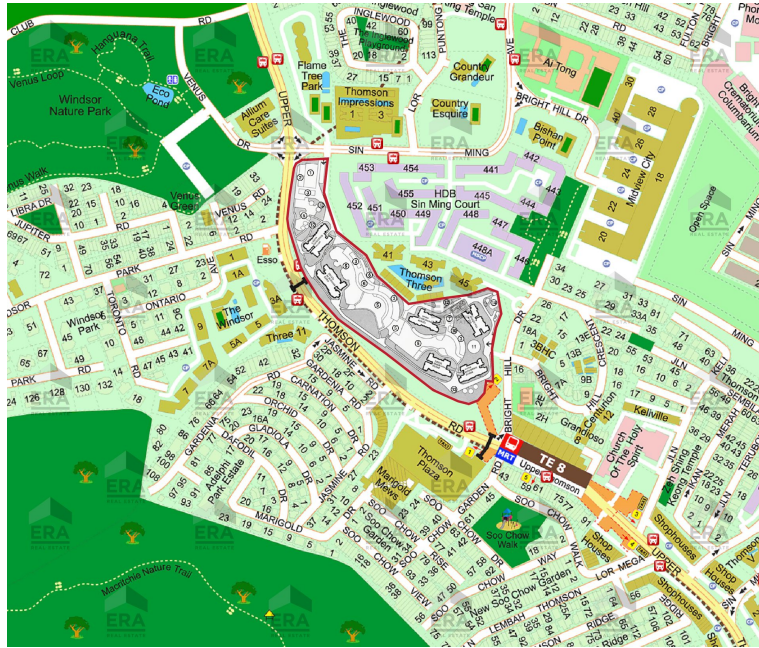


★ Q3 2026 PRIORITY · PREVIEW Q3

Thomson Reserve

A ~1,268-unit UOL x CapitaLand x Singapore Land development on the former Thomson View site, D20 RCR. Tri-line MRT access.



~1,268 units

99-yr LH

1-5BR

Q3 2026 Preview

■ Direct WhatsApp: +65 9646 8188 · Aden Yang (CEA R063636G)

VVIP registration is free and there is no obligation. Earlier registrants get first-pick on stack and unit type.

Developer & Project Snapshot

Joint venture between **UOL Group**, **CapitaLand**, and **Singapore Land Group (SingLand)** — three of Singapore's largest listed developers. Site acquired via the S\$810 million collective sale of Thomson View Condominium, completed July 2025. Site area ~5 ha — one of the larger residential redevelopments in D20.

Why this project is on the shortlist

■ Tri-line MRT access

Upper Thomson MRT (TE8) on the Thomson-East Coast Line is a 7-min walk. Bright Hill MRT (TE7) and Marymount MRT (CC16, Circle Line) are also within reach. Three lines, three CBD routes.

■ Big-three developer track record

UOL, CapitaLand, Singapore Land — three of the most experienced listed developers in Singapore. Lower delivery risk and stronger after-sale management than smaller JVs.

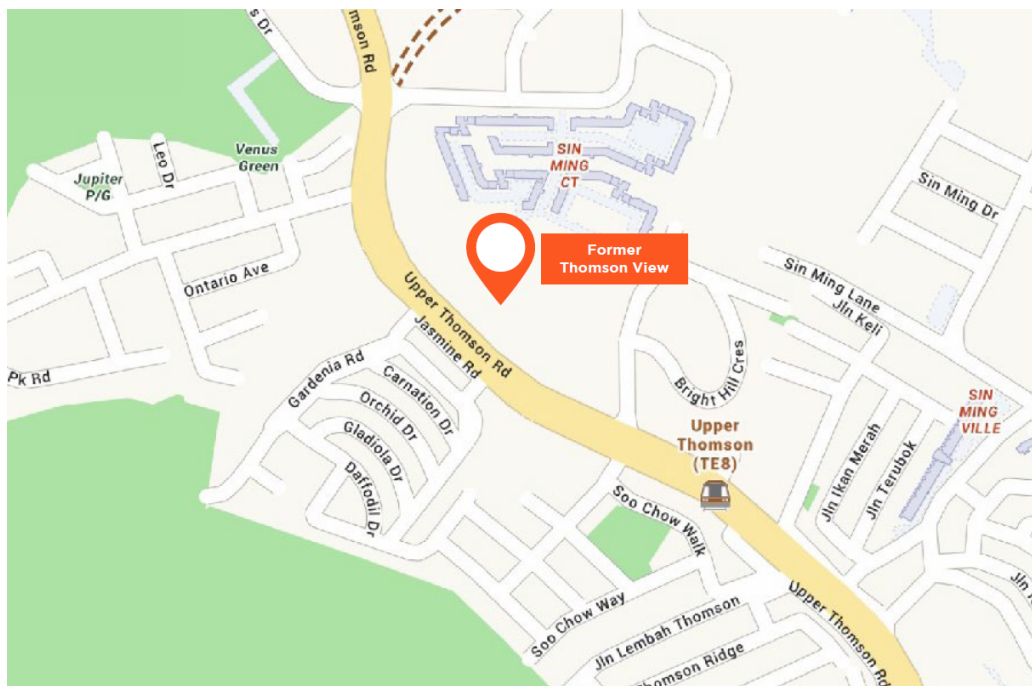
■ 1,268-unit scale = flexibility

Larger projects typically have wider unit-type mix — more entry points, more stack views, more chance you get the layout you want. Smaller boutique projects sell out the popular layouts first; mega-projects don't.

■ School cluster + nature

Within 1km: Ai Tong School. Within 2km: CHIJ St Nicholas, Catholic High (Primary), Eunoia JC. MacRitchie Reservoir + Pierce Reservoir nearby for daily exercise.

Location



Pricing context

Industry estimate: S\$1,900–S\$2,200 PSF at launch. Reference: Lentor Hills Residences launched at S\$2,200 PSF avg; Lentor Mansion at S\$2,330 psf. Thomson Reserve is in the more established D20 (vs newer Lentor cluster) — expect slight premium for the school belt. Final pricing will be confirmed at the Q3 2026 preview.

Buyer's Stamp Duty + ABSD reference

Buyer profile	ABSD on this property	Reference
Singapore Citizen · 1st property	0%	Standard BSD only
Singapore Citizen · 2nd property	20%	BSD + ABSD
Singapore Citizen · 3rd+ property	30%	BSD + ABSD
Singapore PR · 1st property	5%	BSD + ABSD
Singapore PR · 2nd+ property	30%	BSD + ABSD
Foreigner · any property	60%	BSD + ABSD

Rates above are subject to MAS / IRAS updates. Always verify current rates at iras.gov.sg before signing the option-to-purchase.

Honest comparison vs alternatives

vs Lentor Mansion (D26, GuocoLand + Hong Leong, 533 units): Lentor is newer enclave, more upside-tilted. Thomson is established, lower volatility, stronger immediate school catchment. Different buyer profile.

vs Lentor Hills Residences (D26, sold out): Lentor Hills is already TOP'd 2026, virtually sold out. Thomson Reserve gives you a new-launch experience in the same broader area, with bigger scale + better MRT access.

Connectivity + amenities

MRT + commute

Upper Thomson MRT (TE8) 7-min walk — Orchard in 11 min, Shenton Way in 17 min, Marina Bay in 19 min on the Thomson-East Coast Line, no transfers.

Bright Hill MRT (TE7) within range. **Marymount MRT (CC16, Circle Line)** connects you to Bishan, Buona Vista, Marina Bay differently. By car: CTE 5 min, Orchard 15 min, CBD 20 min off-peak.

Schools within 1-2km

Within 1km (priority phase 2C): Ai Tong School (a top-ranked Chinese-medium primary).

Within 2km: CHIJ St Nicholas Girls' School, Catholic High (Primary), Eunoia Junior College.

Tertiary nearby: Singapore Bible College, Eunoia JC.

Verify address eligibility with MOE's School Finder before relying on registration phase priority.

Get the full preview kit — floor plans, indicative pricing, VVIP slot

■ WhatsApp +65 9646 8188 — Aden Yang

Direct to me — no call centre, no junior. CEA R063636G · ERA L3002382K

Disclaimer: All visuals are artist impressions sourced from developer marketing kits. May differ from the actual development. Indicative pricing is industry estimate, not developer-confirmed. ABSD and loan rules subject to MAS / IRAS updates. Information current as of May 2026. Not a developer or agency website — independently maintained by ERA marketing agent Aden Yang. © 2026 Aden Yang Property. All rights reserved.