

Dunearn House achieves 56% take-up as first residential launch in Bukit Timah Turf City masterplan

- ◆ A total of 212 of the 380 units were sold at an average price of S\$3,140 per square foot, with all three-bedroom units fully sold, alongside strong demand for the three-bedroom flexi, three-bedroom-plus-study, four-bedroom and two-bedroom-plus-study units
- ◆ Buyers are drawn to the prime District 11 address with a first-mover advantage, supported by schools, amenities, transportation connectivity and greenery

SINGAPORE, 26 JULY 2026

Frasers Property, CSC Land Group and Sekisui House announced that Dunearn House, the first private residential development to be launched within the Bukit Timah Turf City masterplan, has achieved a 56% take-up at its first launch weekend. A total of 212 out of 380 units were sold at an average selling price of S\$3,140 per square foot.

Larger-format homes have emerged as the most sought-after unit types at Dunearn House, led by three-bedroom units which are fully sold, alongside strong take-up of the three-bedroom flexi, three-bedroom-plus-study, four-bedroom and two-bedroom-plus-study units. This underscores sustained demand among owner-occupiers for well-designed homes that offer flexibility, functionality and ample space for modern family living.

About 86% of buyers are Singaporeans, 13% are permanent residents from China, Indonesia, Malaysia, South Korea and other countries, while 1% are foreigners from the United States.

Homebuyers were drawn to the development's Core Central Region address, proximity to renowned schools, amenities, and MRT connectivity, as well as its positioning as the tallest residential development in the vicinity, offering elevated views over the Good Class Bungalow landed enclaves and extensive greenery in the area. The development's adaptable layouts also appealed to buyers seeking spaces that can evolve with their needs.

Prices start from S\$1.475 million for a two-bedroom unit (527 to 678 square feet (sf)), S\$2.597 million for a three-bedroom unit (872 to 1,001 sf), and S\$3.588 million for a four-bedroom unit (1,184 to 1,378 sf).

Ms Soon Su Lin, Chief Executive Officer of Frasers Property Singapore, said: "We are encouraged by the good response to Dunearn House, reflecting buyers' confidence in well-located, thoughtfully designed homes within Singapore's prime District 11. Dunearn House offers homebuyers a first-mover advantage in the new Turf City precinct alongside the established prestige, connectivity and liveability of Bukit Timah. Our buyers comprise a healthy mix of families eager to secure a home in Bukit Timah, near reputable schools and green corridors, as well as investors who recognise the precinct's long-term growth potential."

Mr Qian Liang Zhong, Chairman, China Construction (South Pacific) Development Co Pte Ltd., said: "The positive take-up at launch underscores the appeal of Dunearn House as a quality development that balances design, location and long-term value. We are encouraged by the strong interest from owner-occupiers and families who recognise the project's unique positioning within a future-ready prime residential precinct."

Mr Toru Tsuji, Managing Officer, Head of International Development Department, Sekisui House Ltd, said: "Dunearn House reflects our shared philosophy of creating homes that are designed for longevity, comfort and everyday liveability. The market response affirms the importance of integrating sensitive architecture, greenery and connectivity in delivering sustainable homes within established prime neighbourhoods."

Developed by an equal-stake consortium comprising Frasers Property, CSC Land Group and Sekisui House, Dunearn House is envisioned as a low-density residential development that sets the benchmark for

future homes within the Bukit Timah Turf City precinct, which is planned to evolve into a green, pedestrian-friendly township over time.

Dunearn House enjoys strong connectivity, located a four-minute walk from Sixth Avenue MRT station on the Downtown Line and within walking distance from the future Turf City MRT station on the Cross Island Line, providing convenient access to key parts of Singapore. The development is also supported by major road networks, including the Pan-Island Expressway, and within easy reach of Holland Village, Dempsey Hill, Orchard Road and the Central Business District.

Set within the prestigious Bukit Timah residential and education enclave, Dunearn House is surrounded by everyday amenities, schools and abundant greenery. Residents benefit from proximity to leading educational institutions as well as nature spaces such as the Rail Corridor and Bukit Timah Nature Reserve, offering a balanced lifestyle of urban convenience and nature-centric living.

The Dunearn House showsuite, located at Evans Road, opens daily from 10:00 am to 6:00 pm. Marketing agencies appointed include ERA, Huttons, OrangeTee, PropNex and SRI.

For enquiries, please call the sales hotline at +65 8129 2122 or visit dunearnhouse.com.sg. Please refer to bit.ly/DunearnHouseLaunch for the development details and the Annex for the factsheet and location map.

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About Frasers Property Singapore

Frasers Property Singapore is a business unit of SGX-listed Frasers Property Limited, a multinational company that owns, develops, and manages a diverse and integrated property portfolio.

Frasers Property Singapore owns, develops and/or manages residential, retail, office and mixed-use properties in Singapore.

Over the years, it has developed over 23,000 quality homes. It oversees a portfolio of 12 shopping malls in Singapore and six commercial properties. Nine of the retail assets and one commercial property are held under Frasers Centrepont Trust, and another commercial property is held under Frasers Logistics & Commercial Trust.

For more information on Frasers Property Singapore, please visit frasersproperty.com.sg or follow us on [Facebook](#) and [Instagram](#).

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group") is an integrated investor-developer-operator 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\$40.0 billion as at 31 March 2026.

Frasers Property operates across five asset classes: industrial & logistics, retail, commercial & business parks, residential and hospitality. Its businesses span Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries.

The Group is the sponsor of real estate investment trusts ("REITs"), Frasers Centrepont Trust and Frasers Logistics & Commercial Trust, listed on the SGX-ST, as well as Frasers Property Thailand Industrial Freehold & Leasehold REIT and Golden Ventures Leasehold Real Estate Investment Trust, listed on the Stock Exchange of Thailand.

Guided by its purpose of inspiring experiences and creating places for good, the Group promotes an ESG framework that supports long-term value creation through focus areas such as transparent governance, sustainable finance, inclusive communities and reducing its carbon emissions. Frasers Property aims to deliver lasting shared value for its customers, people, investors and communities, while fostering a progressive, collaborative and respectful culture.

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

About CSC Land Group

CSC Land Group is a future-ready developer with a rich parentage of China State Construction Engineering Corporation (CSCEC), the world's largest investment and construction conglomerate, ranked 16th on Global Fortune 500 Enterprises. This heritage has been extended locally since 1992, in capacity of China Construction (South Pacific) Development Co Pte Ltd (CCDC).

CSC Land Group is a subsidiary of CCDC, a BCA- registered contractor of A1 status with extensive experience in quality construction projects. Now, 1 in every 20 homes in Singapore is built by CCDC.

CSC Land Group develops spaces that are tailored for every stage of their customers' lives. Spaces that allow them to live their life story to the fullest.

www.csclandgroup.com.sg

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 300 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 90,000⁴ 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.

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¹ 2,749,139 homes delivered (As of January 31, 2026)

² 301 consolidated subsidiaries and affiliates (As of January 31, 2026)

³ 32,186 employees (As of January 31, 2026)

⁴ 95,776 net-zero-energy houses (As of March 31, 2026)

ANNEX**Factsheet: Dunearn House**

DUNEARN
HOUSE
The Turf City Story

Development Details	
Project Name	Dunearn House (达恩·豪庭)
Developers	Fraser's Property, CSC Land Group and Sekisui House (hold equal stakes in this consortium)
Location / Address	760, 762, 766, 768, 770 Dunearn Road, Singapore
District	11
Region	Core Central Region
Planning Area	Bukit Timah
Planning Sub Zone	Swiss Club
Tenure of Land	99 years commencing from 30 September 2025
Project Description	- Two blocks of 19-storey and three blocks of 10-storey residential buildings - One basement carpark
Expected Vacant Possession Date	31 December 2030
Site area	13,491.9 sqm (approx. 145,173 sf)
Plot Ratio	2.4
Maximum Permissible Gross Floor Area	32,381 sqm (approx. 348,549 sf)
No of Carpark Lots	228 car parking lots (inclusive of seven electric vehicle charging lots) - Three accessible lots - Bicycle lots are available
Unit Mix	
No. of Units	380 residential units
Apartment types & description	Dunearn House features a curated mix of 2- to 4-bedroom apartments across two collections: Luxury Collection (10-storey): 2- to 3-bedroom units (including Premium, Study and Flexi variants) Pinnacle Collection (19-storey): 3-bedroom premium and 4-bedroom units (including Premium and Premium + Study variants)

Unit Types	Collection	Unit Type	Unit Area (sf)	No. of Units
	Luxury	2-Bedroom	527	40
		2-Bedroom Premium	614	77
		2-Bedroom + Study	657 – 678	59
		3-Bedroom	872	20
		3-Bedroom + Flexi	936	20
		3-Bedroom + Study	947 – 969	20
	Pinnacle	3-Bedroom Premium	1,001	36
		4-Bedroom	1,184	36
		4-Bedroom Premium	1,302 – 1,313	36
		4-Bedroom + Study	1,378	36
	Total units			380
Recreational Facilities	Conceived as a World Within Worlds, Dunearn House is a layered residential sanctuary shaped by distinct yet interconnected and immersive living environments. Rooted in the heritage and greenery of Bukit Timah and positioned at the threshold of the future Turf City precinct, it brings together retreat, connection, recreation and contemporary living in a complete expression of home.			
	This is expressed through the broader concept of “Living within Nature,” where architecture, landscape and lifestyle are seamlessly integrated into one holistic environment. Nature-inspired living unfolds at every turn—from the lobby to the 50m lap pool, waterfall terrace and canopy pavilion.			
	Evoking the majesty of its surrounding trees, Dunearn House offers a refined sense of quiet luxury—where thoughtful design, sustainability and wellness come together in harmony. Steeped in heritage and defined by understated elegance, it is a sanctuary for calm, balance and enduring living.			
	<u>1st Storey</u>			
	• Grand Arrival • Lobby • Family Terrace • Kids Pool • Main Pool Deck • 50m Lap Pool • Lawn • Steam Room with Shower • Arrival Lift • Wellness Pool Deck • Wellness Pool • Spa Seat • Wellness Lawn • Pinnacle Foyer • Pinnacle Living • Pinnacle Dining • Pinnacle Patio			

	• Waterfall Club • Residents Lounge • Meeting Room • Meeting Pods • Serveries • Accessible Toilet • Waterfall Deck • Waterfall Lounge • Waterfall Pod • Waterfall Terrace • Waterfall Perch • Waterfall Dining • Canopy Trail • Canopy Pavilion • Canopy Deck • BBQ Pavilion • Outdoor Deck • Play Garden Pavilion • Play Spinning Garden • Play Crawl & Jump Garden • Play Forest Adventure Garden • Play Swing Garden • Tennis Court <u>2nd Storey</u> • Mirage Walk • Dunearn Club • Gym • Outdoor Fitness
Awarded BCA Green Mark	BCA Green Mark Platinum Super Low Energy
Consultants	
Project Architect & Interior Designer	ONG&ONG Pte Ltd
Landscape Architect	Ecoplan Asia Pte Ltd
Main Contractor	China Construction (South Pacific) Development Co Pte Ltd

LOCATION MAP OF DUNEARN HOUSE

