

PINERY RESIDENCES

TAMPINES WEST MRT

PROPOSED UNDERPASS
CONNECTION TO
TAMPINES WEST MRT

Position of underpass for illustration purpose only, subject to confirmation by developer

PINERY RESIDENCES

**NEW LAUNCH HIGHLIGHTS
10TH DECEMBER 2025**



PINERY RESIDENCES

PINERY RESIDENCES

NEWLY TOP BTO
(EST MOP CLOSE TO PINERY TOP)

TAMPINES WEST MRT

PROPOSED UNDERPASS
TO TAMPINES WEST MRT

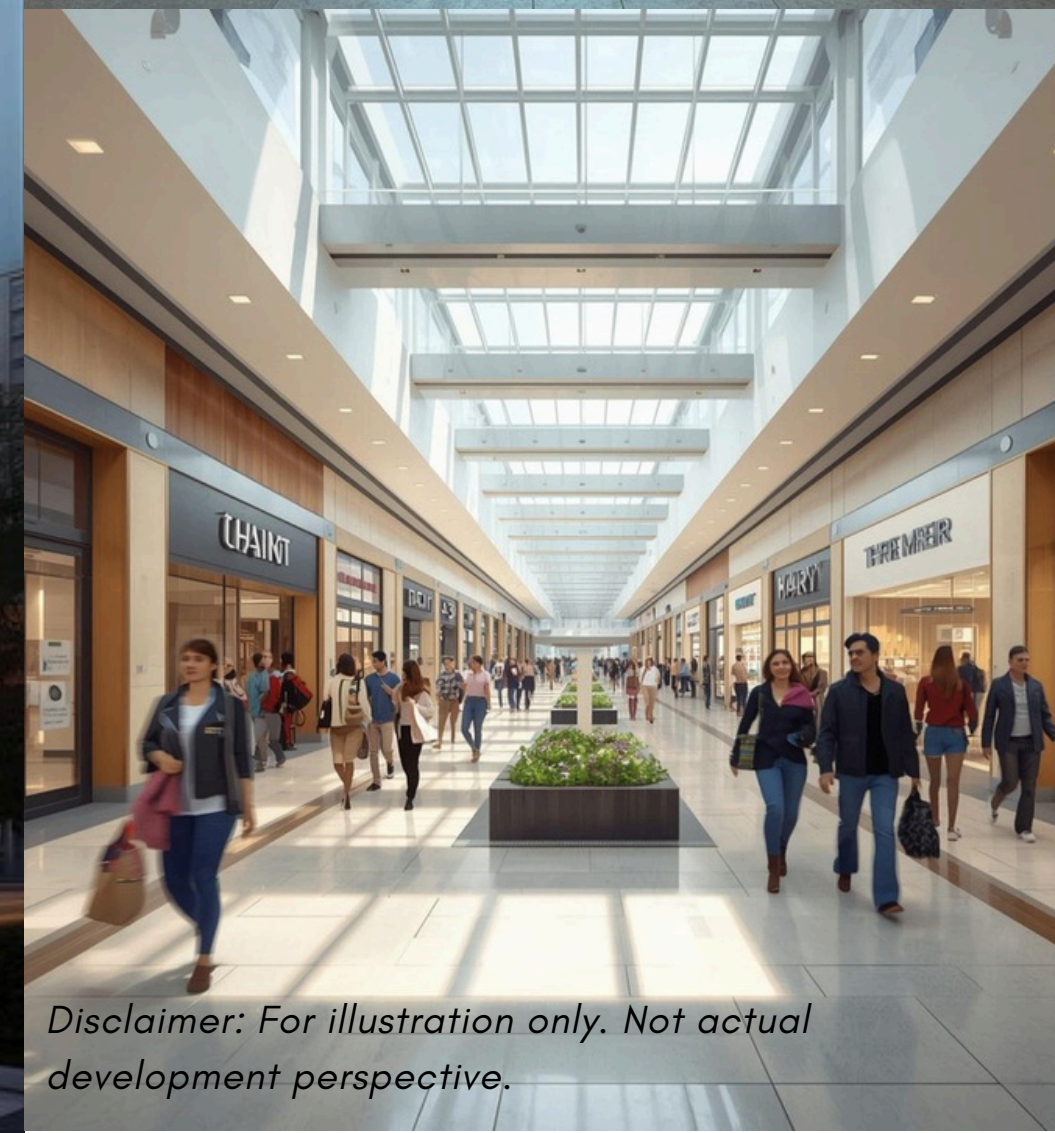
ERA PROJECT MARKETING
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Disclaimer: Purely for illustration purposes only. Not actual development perspective.



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MRT DT 31 Tampines West

HDB Tampines Palmspring

HDB Tampines Green Topaz (U/C, TOP 1 Jun 2028)

HDB Tampines Greengem

HDB Tampines GreenQuartz (U/C)

Tampines West EC (U/C, TOP 2028)

Middleton International (Tampines)



MRT DT 31 Tampines West

FC 929

927

925

805

802

931

930

928

HDB Tampines Palmspring

926

935

804

806

803

932

934

Tampines Park Connector AVE

933

TAMPINES

974B



HDB Tampines Green Topaz (UIC, TOP 1 Jun 2028)

SP Ta

TAN

TAMPINES

Yo: b
Tan

951B

951

951C

954A

DB Greengem

954

954B

TAMPINES

972A

ST

9A

ALL INFORMATION IS SUBJECT TO MARKET CHANGES WITHOUT PRIOR NOTICE

PINERY RESIDENCES

Project Name

TAMPINES STREET 94

Address

INTEGRATED DEVELOPMENT WITH DIRECT CONNECTION TO MRT,
COMMERCIAL PODIUM AND COMMUNITY PLAZA

Development

HOI HUP SUNWAY TAMPINES (Hoi Hup Realty and Sunway Developments)

Developer

DEVELOPMENT DETAILS

253,068 SQFT

Site Area

6 BLOCKS OF 588 UNITS (14 STOREY DEVELOPMENT)

Number of Units

2 BEDROOM TO 5 BEDROOM

Unit Type

120,000 SQFT (EST)

Commercial Podium

APRIL 2030

Estimated TOP

PINER RESIDENCE

1



Located in the heart of one of Singapore's most popular towns

2



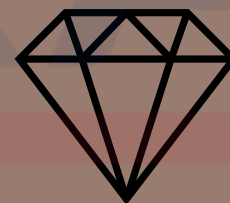
Within 1KM to St Hilda's Primary and close to many good schools

3



Integrated with MRT, mall, community plaza and childcare

4



Crafted by tier 1 developers with strong track record of quality

5



Entry price advantage and infinite appreciation potential



tampines

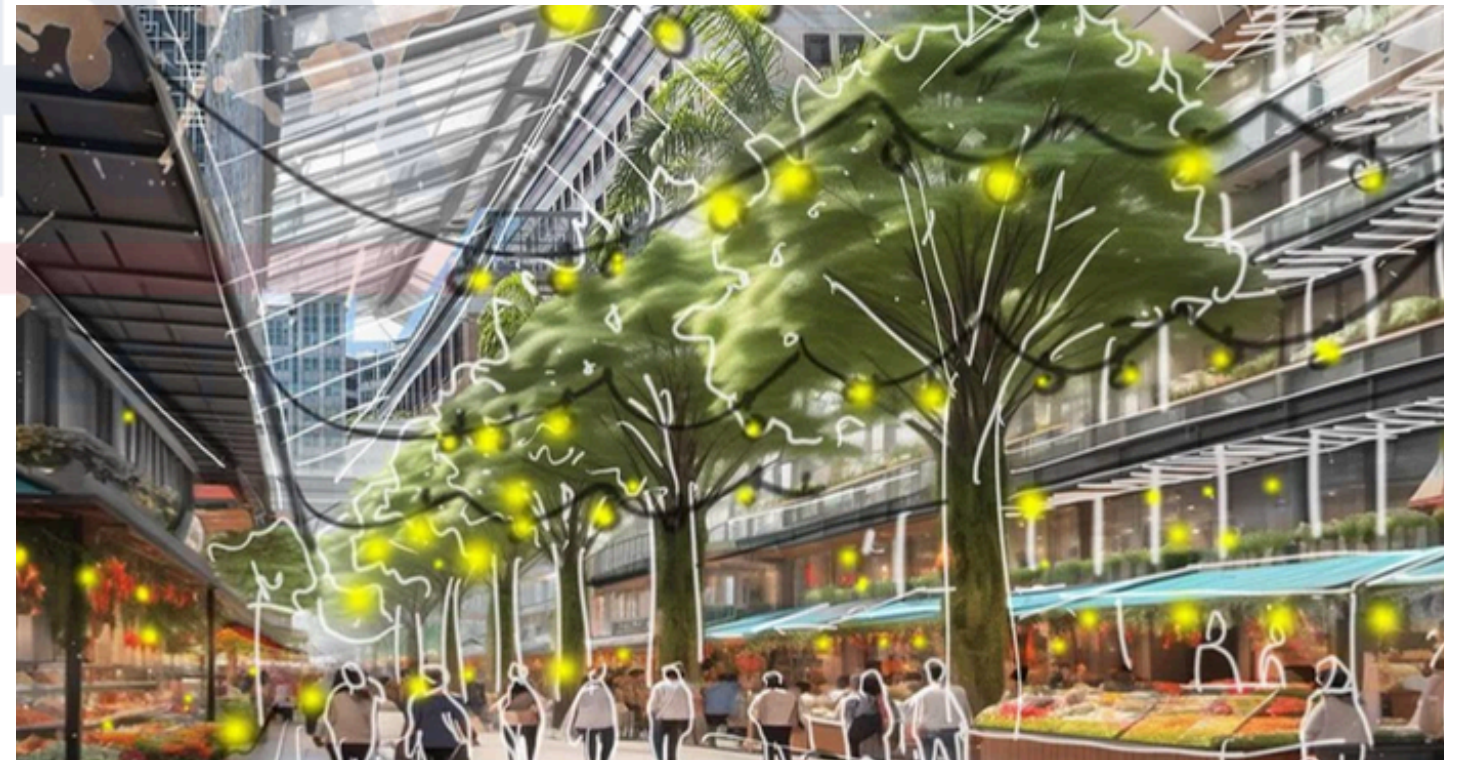


TAMPINES TOWN



- Tampines is the most populous planning area in Singapore with a population of 284,560 living across its five subzones (as of 2024).
- Tampines not only has the highest current HDB units, but the highest planned HDB in the whole of Singapore.

- As Singapore's Eastern and first Regional Centre, more homes, offices and public amenities are planned based on URA draft Masterplan 2025.
- Residents will see new infrastructure introduced to cement its position as Singapore's most well-connected town.



TAMPINES TOWN

- One of the most popular locations in the East wealth of amenities.



**WORK
(REGIONAL CENTRE & CBP)**

**LIVE
(3 MAJOR MALLS)**

**PLAY
(OTH AND PARKS)**

'NEW' TAMPINES

- Pinery Residences is within a new BTO enclave located in possibly the most attractive part of Tampines (nearest to expressways and city, within 1km to St Hilda's, integrated to Tampines West MRT and proximity to Bedok Reservoir)
- Over 4,000 homes with the most mobile and highest earning upgraders with the most profitable BTOs in Tampines are within 500m of Pinery.

Tampines Green Gem
MOP: 2028 / 2029
926 units

Tampines Green Jade
MOP: 2033
546 units

Tampines Green Emerald
MOP: 2030
604 units

Tampines Green Opal
MOP: 2030
318 units



Tampines Green Topaz
MOP: 2033
388 units

Tampines Green Quartz
MOP: 2030
1,411 units



schools



WITHIN 1KM TO ST HILDAS

- Pinery Residences is within 1KM to St Hilda's Primary school, one of Singapore's most popular and competitive Primary schools to get into.

		PHASE 2A	PHASE 2B	PHASE 2C			
2024							
↳ Vacancy	210	76	20	41	0	0	270
↳ Applied	134	112	33	129	0	-	-
↳ Taken	134	76	20	41	0	-	271
		SC>2 38/2	SC<1 29/20	SC<1 110/41			
2025							
↳ Vacancy	220	91	20	43	0	0	280
↳ Applied	129	91	29	136	0	-	-
↳ Taken	129	91	20	43	0	-	283
			SC<1	SC<1			

- Based on recent balloting history, alumnus (2A) within 1KM stand a good chance and parent volunteers / church / grassroots (2B) as well as everyone else (2C) have to be within 1KM to even have a chance of balloting.

- St Hilda's was one of 9 GEP Primary schools (before the updating of GEP Programme in 2024).



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What's On 

for breeding elitism, as GEP students tended to interact only among themselves and had difficulty relating to their non-GEP peers.²² Efforts to mitigate the problem led to the eventual implementation of integrated classes in 2008 where GEP and non-GEP pupils would spend up to half of their curriculum time together.²³

Expansion and change

The GEP gradually expanded from two primary and two secondary schools to a total of nine primary and seven secondary schools by 2003.²⁴

Currently, the primary GEP centres are Raffles' Girls Primary School (1984), Rosyth School (1984), Anglo-Chinese School (Primary) (1985), Nanyang Primary School (1990), [Tao Nan School](#) (1996), Henry Park Primary School (1997), Catholic High School (Primary) (1998), St Hilda's Primary School (1998) and Nan Hua Primary School (1999).²⁵

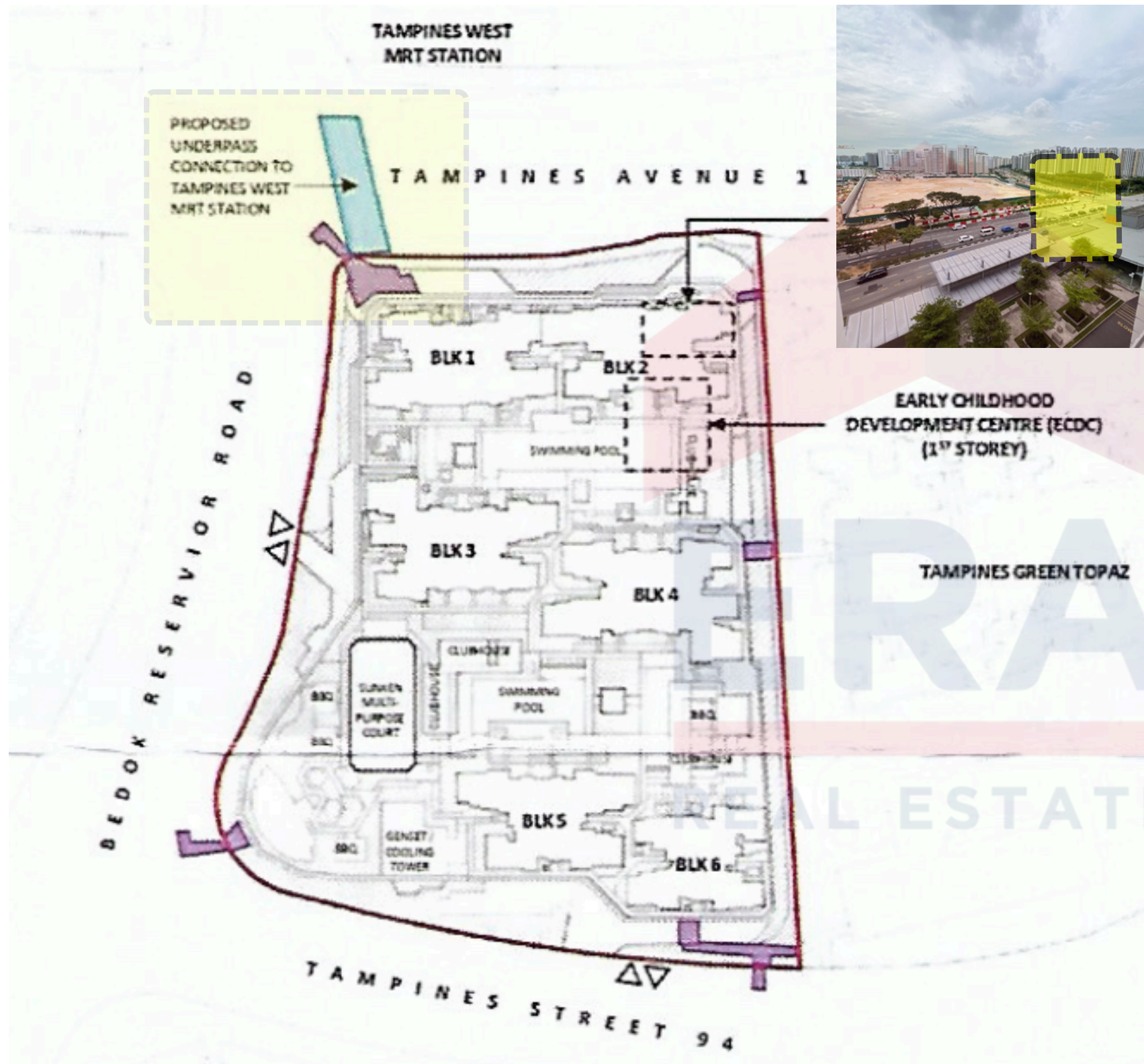
Secondary GEP centres comprise Raffles Girls' School (Secondary) (1984), Raffles Institution (1984), Anglo-Chinese School (Independent) (1988), Dunman High School (1996), [Nanyang Girls' High](#) (1999), [the Chinese High School](#) (1999) and [Victoria School](#) (2001).²⁶



integrated



INTEGRATED TO TAMP WEST MRT



- Pinery Residences will be integrated to Tampines West MRT (DTL) via an underpass connection.
- The DTL is Singapore's fifth MRT line and a game changer for public transport in Singapore.
- Catering to a growing city with growing transport needs, the existing 35 stations on the DTL offer an alternative commuting route, connecting people to the city and making travel within the city centre a breeze.

INTEGRATED TO SHOPPING MALL

- Pinery Residences will be integrated to a mall that has about 120,000sqft of commercial space.
- The mall will include a supermarket, food court and early childhood development centre.



THE INTEGRATED ADVANTAGE

- With unparalleled convenience, integrated developments in Singapore highly sought after, have a strong track record, and have consistently outperformed typical residential developments



**DIRECTLY CONNECTED
TO MRT
VS**

Walking distance or take bus to
MRT



**SHOPPING MALL RIGHT
DOWNSTAIRS
VS**

Walking distance or take bus or
MRT to mall



**RARE INTEGRATED DEV
WITH LIMITED SUPPLY
VS**

Typical condominium with similar
supply everywhere

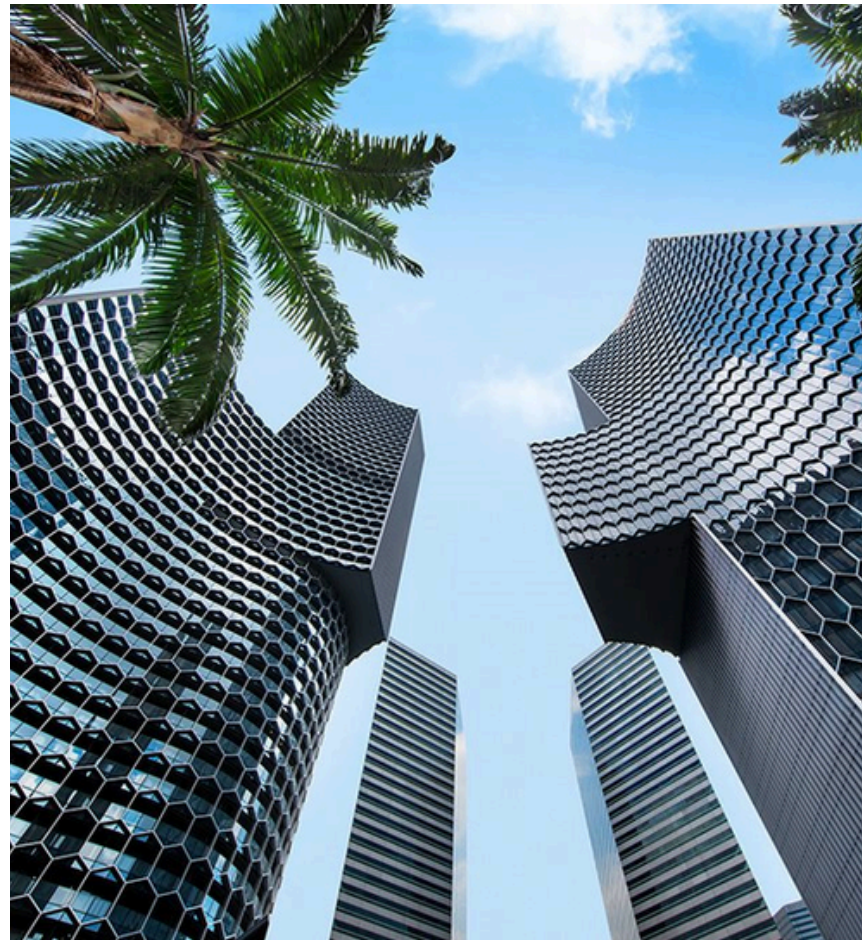


developer

ERA PROJECT MARKETING
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P R E M I E R D E V E L O P E R S

- A distinguished award winning Singaporean developer with over 40 years of experience, Hoi Hup has brought an array of residential, commercial and hospitality developments to completion.
- Hoi Hup Realty has not only developed over 8,000 homes, but also has diversified portfolio of commercial offices and hospitality developments with a total asset value of over \$2B.



ANDAZ SINGAPORE



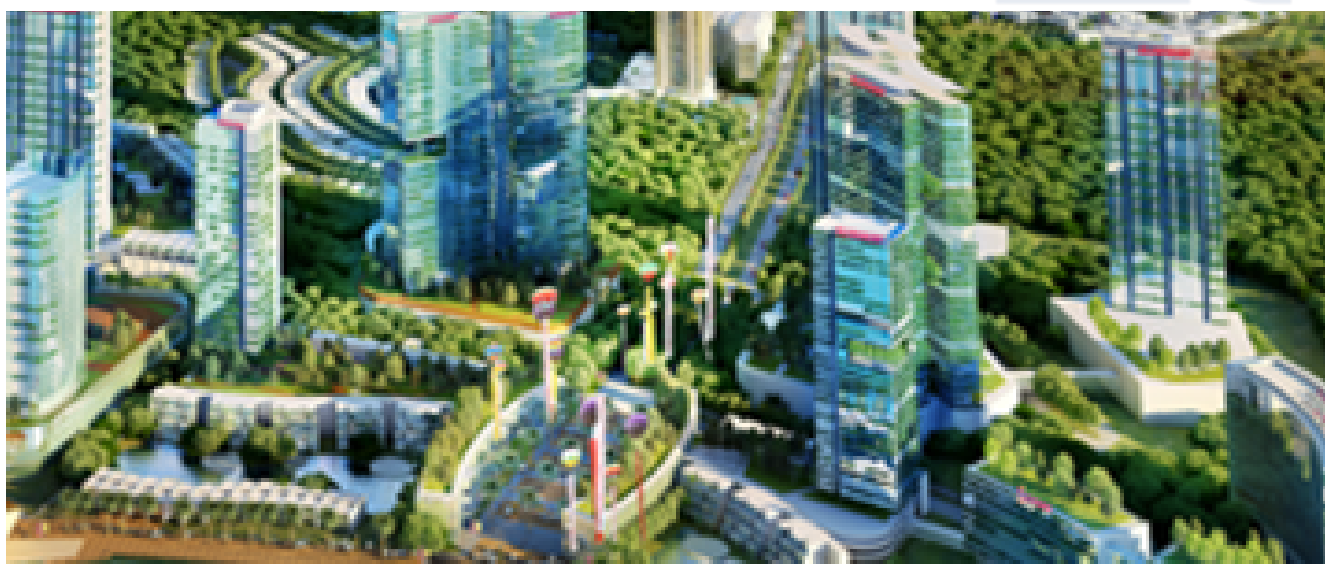
COURTYARD MERRIOT



HOLBORN GATE, LONDON

P R E M I E R D E V E L O P E R S

- Sunway Property is the property arm of Sunway Group which was established in 1974, and is now one of Malaysia's top multinational property-construction corporations.
- Recently acquired MCL land at \$738.7m with aims to take more active approach in Singapore.



entry price advantage



LAND COST ADVANTAGE

- Pinery Residences was won during best possible time for a developer to be buying land, in a brief window of increased uncertainty that have long since past.
- Similar window as Skye at Holland, The Penrith, Zyon Grand and Faber Residences that have all sold extremely well on the back of land cost advantage.

HDB Launches Sale Site at Tampines Street 94

Home > About Us > News & Publications > Press Releases > [HDB Launches Sale Site at Tampines Street 94](#)

Published Date: 27 Jun 2024

The Housing & Development Board (HDB), as the Government's land sales agent, has launched a mixed commercial and residential site at Tampines Street 94 for sale by public tender today, under the Confirmed List of 1st Half 2024 (1H2024) Government Land Sales (GLS) Programme.

2 The site can potentially yield about 585 residential units. Details on the land parcel can be found in [Annex 1](#).

Other Details

3 The tender for the sale site at Tampines Street 94 will close at 12.00 noon on Thursday, 19 September 2024. The tender closing for the site will be batched together with another Urban Redevelopment Authority (URA)'s sale site at Media Circle, which was launched on 30 May 2024.

4 More details on the land parcel for Tampines Street 94 are available on the [HDB InfoWEB](#). The eDeveloper's Packet containing details and conditions of tender for the site is available for sale on the [URA website](#).

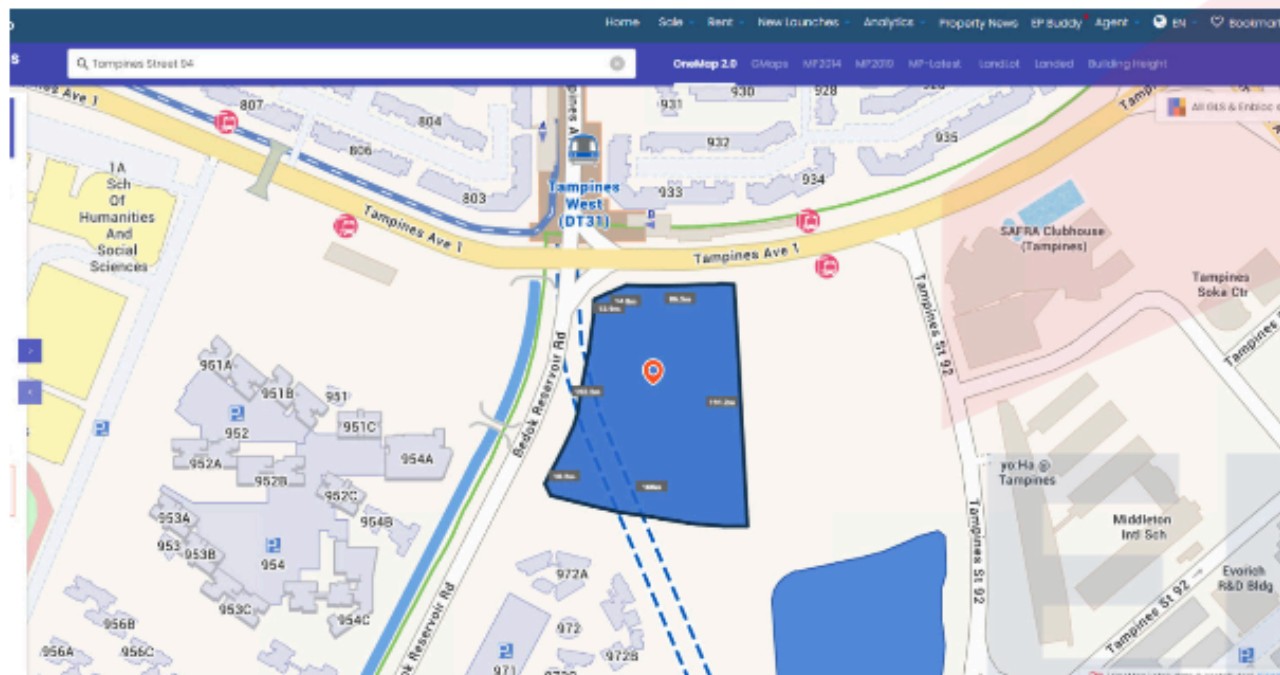
Date of Award	Location	Region	Successful Tender Price	PSFPPR
7-Aug-24	The Penrith	RCR	\$497,000,000	\$1,154
7-Aug-24	Zyon Grand	RCR	\$730,088,888	\$1,304
27-Jun-24	River Green	CCR	\$463,999,999	\$1,325
20-May-24	Skye at Holland	CCR	\$805,390,000	\$1,285
16-Apr-24	Promenade Peak	RCR	\$1,106,888,000	\$1,202
16-Apr-24	Springleaf Residences	OCR	\$779,555,000	\$905
21-Feb-24	Upperhouse	CCR	\$428,280,980	\$1,617
15-Nov-23	The Orie	RCR	\$968,000,000	\$1,360

LAND COST ADVANTAGE

- Prime integrated site won at just \$1,004psfppr and 1.9% higher than the 2nd bid.

Hoi Hup-Sunway JV submits top bid of \$1,004 psf ppr for Tampines St 94 GLS site

By Nicholas Lam / EdgeProp Singapore | September 19, 2024 6:20 PM SGT



The GLS site at Tampines Street 94 is located next to Tampines West MRT station along the Downtown Line. (Source: URA, LandLens)

Ask Buddy year Past Condo rental transactions Upcoming new launch projects

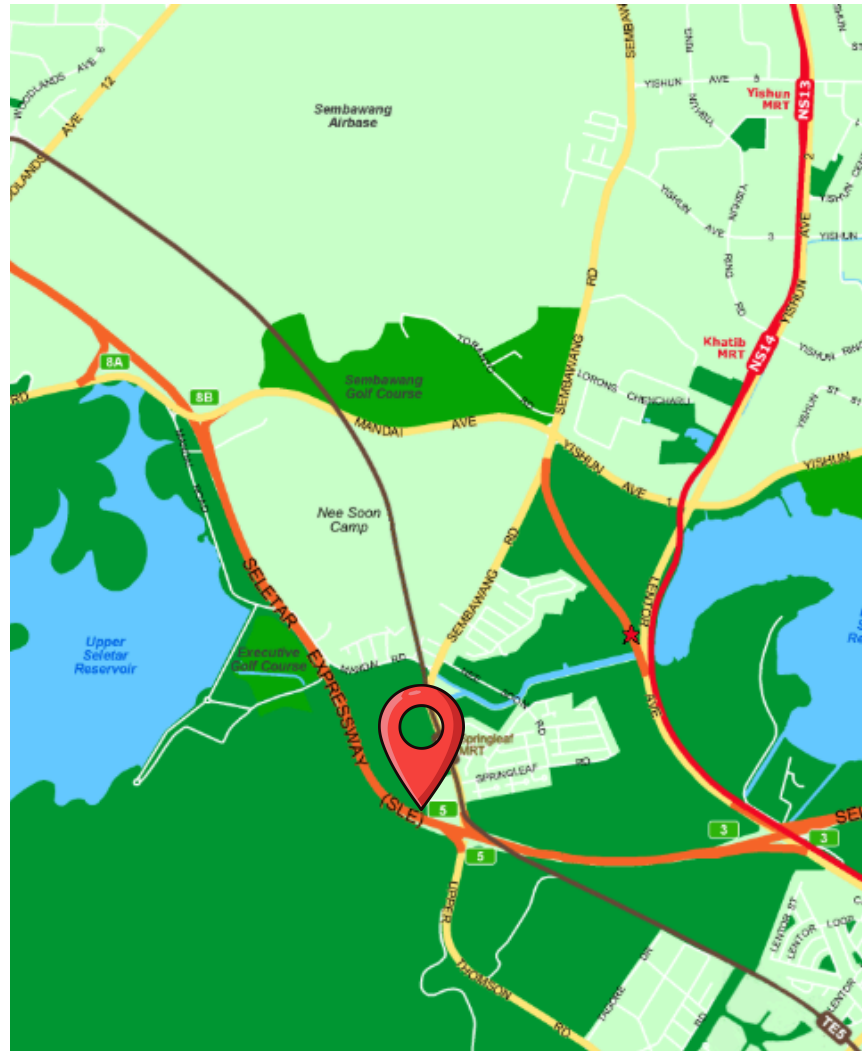
The government land sales (GLS) tender for a commercial and residential site at Tampines Street 94 closed on September 19 with six bids. The highest bid of \$668.28 million, or \$1,004 psf ppr, was submitted by a joint venture between Hoi Hup Realty and Sunway.

Date of Award	Location	PSFPPR	Region	Planning Area
21-Nov-25	Bukit Timah Road	\$1,820	CCR	Newton
20-Nov-25	Telok Blangah Road	\$1,326	RCR	Bukit Merah
31-Oct-25	Upper Thomson Road (Parcel A)	\$1,062	OCR	Yishun
16-Oct-25	Dorset Road	\$1,338	CCR	Kallang
10-Sept-25	Chuan Grove (1H2025)	\$1,331	OCR	Serangoon
7-Aug-25	Holland Link	\$1,432	CCR	Bukit Timah
17-Jul-25	Chuan Grove	\$1,376	OCR	Serangoon
3-Jul-25	Dunearn Road	\$1,410	CCR	Bukit Timah
9-Jun-25	Lakeside Drive	\$1,132	OCR	Jurong West
9-Apr-25	Lentor Gardens	\$920	OCR	Ang Mo Kio
28-Mar-25	Bayshore Road	\$1,388	OCR	Bedok
13-Mar-25	Media Circle (Parcel A)	\$1,037	RCR	Queenstown
13-Feb-25	River Valley Green (Parcel B)	\$1,420	CCR	River Valley
21-Jan-25	Dairy Farm Walk	\$1,020	OCR	Bukit Panjang
21-Jan-25	Tengah Garden Avenue	\$821	OCR	Tengah

- More importantly, much lower land price than upcoming non-integrated sites / sites in less attractive locations.

TRANSACTION ACCEPTED PRICE

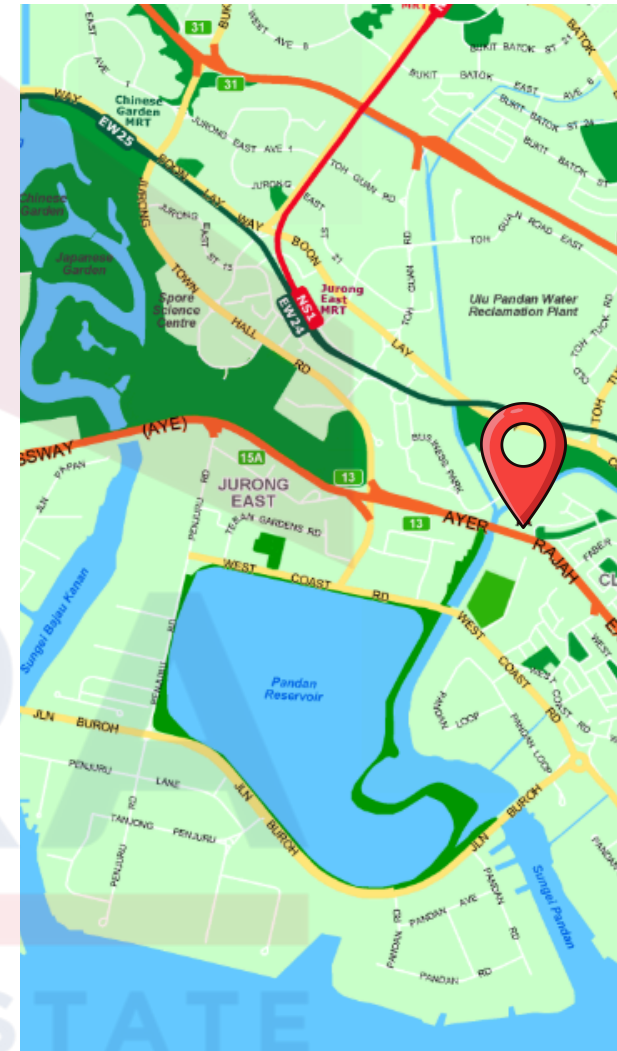
- Potential entry price already done at non-integrated developments and / or less attractive locations.



**SPRINGLEAF RESIDENCES
(~5 MINS WALK TO MRT)**

Average PSF: \$2,176psf
Highest PSF: \$2,400psf

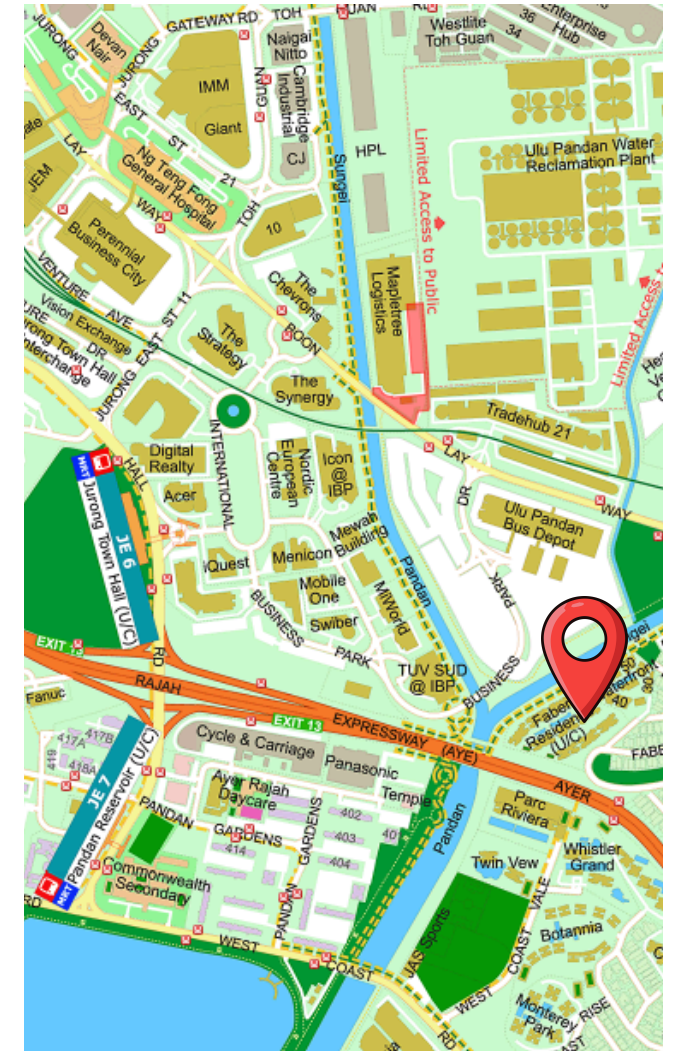
Highest 2BR: \$1,504,000
Highest 3BR: \$2,404,000



**FABER RESIDENCE
(~10 MINS WALK TO MRT)**

Average PSF: \$2,153psf
Highest PSF: \$2,298psf

Highest 2BR: \$1,483,000
Highest 3BR: \$2,300,000





TRANSACTION ACCEPTED PRICE

- Turn back the time machine and not only have another chance to buy into Tampines, but also to potentially buy a better part of Tampines at similar or lower prices than what buyers have already paid at PARKTOWN in Feb 2025.

PSF Range	PARKTOWN Residence Avg: \$2,360psf High: \$2,605psf	Project	PARKTOWN Residence 1,106 / 1,193 (92.7%)				
		Unit Type	Sales	Remaining Units	Size Range	Price Range (Transacted)	PSF Range (Transacted)
Below \$1,900psf	0	1 Bedroom + Study	73 / 73	0	463 - 506	\$1,070,000 - \$1,273,000	\$2,277 - \$2,516
\$1,901 - \$2,000	0	2 Bedroom (1 bath)	160 / 160	0	592	\$1,324,000 - \$1,516,000	\$2,236 - \$2,561
\$2,001 - \$2,100	0	2 Bedroom (2 bath)	292 / 292	0	678 - 721	\$1,541,000 - \$1,759,000	\$2,271 - \$2,586
\$2,101 - \$2,200	4	2 Bedroom + Study	134 / 134	0	764	\$1,748,000 - \$1,991,000	\$2,287 - \$2,605
\$2,201 - \$2,300	241	3 Bedroom	135 / 135	0	926 - 947	\$2,066,000 - \$2,266,000	\$2,220 - \$2,396
\$2,301 - \$2,400	479	3 Bedroom Premium	152 / 158	6	1066 - 1076	\$2,350,000 - \$2,753,000	\$2,205 - \$2,558
\$2,401 - \$2,500	284	3 Bedroom + Study	73 / 115	42	1163 - 1184	\$2,565,000 - \$2,886,000	\$2,206 - \$2,460
Above \$2,500	89	4 Bedroom	54 / 57	3	1335 - 1356	\$2,865,000 - \$3,253,000	\$2,146 - \$2,399
		4 Bedroom Premium	18 / 47	29	1485 - 1496	\$3,357,000 - \$3,580,000	\$2,244 - \$2,410
		5 Bedroom Premium	11 / 22	11	1679	\$3,841,000 - \$4,048,000	\$2,287 - \$2,411

Source: Edgeprop, URA



ESTIMATED PRICE MATRIX

Type	Size (Est)	\$2,200	\$2,250	\$2,300	\$2,350	\$2,400	\$2,450	\$2,500	\$2,550	\$2,600
2 Bedroom (1 bath)	550	\$1,210,000	\$1,237,500	\$1,265,000	\$1,292,500	\$1,320,000	\$1,347,500	\$1,375,000	\$1,402,500	\$1,430,000
2 Bedroom (2 bath)	646	\$1,421,200	\$1,453,500	\$1,485,800	\$1,518,100	\$1,550,400	\$1,582,700	\$1,615,000	\$1,647,300	\$1,679,600
2 Bedroom + Study (2 bath)	750	\$1,650,000	\$1,687,500	\$1,725,000	\$1,762,500	\$1,800,000	\$1,837,500	\$1,875,000	\$1,912,500	\$1,950,000
3 Bedroom	850	\$1,870,000	\$1,912,500	\$1,955,000	\$1,997,500	\$2,040,000	\$2,082,500	\$2,125,000	\$2,167,500	\$2,210,000
	900	\$1,980,000	\$2,025,000	\$2,070,000	\$2,115,000	\$2,160,000	\$2,205,000	\$2,250,000	\$2,295,000	\$2,340,000
3 Bedroom Premium	1,000	\$2,200,000	\$2,250,000	\$2,300,000	\$2,350,000	\$2,400,000	\$2,450,000	\$2,500,000	\$2,550,000	\$2,600,000
4 Bedroom	1,100	\$2,420,000	\$2,475,000	\$2,530,000	\$2,585,000	\$2,640,000	\$2,695,000	\$2,750,000	\$2,805,000	\$2,860,000
4 Bedroom + Study	1,200	\$2,640,000	\$2,700,000	\$2,760,000	\$2,820,000	\$2,880,000	\$2,940,000	\$3,000,000	\$3,060,000	\$3,120,000
5 Bedroom	1,400	\$3,080,000	\$3,150,000	\$3,220,000	\$3,290,000	\$3,360,000	\$3,430,000	\$3,500,000	\$3,570,000	\$3,640,000

Disclaimer: For illustration of what potential prices might be. Not actual price or PSF by developer. Sizes are estimated and not actual unit sizes. For internal circulation only.

TARGET PREVIEW 14 MARCH 2026

LAUNCHING SOON



PROPERTY PORTFOLIO
CONSULTATION



PROPERTY MARKET
INSIGHTS AND ANALYSIS



FINANCIAL PLANNING AND
RESTRUCTURING



UNIT SELECTION AND EXIT
STRATEGY

DEVELOPER'S APPOINTED SALES TEAM



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