

ANNEX A**Land parcel at New Upper Changi Road**

ALLOWABLE DEVELOPMENT : **RESIDENTIAL**
SITE AREA : **30,769.0 m²**
MAXIMUM PERMISSIBLE GFA : **86,154 m²**
DATE OF LAUNCH : **15 MAY 2026**
DATE TENDER CLOSED : **1 SEPTEMBER 2026**
LEASE PERIOD : **99 YEARS**

RANKING	NAME OF TENDERER	TENDERED SALE PRICE (\$)	TENDERED SALE PRICE IN \$PSM OF GFA
1	United Venture Development (Daisy) Pte. Ltd. and CL Sapphire Pte. Ltd.	1,425,388,000.00	16,544.65
2	CDL Constellation Pte. Ltd. and Hong Realty (Private) Limited	1,252,000,000.00	14,532.12
3	GuocoLand (Singapore) Pte. Ltd. and Apricate Pte. Ltd.	1,242,664,619.00	14,423.76
4	Sim Lian Land Pte Ltd and Sim Lian Development Pte Ltd	1,215,000,000.00	14,102.65