share! 😊
Watch Jacob Ong Video
Watch Shirley Koh Video
Watch Adelyn Neo Video
Watch William Koh Video
Watch Fiona Poon Video

Golden Goose





PropNex

Golden Goose

ONE CHUAN GROVE

E^3 = Enter, Exit, Elevate

Why circle line?



What is Bishan 2.0





Bishan BTO Supply

Table 1: Classification of BTO Projects on Offer in June 2026 BTO Exercise

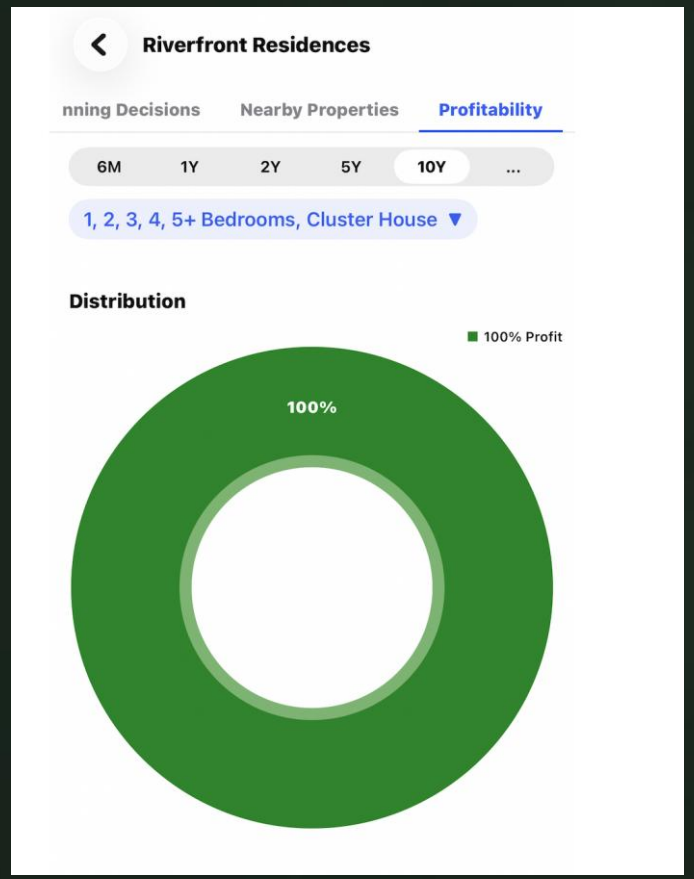
Classification	Project	Town
Standard Projects	Sembawang Portico	Sembawang
	Sembawang Brook	
	Woodgrove Acres	Woodlands
Plus Projects	Kebun Baru Ridge	Ang Mo Kio
	Kebun Baru Breeze	
Prime Projects	Lakeview Cascadia	Bishan
	Berlayar Rise	Bukit Merah

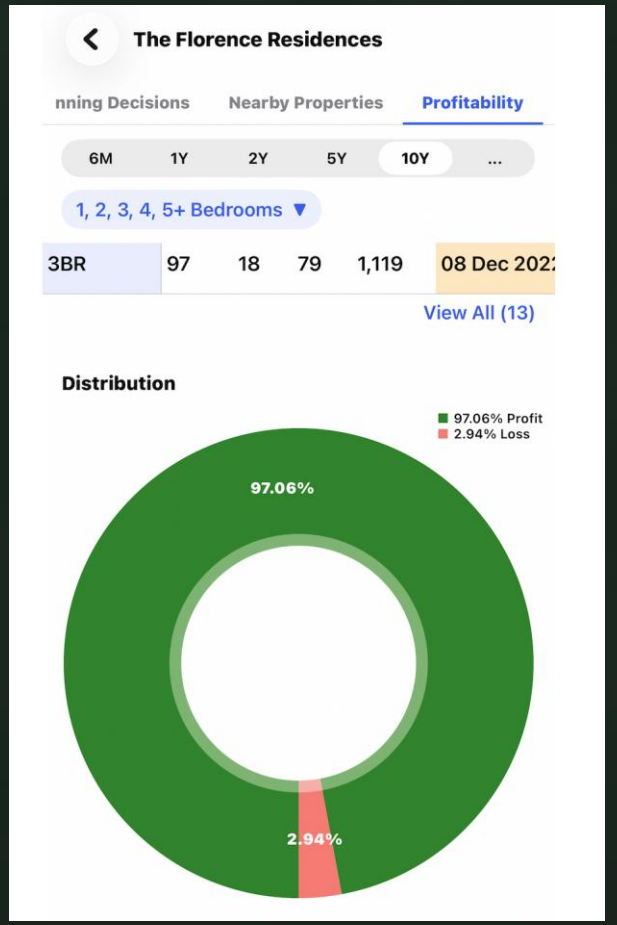
Prime Projects					
Bishan	Lakeview Cascadia	2-room Flexi	From $216,000	From $96,000	-
		4-room	From $534,000	From $479,000	$840,000; - $950,000
Bukit Merah	Berlayar Rise	2-room Flexi	From $247,000	From $127,000	-
		3-room	From $435,000	From $345,000	$740,000 -$771,000
		4-room	From $592,000	From $537,000	$938,888 - $1,068,000

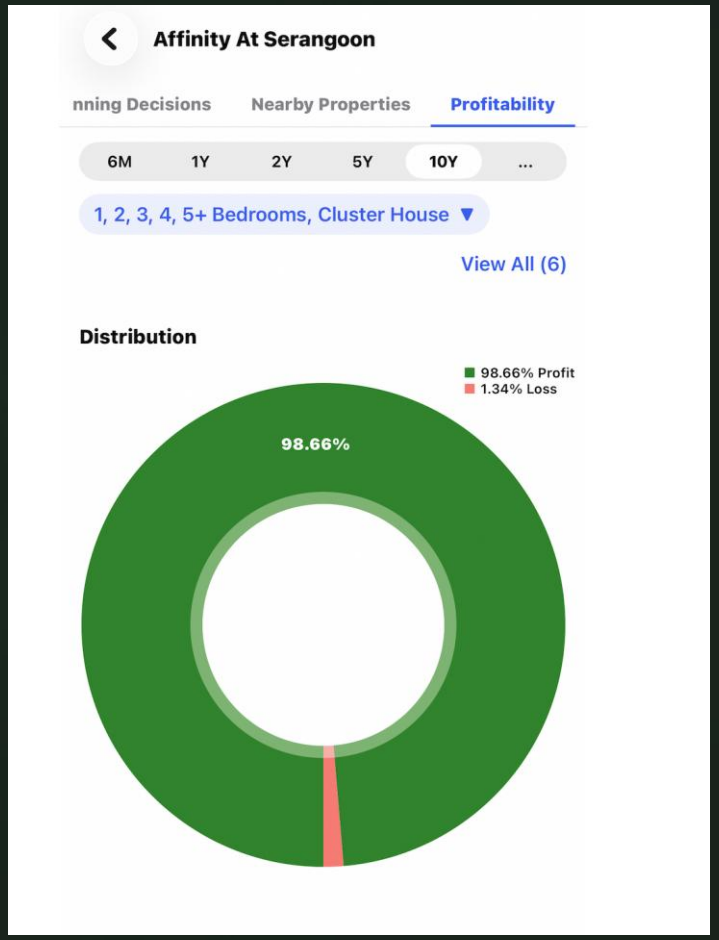
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ONE CHUAN GROVE

Mega Development, Complement each others



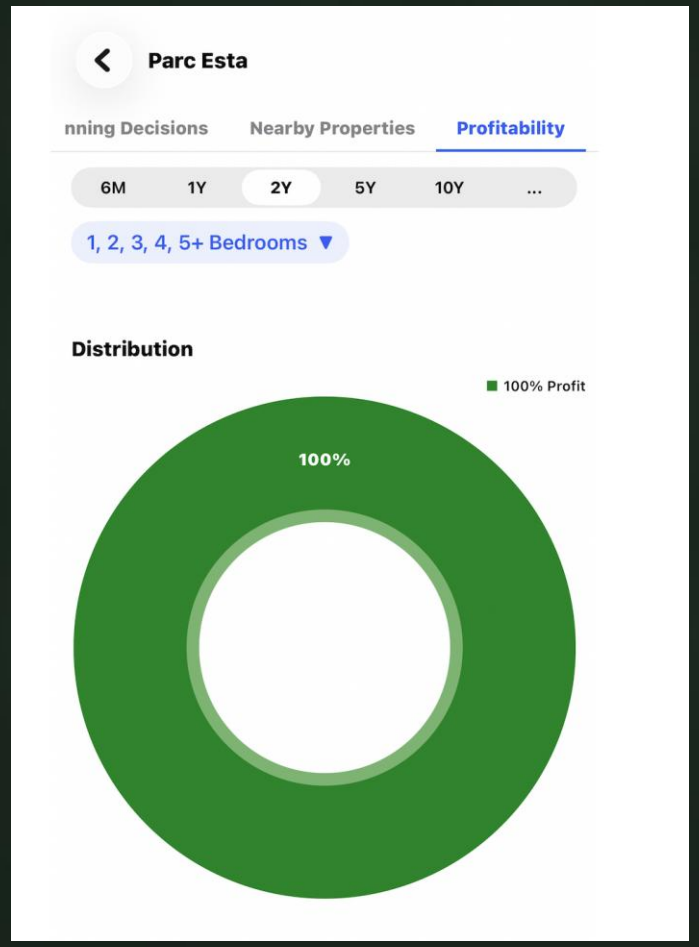


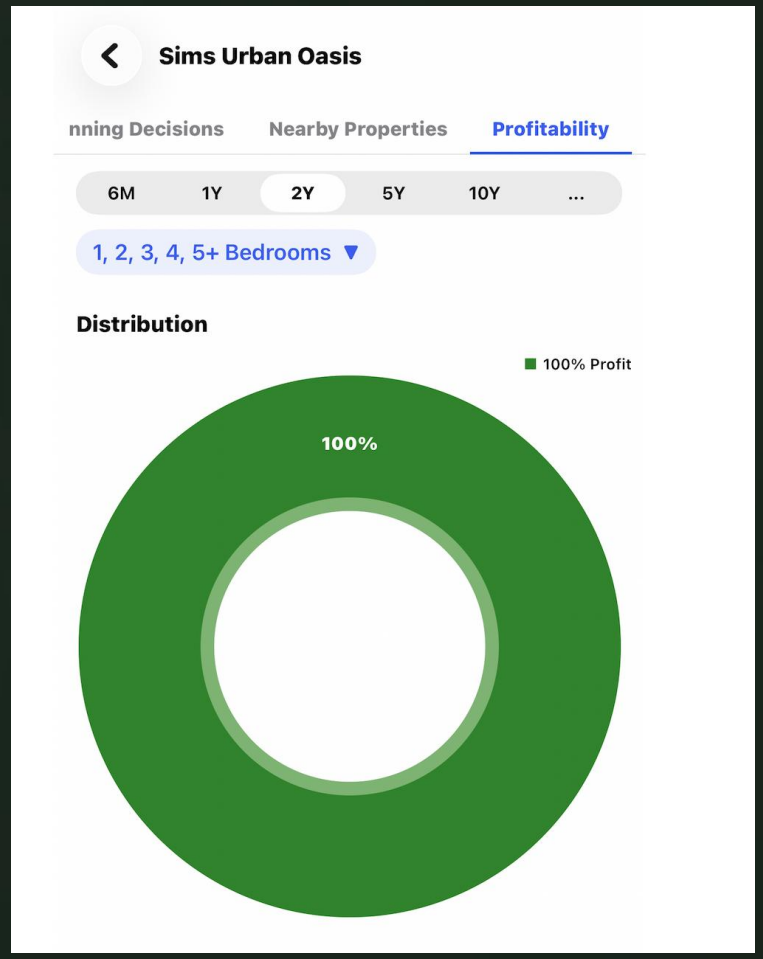


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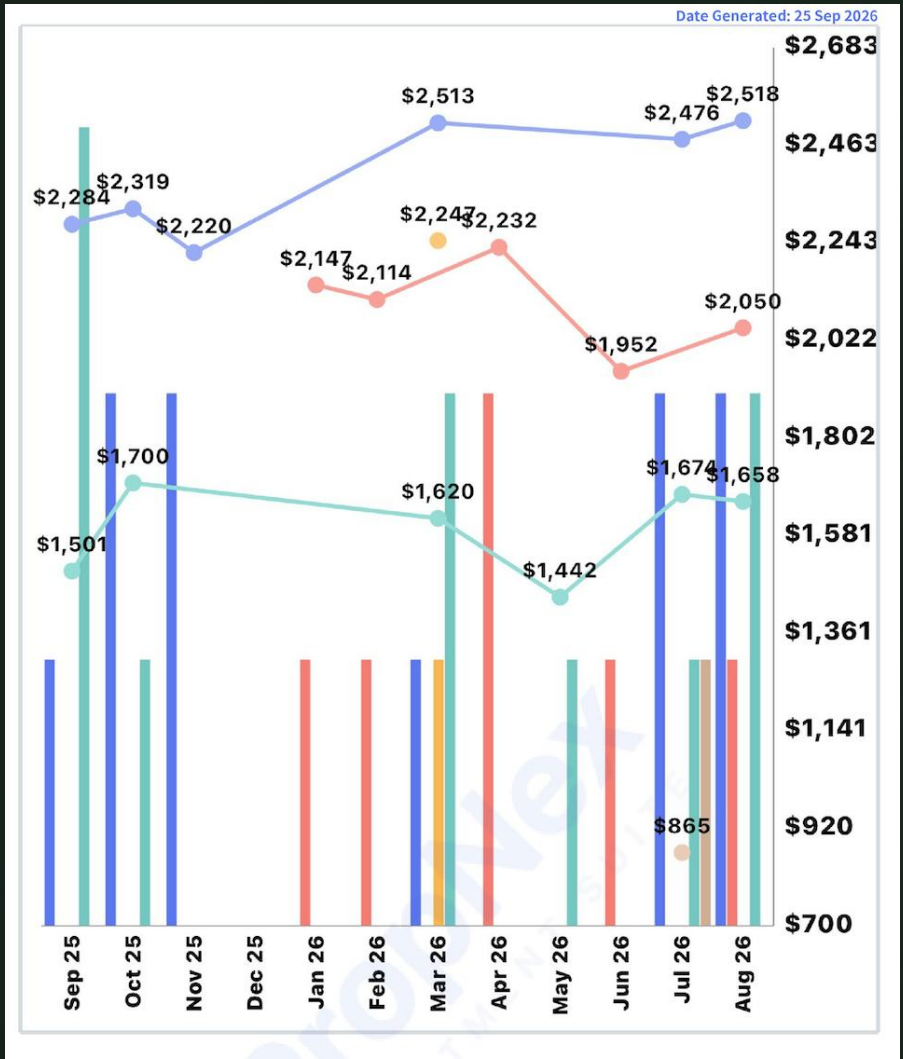
ONE CHUAN GROVE

Mega Development, Complement each others



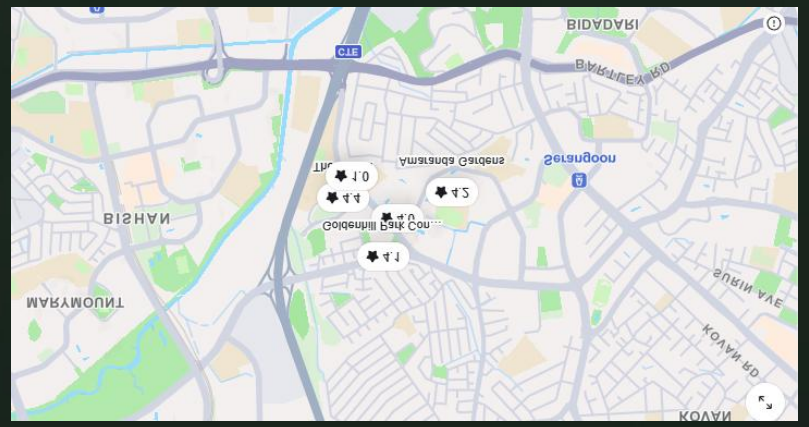


Properties Near Chuans

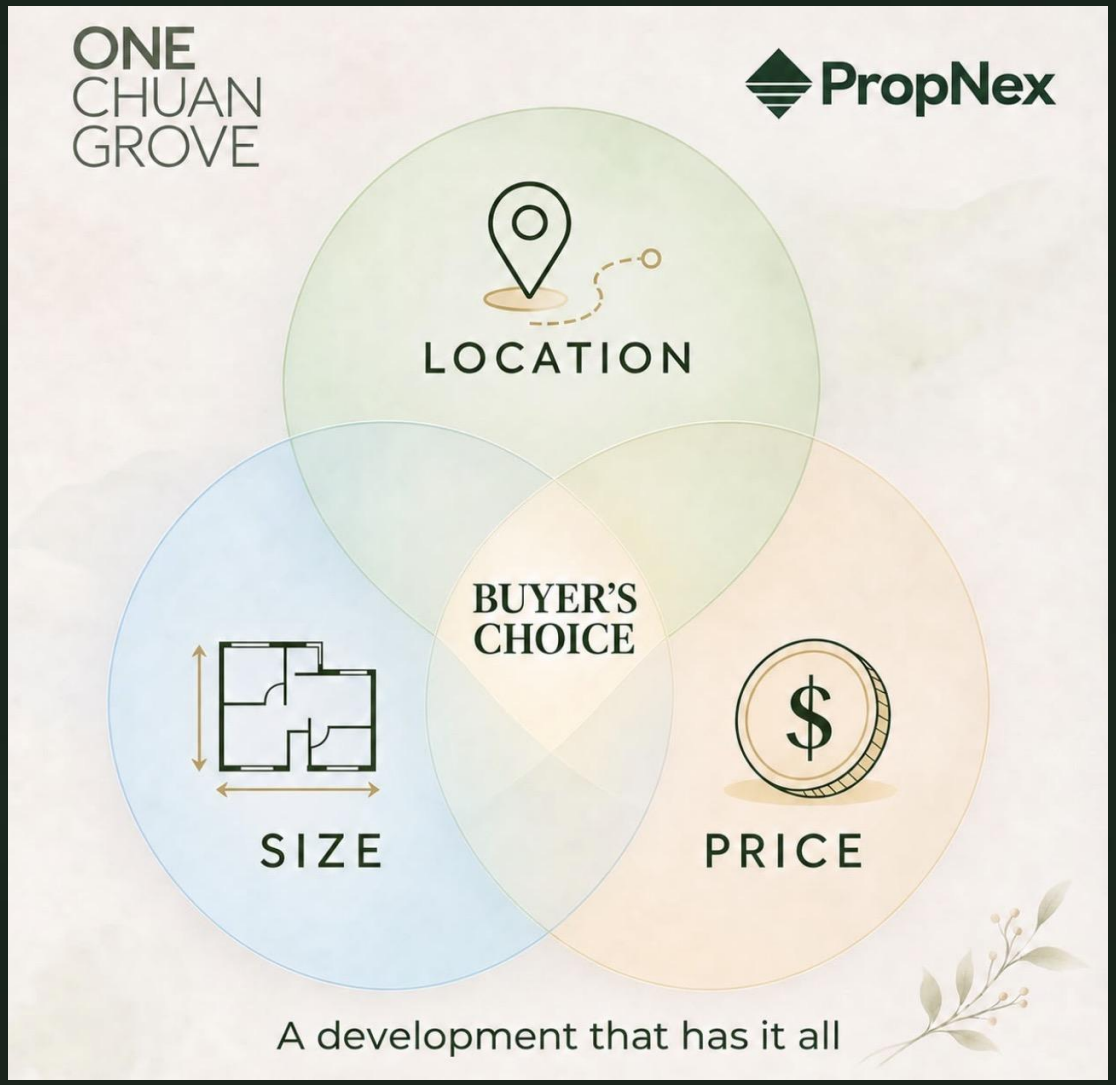


Project

Name	Type	Unit Type	Min. Avg Psf	Max. Avg Psf	Avg. Psf	Min. Avg Price	Max. Avg Price	Avg. Price	Volume
Goldenhill Park Condominium(D20) · TOP 2004, 999 Years/Freehold	Condo (Sale)	2, 3, 4	$2,220	$2,518	$2,386	$3,000,000	$3,575,000	$3,318,000	10
The Chuan(D19) · TOP 2008, 999 Years/Freehold	Condo (Sale)	1, 2, 3, 4, 5+	$1,952	$2,232	$2,121	$1,980,000	$3,398,000	$2,643,000	6
Amaranda Gardens(D19) · TOP 2004, 999 Years/Freehold	Condo (Sale)	2, 3, 4, 5+	$2,247	$2,247	$2,247	$2,830,000	$2,830,000	$2,830,000	1
The Springbloom(D19) · TOP 1999, 99-103 Years	Condo (Sale)	1, 2, 3, 4	$1,442	$1,700	$1,588	$1,831,500	$2,800,000	$2,259,800	10
One Chiltern(D13) · TOP 2006, 999 Years/Freehold	Condo (Sale)	Cluster House	$865	$865	$865	$4,588,000	$4,588,000	$4,588,000	1



Location, Size, Price!

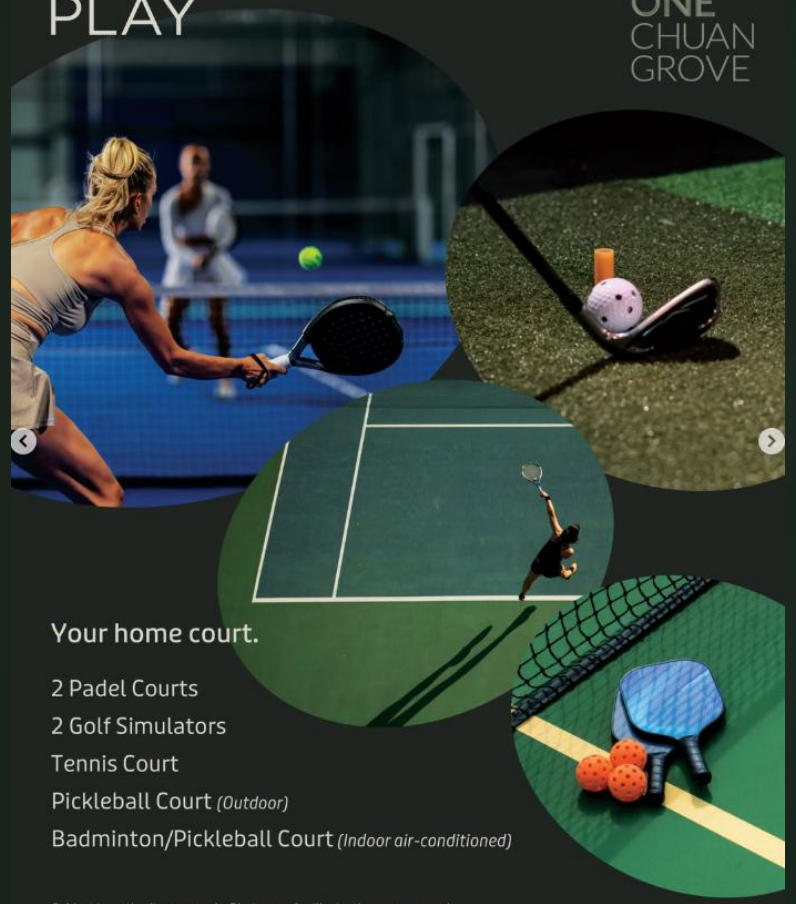


The BIG PICTURE!



What's in One Chuan Grove?

PLAY



Your home court.

- 2 Padel Courts
- 2 Golf Simulators
- Tennis Court
- Pickleball Court *(Outdoor)*
- Badminton/Pickleball Court *(Indoor air-conditioned)*

Subject to authority approvals. Photos are for illustration purposes only.

TRAIN

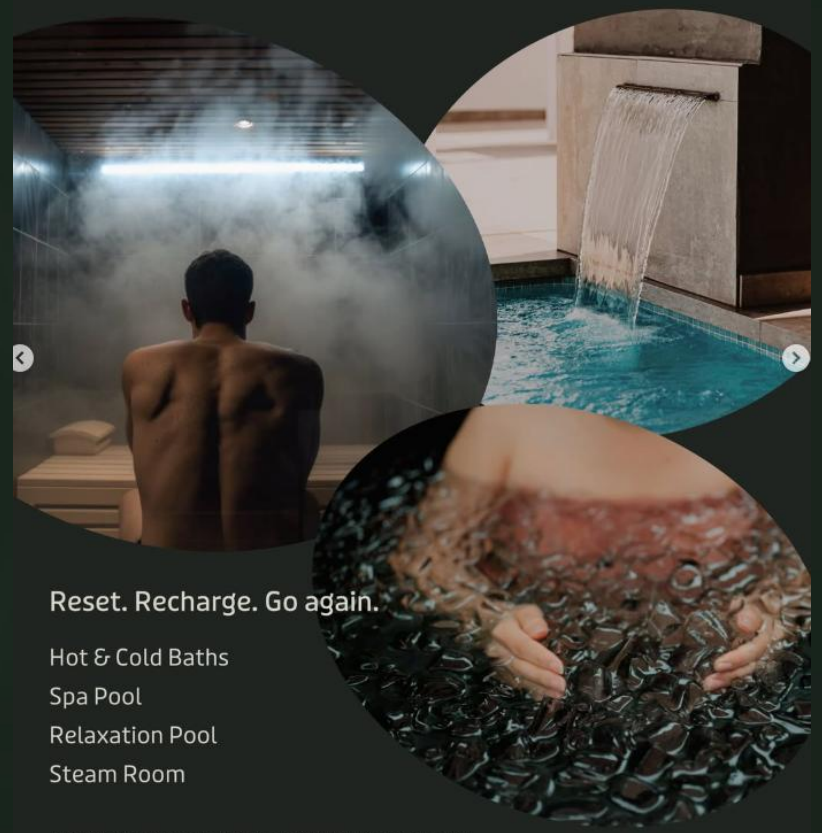


Built for performance.

- 1300 sqft Gym
- Pilates Studio
- Dance/Yoga Studio
- 800m Jogging Path
- 50m Lap Pool

Subject to authority approvals. Photos are for illustration purposes only.

RECOVER



Reset. Recharge. Go again.

- Hot & Cold Baths
- Spa Pool
- Relaxation Pool
- Steam Room

Subject to authority approvals. Photos are for illustration purposes only.

What's in One Chuan Grove?



4 GOURMET PAVILIONS

Made for evenings that linger.



ASIAN STYLE
PRIVATE DINING ROOM

Made for gathering.



WESTERN STYLE
PRIVATE DINING ROOM

Made for entertaining.

Subject to authority approvals. Photos are for illustration purposes only.

ONE CHUAN GROVE

PropNex

Understanding Today's home buyers



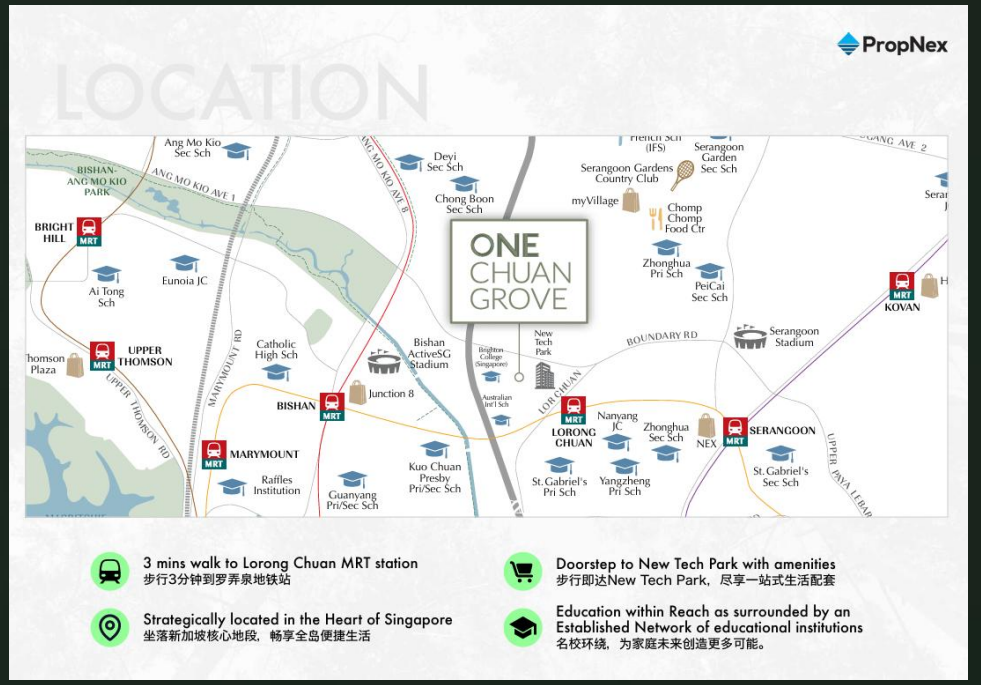
PROPNEX TEAM
ONE CHUAN GROVE

Buyer’s Insider Guide



Buyer's Insider Guide





Buyer's Insider Guide

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ONE CHUAN GROVE

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CONNECTIVITY

SEAMLESS CONNECTIVITY, EVERYDAY CONVENIENCE

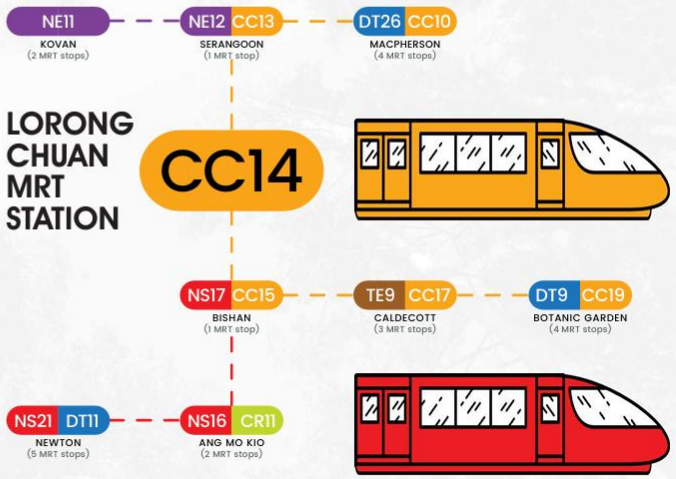
Just a 3-minute walk to Lorong Chuan MRT, with Bishan and Serangoon just one stop away!

Enjoy effortless access to the North-South Line, North-East Line, shopping malls, dining and everyday essentials. Less time commuting, more time

交通便捷，生活更轻松

步行约3分钟即可抵达罗弄泉地铁站，一站直达碧山地铁站和石龙岗地铁站！

轻松换乘南北线与东北线，畅达购物中心、餐饮与生活配套，让日常通勤更高效，生活更加便利。



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EDUCATION WITHIN REACH

Yangzheng Primary School 养正小学 From Each His Finest Effort

CHIJ OUR LADY OF GOOD COUNSEL Simple in Virtue, Steadfast in Duty

ST.GABRIEL'S PRIMARY A Montfortian Gabrielite Education Institution

A Neighbourhood That Nurtures Growing Families

One Chuan Grove is surrounded by an established network of educational institutions, offering families a wider choice of learning opportunities from primary and secondary education to international schooling.

Nearby Primary Schools

- St. Gabriel's Primary School
- Kuo Chuan Presbyterian Primary School
- CHIJ Our Lady of Good Counsel
- Yangzheng Primary School

Nearby Secondary Schools

- Kuo Chuan Presbyterian Secondary School
- Zhonghua Secondary School
- St. Gabriel's Secondary School

International Education

- Australian International School
- Stamford American International School

With a range of educational options in the surrounding neighbourhood, One Chuan Grove is worth considering for families planning their next home and thinking ahead to their children's educational journey.

More Than a Home. A Place to Grow, Learn and Build the Future.

优质教育资源，陪伴孩子成长

对于有孩子的家庭而言，选择房产不仅是选择一个居住的地方，更是为孩子的成长与教育提前规划。

One Chuan Grove 坐落于新加坡实龙岗上段一带，周边拥有多所教育机构，为家庭提供多元化的教育选择。从小学、中学到国际学校，让家长在规划居住环境的同时，也能兼顾孩子未来的求学需求。

周边小学资源

- 圣加俾尔小学（St. Gabriel's Primary School）
- 国专长老会小学（Kuo Chuan Presbyterian Primary School）
- 圣婴女子小学(良言)（CHIJ Our Lady of Good Counsel）
- 养正小学（Yangzheng Primary School）

周边中学资源

- 国专长老会中学（Kuo Chuan Presbyterian Secondary School）
- 中华中学（Zhonghua Secondary School）
- 圣加俾尔中学（St. Gabriel's Secondary School）

国际教育选择

- 澳大利亚国际学校（Australian International School）
- 斯坦福美国国际学校（Stamford American International School）

完善的周边教育资源，为家庭提供更多选择，也让家长能够更全面地考量孩子的成长环境与长期居住需求。

不只是一个家，更是陪伴下一代成长的起点。

Buyer's Insider Guide

PROJECT INFO

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A NEW CHAPTER IN LORONG CHUAN

Introducing ONE CHUAN GROVE, an upcoming residential development in Singapore's established District 19. Discover the potential of a new home in a well-established neighbourhood, with access to public transport, everyday amenities and a connected lifestyle.

罗弄泉，开启居住新篇章

隆重介绍 ONE CHUAN GROVE。 位于新加坡成熟第19邮区的全新住宅项目。这里结合成熟社区、公共交通及日常生活配套，为您开启全新的居住体验。

No of Units
1,056
Residential Units
约 1,056 个住宅单位

7
Retail shops
7 间零售商铺
409sqft

Site Area approx.
30,345.8
sqm 平方米

1 BLOCK OF 24 Storeys
一栋二十四楼层
4 BLOCKS OF 27 Storeys
四栋二十七楼层

5
Towers
5 栋住宅楼

10,000
Childcare centre
幼儿园
sqft 平方尺

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UNIT MIX

TENTATIVELY UNIT TYPES		ESTIMATED AREA (SQM)	ESTIMATED AREA (SQFT)	ESTIMATED NO. OF UNITS	
1 BEDROOM	1B	44	474	3	0.3%
2 BEDROOM	2B	54	581	48	45%
2 BEDROOM PREMIUM	2P-1	60	646	54	
	2P-2	60	646	155	
2 BR PREMIUM + STUDY	2P(S)-1	66	710	54	
	2P(S)-2	66	710	54	
	2P(S)-3	66	710	106	
3 BEDROOM	3B-1	75	807	54	30%
	3B-2	78	840	78	
	3B-3	83	893	78	
3 BEDROOM PREMIUM	3P	93	1,001	24	
3 BR PREMIUM + FLEXI	3P(F)-1	93	1,001	27	
	3P(F)-2	93	1,001	54	
4 BEDROOM	4B	100	1,076	51	23%
4 BEDROOM PREMIUM	4P	115	1,238	108	
4 BR LUXURY (PTE LIFT)	4L(PL)-1	126	1,356	54	
	4L(PL)-2	126	1,356	27	
5 BR LUXURY (PTE LIFT)	5L(PL)	145	1,561	27	3%

** All info are subjected to authorities' approval*



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BEYOND FACILITIES

不一样的设施

2 Padel Courts
2 Golf Simulators
Tennis Court
Pickleball Court *(Outdoor)*
Badminton/Pickleball Court *(indoor air-conditioned)*

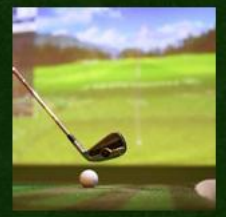
Asian Style Private Dinning Room
Western Style Private Dinning Room
4 Gourmet Pavilions

Hot & Cold Baths
Spa Pool
Relaxation Pool
50m Lap Pool
Steam Room

1,300sqft Gym
Pilates Studio
Dance/Yoga Studio
800m Jogging Path












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Buyer's Insider Guide

ONE CHUAN GROVE

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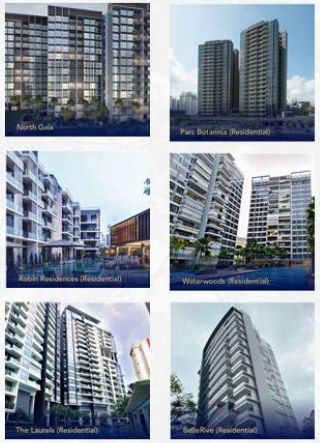
JOINTLY DEVELOPED BY

SING HOLDINGS LIMITED

Founded in 1964, Sing Holdings Limited and its subsidiaries (the "Group") is a property development and investment group listed on the Mainboard of the Singapore Exchange since 2007. It has an established track record of development experiences in a wide spectrum of properties ranging from landed houses, condominiums to commercial and industrial buildings.

Some of the Group's past residential projects include North Gaia in Yishun, Parc Botannia in Sengkang, Robin Residences at Robin Drive, Waterwoods in Punggol and The Laurels at Cairnhill Road. For commercial and industrial projects, the Group developed BizTech Centre at Aljunied Road, EastGate building along East Coast Road and Ocean Towers in Shanghai, People's Republic of China.

The Group is currently undertaking a large-scale residential development at Chuan Grove which will feature more than 1,000 apartment units and ancillary retail shops. It also owns a 291-room, limited service hotel known as Travelodge Hotel Melbourne



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JOINTLY DEVELOPED BY

SUNWAY MCL

A Sunway Property company

Sunway MCL represents Sunway Property in Singapore and builds upon Sunway Property's more than 20-year presence in the city-state's residential market. The company is the new name for Sunway Property's Singapore operations, following Sunway Group's acquisition of MCL Land in 2025, combining Sunway's 50 years of expertise as Malaysia's leading Master Community Developer - renowned for creating integrated and sustainable communities - with MCL's established reputation in premium residential development.

As one of Singapore's leading private developers, Sunway MCL focuses on delivering premium, timeless developments defined by design excellence, enduring craftsmanship, and a deep sense of care and connection. Its portfolio of residential projects includes ELTA, Nava Grove, Tembusu Grand, The Continuum, Piccadilly Grand, Terra Hills, Leedon Green and Parc Esta.

Backed by Sunway Group's financial strength and integrated ecosystem spanning property, construction, healthcare, education and hospitality, the company continues to strengthen its position in Singapore's property landscape and contribute to the city-state's long-term urban progress.



Buyer’s Insider Guide

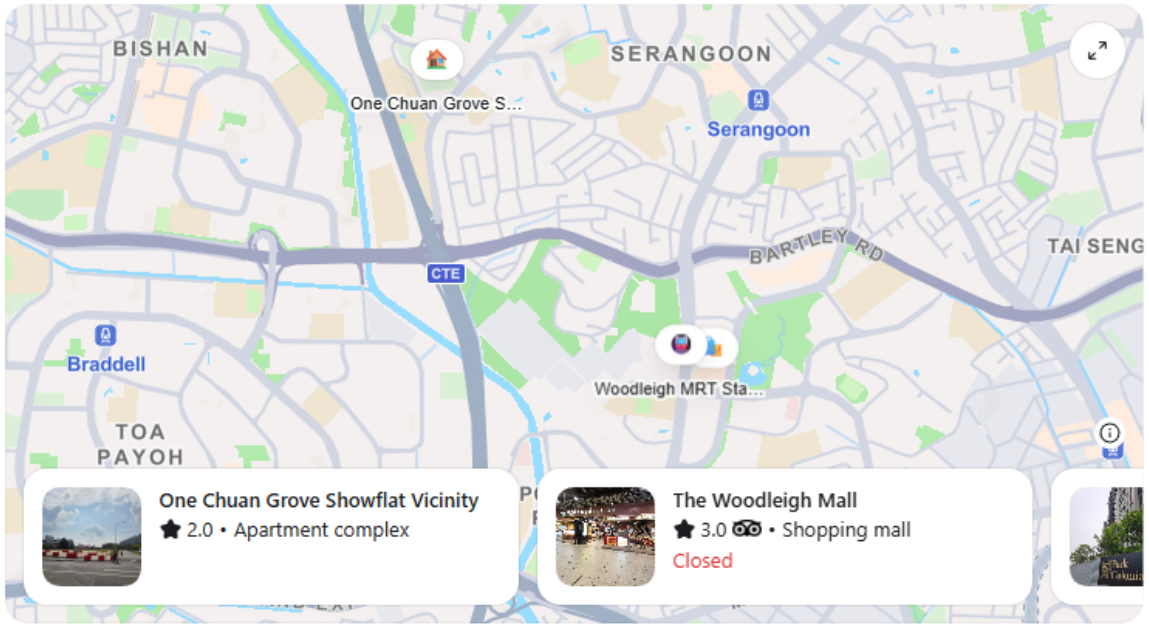


One Chuan Grove — Showflat Location

Youngberg Terrace, Singapore

Opposite Woodleigh Mall / The Woodleigh Residences

Near Woodleigh MRT Station (NE11), District 13.



The showflat location at Youngberg Terrace is reported by property marketing sources and is consistent with the October developer briefing. The map shows the road vicinity, not a verified showflat entrance.

Important: The showflat is **not located at the actual One Chuan Grove development site at Lorong Chuan.**

Target preview: 13 February 2027, subject to developer confirmation.

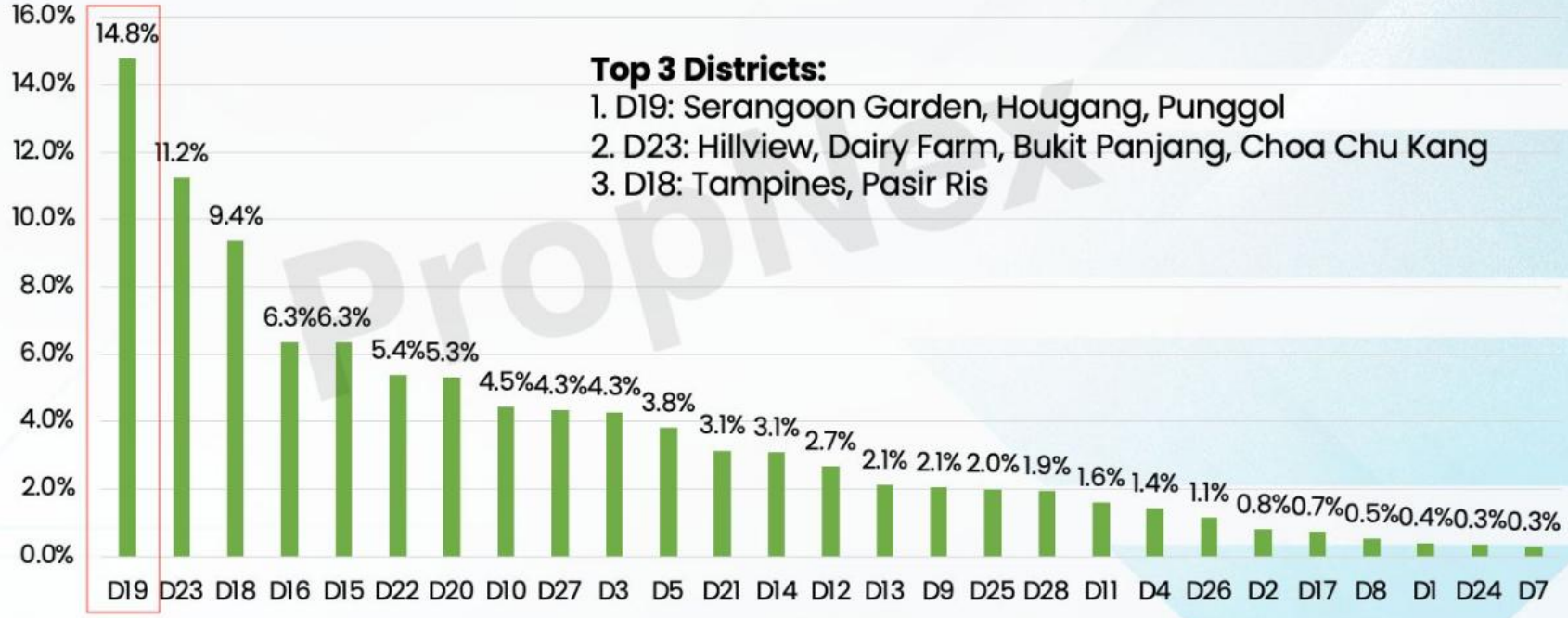
Where are the buyers?

Buyers by district of current home address

Districts with large pool of households – D19, D23, D18 - led the list

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Proportion of buyers of sales tracked by PI by district of current address (Overall)



Top 3 Districts:

1. D19: Serangoon Garden, Hougang, Punggol
2. D23: Hillview, Dairy Farm, Bukit Panjang, Choa Chu Kang
3. D18: Tampines, Pasir Ris

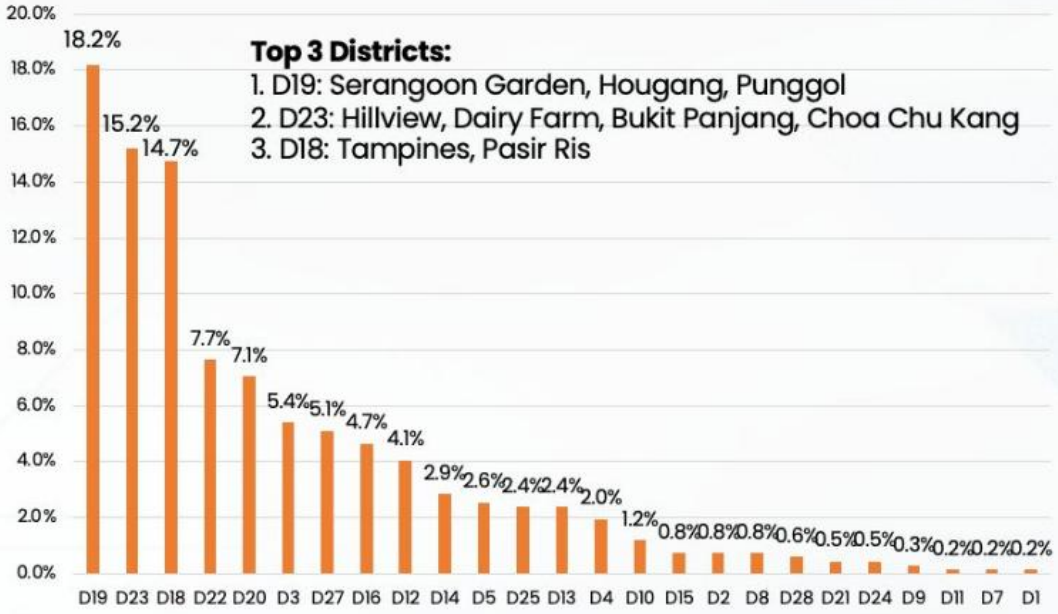
Source: PropNex Research, PropNex International (*data up to 31 July 2026)
Buyer profile data from PropNex International. Tracks selected new projects marketed by PropNex during launch and post-launch up till 31 July 2026.

Where are the buyers?

Buyers with HDB as current residential address based on PI sales in 7M 2026

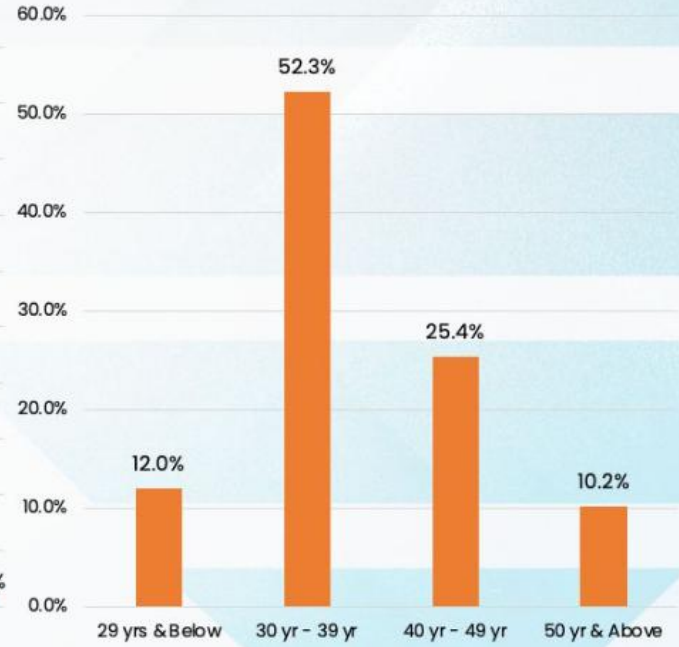
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Proportion of buyers of sales tracked by PI by **district** of current residential address (HDB only)



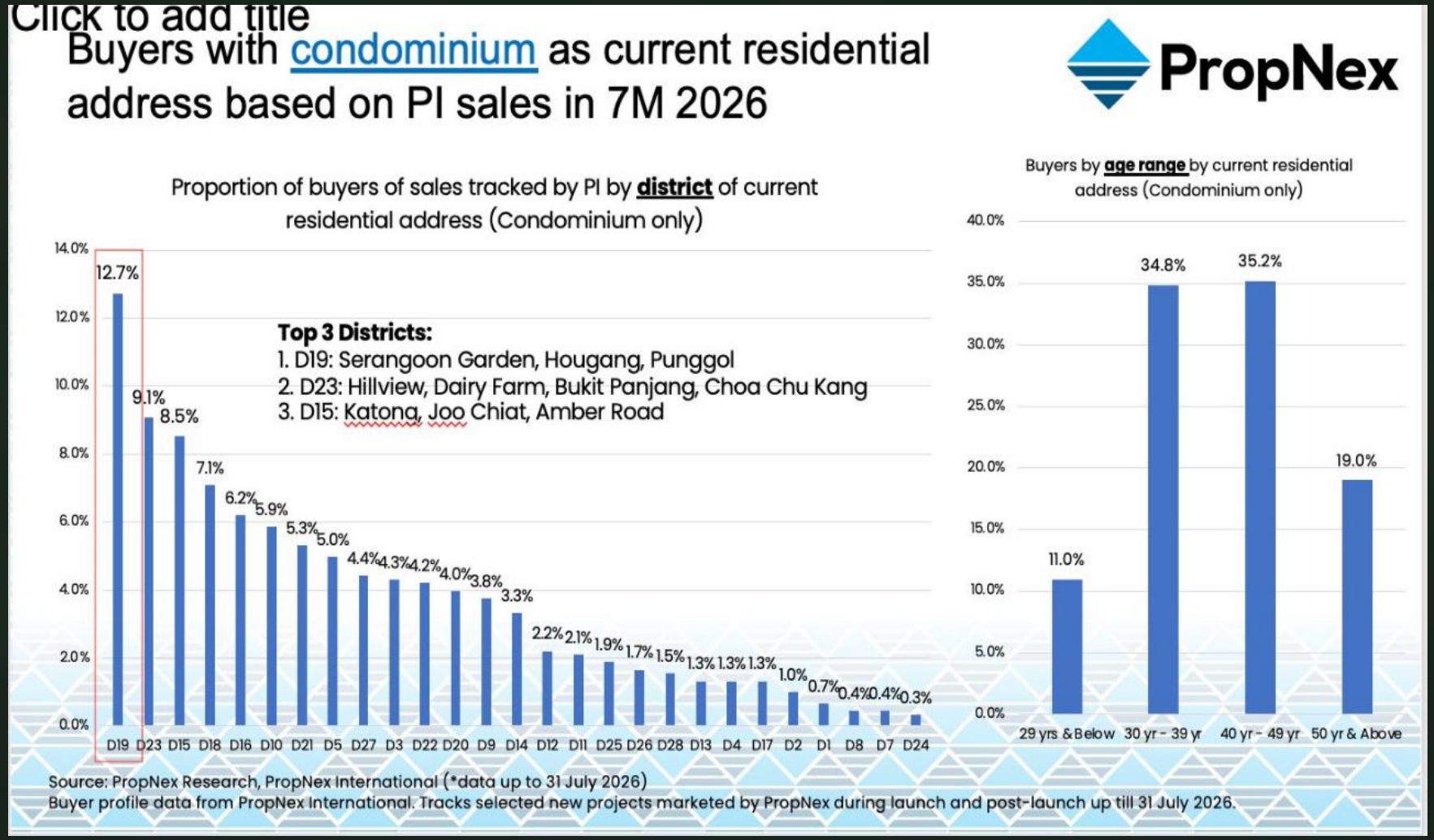
Top 3 Districts:
1. D19: Serangoon Garden, Hougang, Punggol
2. D23: Hillview, Dairy Farm, Bukit Panjang, Choa Chu Kang
3. D18: Tampines, Pasir Ris

Buyers by **age range** by current residential address (HDB only)



Source: PropNex Research, PropNex International (*data up to 31 July 2026)
Buyer profile data from PropNex International. Tracks selected new projects marketed by PropNex during launch and post-launch up till 31 July 2026.

Where are the buyers?



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Special Training

ONE CHUAN GROVE



OCG Perks (1)


PropNex
THE ROAD TO 2027
JOIN OUR CORE TEAM
Be part of a winning team with planned marketing support and real prospecting opportunities!
ONE CHUAN GROVE
EARLY-JOINER PERKS
BEFORE 15 DEC 2026
01
2 ROUNDS OF
ADMAIL
Two different artworks.
Two opportunities to reach households.
ONE CHUAN GROVE
Live Closer to What Matters
ONE CHUAN GROVE
A GREENER TOMORROW STARTS HERE
2 ARTWORKS
02
COFFEESHOP
TABLE STICKERS
Neighbourhood exposure through round-robin placements.
ONE CHUAN GROVE
Your Next Chapter Starts Here
SCAN TO FIND OUT MORE
ROUND-ROBIN PLACEMENTS
03
CONDO PANEL
ADVERTISING
Reach residents through round-robin panel placements.
ONE CHUAN GROVE
Nature Connects Us
SCAN TO LEARN MORE
ROUND-ROBIN PLACEMENTS
• Professional Marketing Support
• Structured Team & Training
• Real Prospecting Opportunities
JOIN BEFORE
15 DEC 2026
JOIN US NOW!

OCG Perks (2)


PropNex
ROUND ROBIN
LEADS DISTRIBUTION
Be part of a winning team with planned marketing support and real prospecting opportunities!
ONE CHUAN GROVE
A LA CARTE PURCHASE AVAILABLE
LOCATION
PRICE PER TABLE PER MONTH (EXCL. GST)
New Tech Park $59 +GST ($64.31)
Blk 280 Bishan $59 +GST ($64.31)
Blk 3 Lor Liew Lian $59 +GST ($64.31)
Blk 204 Serangoon $59 +GST ($64.31)
Hougang Mall $88 +GST ($95.92)
COFFEESHOP TABLE STICKERS
Neighbourhood exposure through round-robin placements.
ONE CHUAN GROVE
Your Next Chapter Starts Here.
SCAN TO FIND OUT MORE
ROUND-ROBIN PLACEMENTS
LOCATIONS & QUANTITY
LOCATION
TABLES
New Tech Park 40
Blk 280 Bishan 30
Blk 3 Lor Liew Lian 30
Blk 204 Serangoon 30
Hougang Mall 50
COMMENCEMENT DATE OF ROUND ROBIN
1ST DEC 2026
DURATION
3 MONTHS
JOIN US NOW!
Scan to Order via QR Code
PayNow to 82884139
Include your name in remarks

OCG Perks (3)


ONE CHUAN GROVE
ADMAIL CAMPAIGN
CT PERKS
BOOST AWARENESS • GENERATE LEADS • DRIVE APPOINTMENTS
ONE CHUAN GROVE
One Chuan Grove
• STD Artcard 260gsm
• Custom with names
200pcs per lot × 2 rounds
Condo & Landed Unaddressed Mail
• District 19
60pcs per lot × 2 rounds
HDB Unaddressed Mail
• District 19
140pcs per lot × 2 rounds
CT PERKS | ABOVE 200pcs × 2 ROUNDS FREE!
DIFFERENT ARTWORK FOR BOTH ROUNDS!
Ala Carte Purchase Available at $77/lot + GST ($83.93)
SCAN TO ORDER
via QR code
PayNow
PayNow to 82884139
Include your name in remarks

The Mega Bus Tour







PINERY RESIDENCES BUS TOUR
06.02.2026

OCG Training

ONE CHUAN GROVE

TRAINING ROADMAP

NOV 2026 - JAN 2027

FOR CT & TAGGER ONLY

SPECIAL TRAINING PROGRAMMES

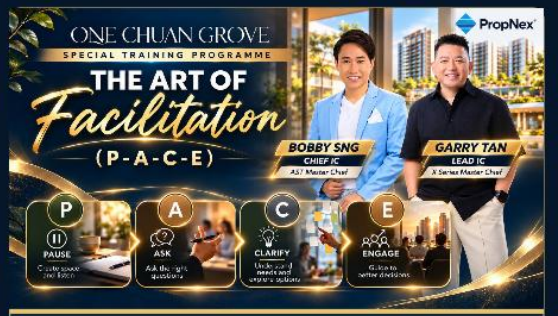
Sessions arranged by date from left to right.



17 DEC 2026 | THURSDAY
10 AM - 1 PM



JANUARY 2027
5QQ Client Qualifying Training



JANUARY 2027
The Art of Facilitation (P-A-C-E)

SALES MASTERY PROGRAM

ALL SESSIONS: THURSDAY | 10 AM - 1 PM

05 NOV 2026
Timeline Planning



12 NOV 2026
Financial Planning



19 NOV 2026
Objection Handling



26 NOV 2026
Video Content Creation



03 DEC 2026
Converting Leads to Clients Using Business Suites



10 DEC 2026
Unthaw Your Frozen Leads - Come & Close!

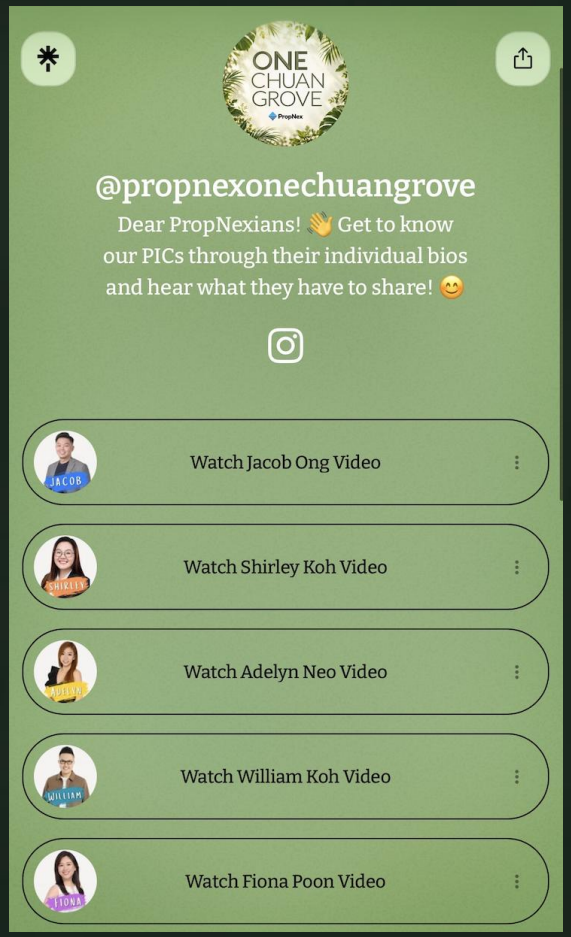


PRACTICAL SKILLS / REAL APPLICATION / HIGHER CONVERSION / BETTER RESULTS

Specially brought to you by PropNex Team One Chuan Grove

OCG Our PIC(s)


ONE CHUAN GROVE
PIC INTRODUCTION SLIDES
SCAN TO DOWNLOAD
4 November 2026 • PDF Slides


@propnexonechuangrove
Dear PropNexians! 👋 Get to know our PICs through their individual bios and hear what they have to share! 😊
Watch Jacob Ong Video
Watch Shirley Koh Video
Watch Adelyn Neo Video
Watch William Koh Video
Watch Fiona Poon Video