

The Robertson Opus—999-year property in prime District 9—achieves strong sales response with 41% sold over launch weekend

- ◆ 143 out of 348 units sold at an average selling price of S\$3,360 per square foot with three-bedroom and four-bedroom premium units under the Legacy collection almost sold out
- ◆ One of the best-selling launches in Singapore's Core Central Region since 2022
- ◆ Homebuyers are drawn to the rare 999-year mixed-use development in prime District 9 that offers great accessibility to financial districts, creative, heritage and recreational clusters as well as luxury riverside living

SINGAPORE, 20 JULY 2025

Fraser's Property Limited ("Fraser's Property", and together with its subsidiaries, the "Group") and Sekisui House announced that 143 units or 41% of the 348 residential units at The Robertson Opus in Singapore's prime District 9 have been sold as at 6:00pm today. This makes The Robertson Opus, a 999-year luxury residential development near the Singapore River, one of the best-selling launches in the Core Central Region since 2022¹. The units were sold at an average price of S\$3,360 per square foot (psf) over the launch weekend.

There has been healthy demand across all the unit types, with the three-bedroom and four-bedroom premium units under the Legacy Collection being the most popular and almost sold out. The buyers comprise affluent professionals purchasing for their own stay or investment—83% of them are Singaporeans, 16% are Permanent Residents primarily from China and Indonesia, and 1% are foreigners from the USA and Switzerland.

Ms Soon Su Lin, Chief Executive Officer of Fraser's Property Singapore, said: "We are pleased by the strong take-up rate at The Robertson Opus, one of the most well-received residential launches in the Core Central Region in recent years. This affirms homebuyers' confidence in the combined expertise of Fraser's Property and Sekisui House to deliver exceptional, thoughtfully designed homes. The project's rare 999-year tenure, prestigious District 9 address, and sophisticated riverside lifestyle—alongside its proximity to key business and lifestyle hubs—make it a compelling choice for discerning buyers seeking long-term value and generational wealth."

Mr Toru Ishii, Director of the Board of Sekisui House, said: "The robust sales performance at The Robertson Opus is a testament to the project's outstanding design, quality, and prime location, and reflects strong demand for luxury homes in Singapore's city centre. Together with Fraser's Property, we look forward to creating a residential and lifestyle landmark in one of the city's most coveted addresses. We remain committed to providing homebuyers an elevated living experience through the integration of wellness-centric amenities, green spaces and smart home solutions, meeting the needs of modern homebuyers."

Sophisticated riverside living amid vibrant city districts

Homebuyers will appreciate the proximity to the Singapore River and Marina Bay, surrounded by vibrant districts such as Clarke Quay, Boat Quay, the Civic District and Chinatown. This prime location offers exceptional accessibility via public transportation, with Fort Canning, Clarke Quay and Great World MRT stations nearby, along with convenient access to the Central Expressway. It is just a short drive from Singapore's bustling Central Business District and the renowned Orchard Road shopping district.

Residents can enjoy relaxing retreats at Fort Canning Hill and Pearl's Hill City Park, along with diverse dining options from Michelin-starred restaurants to artisanal cafes. The Robertson Opus is also close to cultural landmarks like the Singapore Repertory Theatre and National Gallery Singapore, as well as

¹ Based on information of public launches

reputable schools such as River Valley Primary School, Anglo-Chinese School (Junior), St. Margaret's School, and Singapore Management University.

A timeless sanctuary dedicated to holistic well-being and biophilic living

The Robertson Opus is designed to enhance well-being and elevate the residential experience. The Oasis Court, a central courtyard, integrates dining, retail, and nature, featuring an amphitheatre, native trees, green walls, and a water-curtain installation, forming a tranquil sanctuary. The retail podium, Robertson Walk, will offer fine dining, cafes, and lifestyle options.

Private residences above the courtyard include cantilevered pools and private gardens. Wellness amenities adjacent to the pool deck include landscaped gardens, poolside pavilions, private clubhouse, gymnasium, sauna, kids' club and function rooms.

Residents can enjoy the 240-metre sky forest with rooftop terraces, sky bridges, gardens, lounge decks, and lawns for yoga, meditation, and community farming. The expansive green space, spanning over 3,800 square metres, includes the elevated sky forest and the distinctive Oasis Court courtyard, providing serene retreats for relaxation, recreation, and connection.

Apartments are available in Premier, Luxury, and Legacy collections, fitted with high-end provisions for unparalleled comfort and style. They are furnished with a curated selection of branded provisions, such as V-ZUG and Liebherr kitchen appliances, Duravit bathroom wares, Ernestomeda kitchens, Rimadesio sliding door systems and Hansgrohe or Axor bathroom fittings—tailored to the specifications of each collection.

The Robertson Opus offers a smart home experience with mobile app control for doorbell alerts, digital locks, air-conditioning, smoke detection, and energy monitoring. A smart community app will be available to residents for enhanced convenience to pre-register guests, manage visitor access, book shared facilities and open their letterbox—all through the mobile app.

The Robertson Opus sales gallery, located opposite River Valley Primary School and near Great World City MRT station, opens from 10:00 am to 6:00 pm. Marketing agents are ERA, Huttons, PropNex, OrangeTee & Tie and SRI.

For enquiries, please call the sales hotline: +8129 2122 or visit <http://therobertsonopus.sg/>. Please refer to the annex for the location map, project details, and unit sizes and types.

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About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multinational investor-developer-manager of real estate products and services. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$38.9 billion as at 31 March 2025.

Frasers Property's multinational businesses operate across five asset classes, namely, commercial & business parks, hospitality, industrial & logistics, residential and retail. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Frasers Centrepont Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial &

logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](#).

About Sekisui House

Founded in 1960, Sekisui House, Ltd. is one of the world's largest homebuilders and an international diversified developer, with cumulative sales of over 2.7 million homes¹. Based in Osaka, Sekisui House has over 350 consolidated subsidiaries and affiliates², over 32,000 employees³ and is listed on the Tokyo Stock Exchange and Nagoya Stock Exchange.

Sekisui House aims to create homes and communities that improve with time and last for generations. With "Love of Humanity" as its corporate philosophy, Sekisui House believes that homes should offer comfort, security and peace of mind for residents, while maintaining harmony with the environment and its surroundings. Sekisui House has sustainability as a core corporate target and is now the global leader in the construction of net-zero-energy houses with more than 80,000⁴ of them built since the product was launched in 2013. In 2009, Sekisui House expanded into several new international markets and now operates in the United States, Australia, and Singapore.

- 1) 2,706,837 homes delivered (As of January 31, 2025)
- 2) 376 consolidated subsidiaries and affiliates (As of January 31, 2025)
- 3) 32,265 employees (As of January 31, 2025)
- 4) 89,352 net-zero-energy houses (As of March 31, 2025)

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ANNEX**Fact Sheet: The Robertson Opus**

“A masterpiece in a sanctuary. A legacy for life.”

Development Details	
Project Name	Residential: The Robertson Opus (罗奥湾) Retail: Robertson Walk (罗拔申道) The earlier news release on the launch can be viewed here .
Redevelopment	of Robertson Walk and Fraser Place Robertson Walk (refer news release here)
Developers	Fraser's Property has a 51% stake while Sekisui House has a 49% stake.
Location / Address	7, 9, 11, 13, 15 Unity Street <u>Postal codes for the towers</u> Blk 7: 239591 Blk 9: 239592 Blk 11: 237995 Blk 13: 239593 Blk 15: 239594
District	9, Central Core Region
Tenure of Land	999 years starting from Year 1841
Project Description	• 5 blocks of 9-storey or 10-storey residential development with communal facilities and three basement car parks • Retail podium with approximately 26 commercial units on Level 1 and Basement 1
Planning Area	Singapore River
Planning Sub Zone	Robertson Quay
Estimated Temporary Occupation Permit Date	1H 2029
Expected Vacant Possession Date	30 June 2030
Site area	9,102.72 sqm
Plot Ratio	3.37
Maximum Permissible Gross Floor Area	30,663.64 sqm
No of Carpark Lots	• Residential: 278 lots and 2 accessible lots • Commercial: 34 lots and 1 accessible lot

Unit Mix																																														
No. of Units		348 residential units and approximately 26 retail units																																												
Collections		<u>Premier Collection</u> Crafted for the savvy urbanite, the Premier Collection's suite, one-bedroom and two-bedroom units feature high ceilings that elevate everyday living. Smooth expanses of tiling, layered in muted pastel white tones, flow naturally through the living, dining, and kitchen spaces. Every unit includes a built-in home organiser — a thoughtful detail that blends form with function. Bright, contemporary, and intuitively designed, these homes offer timeless comfort and style. <u>Luxury Collection</u> Embrace comfort and elegance in the Luxury Collection's two-bedroom to three-bedroom residences designed with green living in mind. Generous ceiling heights enhance spatial flow, while earth-toned palettes, large-format stone-look tiles, warm laminates, and engineered wood flooring create a cosy yet refined interior. Selected three-bedroom layouts feature a versatile flexi room that opens to the dining area—ideal for entertaining, working from home, or simply unwinding in style. Every detail is thoughtfully considered, blending function with enduring sophistication. <u>Legacy Collection</u> Perfect for families, the Legacy Collection's three-bedroom premium and four-bedroom premium homes embody quiet luxury. Ernestomeda kitchens, V-ZUG appliances, and Rimadesio sliding doors anchor each suite in refined European craft, while marble-finish surfaces, tinted glass carpentry, and engineered wood floors add warmth and depth to a light, airy palette. Spacious balconies accentuate the sense of openness, creating a tranquil sanctuary where beauty, heritage, and legacy converge—a masterpiece to be cherished and passed down through generations.																																												
Unit Types		<table><tr><th>Collection</th><th>Unit Type</th><th>Unit Area (sf)</th><th>No. of Units</th><th>Percentage of Unit Types</th></tr><tr><td rowspan="2">Premier</td><td>Suite</td><td>431</td><td>40</td><td>11%</td></tr><tr><td>1 Bedroom</td><td>495</td><td>40</td><td>11%</td></tr><tr><td rowspan="5">Luxury</td><td>2 Bedroom</td><td>689 - 721</td><td>118</td><td>34%</td></tr><tr><td>2 Bedroom + Study</td><td>743</td><td>32</td><td>9%</td></tr><tr><td>3 Bedroom + Flexi</td><td>926 - 1044</td><td>45</td><td>13%</td></tr><tr><td>3 Bedroom Duoflex</td><td>990 - 1023</td><td>37</td><td>11%</td></tr><tr><td>Legacy</td><td>3 Bedroom Premium</td><td>1152</td><td>27</td><td>8%</td></tr><tr><td></td><td>4 Bedroom Premium</td><td>1539</td><td>9</td><td>3%</td></tr></table>				Collection	Unit Type	Unit Area (sf)	No. of Units	Percentage of Unit Types	Premier	Suite	431	40	11%	1 Bedroom	495	40	11%	Luxury	2 Bedroom	689 - 721	118	34%	2 Bedroom + Study	743	32	9%	3 Bedroom + Flexi	926 - 1044	45	13%	3 Bedroom Duoflex	990 - 1023	37	11%	Legacy	3 Bedroom Premium	1152	27	8%		4 Bedroom Premium	1539	9	3%
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Recreational Facilities		<u>1st storey:</u> At the heart of The Robertson Opus lies the Oasis Court—a lush, central courtyard enveloped in cascading foliage. Towering native trees, leafy green walls, and a delicate water curtain wall create an immersive sanctuary that soothes and delights the senses. <u>2nd storey:</u> Here, the riverine landscape unfolds with a 45-metre lap pool and hydrotherapy jets, surrounded by gardens and pavilions. Fitness, relaxation, gastronomy and green amenities offer nature-inspired experiences catering to all ages.																																												

Grand Arrival

1. Oasis Court (Basement 1)
2. Drop-off (1st Storey)
3. Arrival Plaza (1st Storey)
4. Robertson Mural (1st Storey)

Level 2Green Oasis

5. Gourmet Pavilion 1
6. Sanctuary Oasis
7. Chillout Deck

Family Commons

8. Gourmet Pavilion 2
9. Family Lawn
10. Children Sensory Garden
11. Relaxation Deck

Opus Club

12. Opus Bar & Dining
13. Opus Social Lounge
14. Robertson Reading Room
15. Robertson Kids' Club
16. Male Steam Room
17. Female Steam Room
18. Opus Gym
19. Serenity Garden
20. Nature Walk
21. Garden Pod

Wellness Sanctuary

22. Poolside Lounge
23. 45m Lap Pool
24. Wellness Pool
25. Sun Deck
26. Social Deck
27. Reading Deck
28. Serenity Trail

Roof Garden

Above the river, four cantilevered rooftop terraces connect to form a sky forest, resplendent with nature nooks, wellness lawns, and community gardens. This elevated oasis offers a treasured sense of tranquillity and connection—a space for mindfulness, kindredness and biophilic living.

Sky Gardens

29. Quay Vista
30. Art Nook
31. Emerald Garden
32. Social Pavilion 1
33. Skywalk Bridge
34. Urban Vista
35. Lilac Garden
36. Social Pavilion 2
37. Forest Walk
38. Amber Garden
39. Social Pavilion 3
40. City Vista

	<u>Sky Wellness</u> 41. Vantage Deck 42. Meadow Garden 43. Social Pavilion 4 44. Community Garden 45. Ginger Garden 46. Social Pavilion 5 47. Wellness Lawn 48. River Vista
Awarded BCA Green Mark	BCA Green Mark Gold ^{PLUS} certification
Consultants	
Concept Architect	studioMilou Singapore
Project Architect	ADDP Architects LLP
Landscape Architect	Tinderbox Pte Ltd
Project Interior Designer	ADDP Architects LLP
Main Contractor	Lum Chang Building Contractors Pte Ltd

PRESS RELEASE



LOCATION MAP

