

NAVIS

PRIMEKEY ANALYSIS REPORT

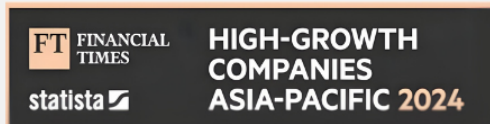
A Framework to Identify Singapore's
Most Lucrative Real Estate Investments

Lentor Gardens
Residences GLS
(Kingsford)

2026



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Your Market Compass With PrimeKey Analysis

PrimeKey Analysis (PKA) is a proprietary framework developed by Navis that bridges the gap between raw data and human wisdom.

It combines rigorously back-tested data with proven insights and decades of our collective market experience to evaluate and grade assets by their risk-reward potential.

PrimeKey Analysis isn't a shortcut; it's a compass. It empowers investors to confidently grade and capitalize on opportunities while filtering out emotional hype, blind spots, and common decision-making fallacies. We look forward to hearing of the success you will achieve in your real estate investment journey with our methodology.

PrimeKey Framework

- 1 MRT Connectivity**
 Walking distance to train stations directly impacts livability, rental demand and widens the audience profiles – Typically the more convenient it is, the more desired it is.
- 2 Growth Hotspot**
 Being located within or near a URA Masterplan growth hotspot historically delivers higher price growth over mature estates as new amenities and infrastructure attract investors.
- 3 Government Land Sales / Enbloc Sites**
 Future releases of lands nearby fuel future growth, as land prices escalates over time historically – lifting asset values.
- 4 Project Size**
 Larger developments enjoy lower density living, higher variety of facilities, higher resale volume and supporting valuations thereby reducing liquidity risks.
- 5 Remaining Tenure**
 99-years leasehold properties typically go through a 3 stage life cycle - Growth, stagnation and declination. A healthy remaining tenure helps prevent equity decay and higher probability of a profitable exit.
- 6 Rental Yield**
 Higher yields indicate strong demand, providing better cash flow for landlords and increased demand from potential investors.
- 7 School Effect**
 Being within 1km to a popular primary school helps in enrolment probabilities and provides a consistent demand pool that parents are willing to pay a premium for.
- 8 MOP Cluster (HDB Upgrader Demand)**
 Neighbourhoods with higher numbers of HDB flats reaching their minimum occupation period (MOP) dates generate natural demand as home owners are generally younger with stronger aspirational needs.

PrimeKey Scoring System

MRT Connectivity

(Minutes walk)

Score Card

<5min	: ★★★★★
5-10min	: ★★★★
10-12min	: ★★★
12-14min	: ★★
> 14min	: ★

Growth Hotspot

Score Card

Within GHS	: ★★★★★
1-500m	: ★★★★
501-1000m	: ★★★
1001-1500m	: ★★
> 1500m	: ★

Government Land Sales / Enbloc Sites

Score Card

4 plots or more	: ★★★★★
3 plots	: ★★★★
2 plots	: ★★★
1 plots	: ★★
No plots	: ★

Project Size

(No. Of Units)

Score Card

>=400	: ★★★★★
300-399	: ★★★★
200-299	: ★★★
100-199	: ★★
<100	: ★

Remaining Tenure

Score Card

>90 yrs	: ★★★★★
85-89 yrs	: ★★★★
80-84 yrs	: ★★★
75-79 yrs	: ★★
<75 yrs	: ★

School Effect

(Proprietary formula based on weighted subscription ratios)

Score Card

Elite school	: ★★★★★
Popular school	: ★★★★
Premium school	: ★★★
Standard school	: ★★
No school	: ★

MOP Cluster

(HDB Upgrader Demand)

Score Card

>2000 units	: ★★★★★
1500-1999 units	: ★★★★
1000-1499 units	: ★★★
500-999 units	: ★★
<500 units	: ★

Rental Yield

Score Card

CCR	RCR	OCR	
>=3%	>=3.5%	>=4%	: ★★★★★
2.5-2.9%	3-3.4%	3.5-3.9%	: ★★★★
2-2.4%	2.5-2.9%	3-3.4%	: ★★★
1.5-1.9%	2-2.4%	2.5-2.9%	: ★★
<1.5%	<2%	<2.5%	: ★

Colour grading :

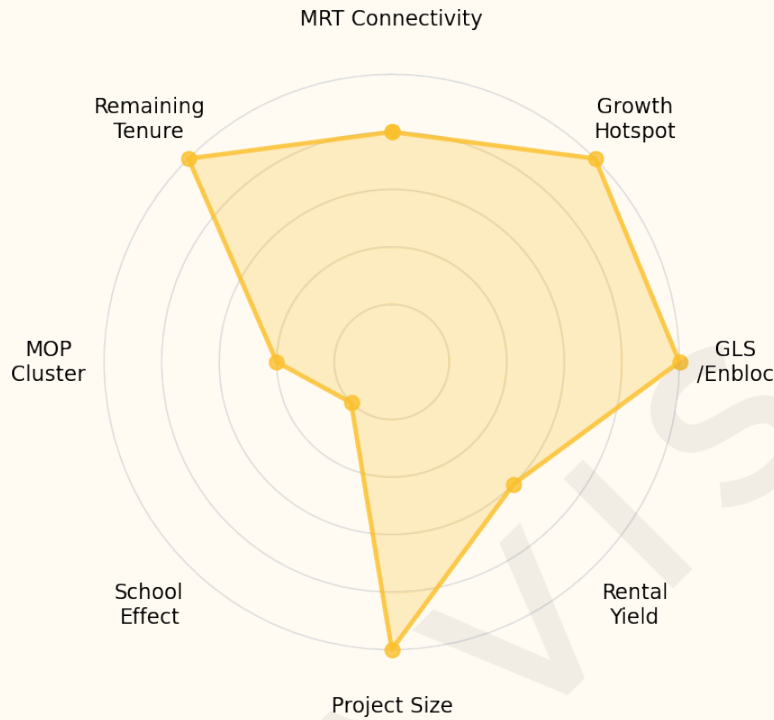


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The content on this report is meant as an objective method for reasonable comparison and not intended to serve as financial or investment advice. Property transactions involve significant financial commitments and may carry risks. It is recommended to seek the advice of qualified professionals before making any decisions. Past performance in real estate does not guarantee future returns, and market conditions can fluctuate.

● Overall Score: 30/40 (75.0%)

3.8 ★



Total Units 500	District D26 / Lentor	Tenure 99 years from 09/04/2025
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MRT Connectivity
★★★★☆
7 min walk to MRT

Growth Hotspots
★★★★★
near GHS Lentor

GLS / Enbloc Sites Pipeline
★★★★★
Have 7 GLS nearby

Project Size
★★★★★
500 units

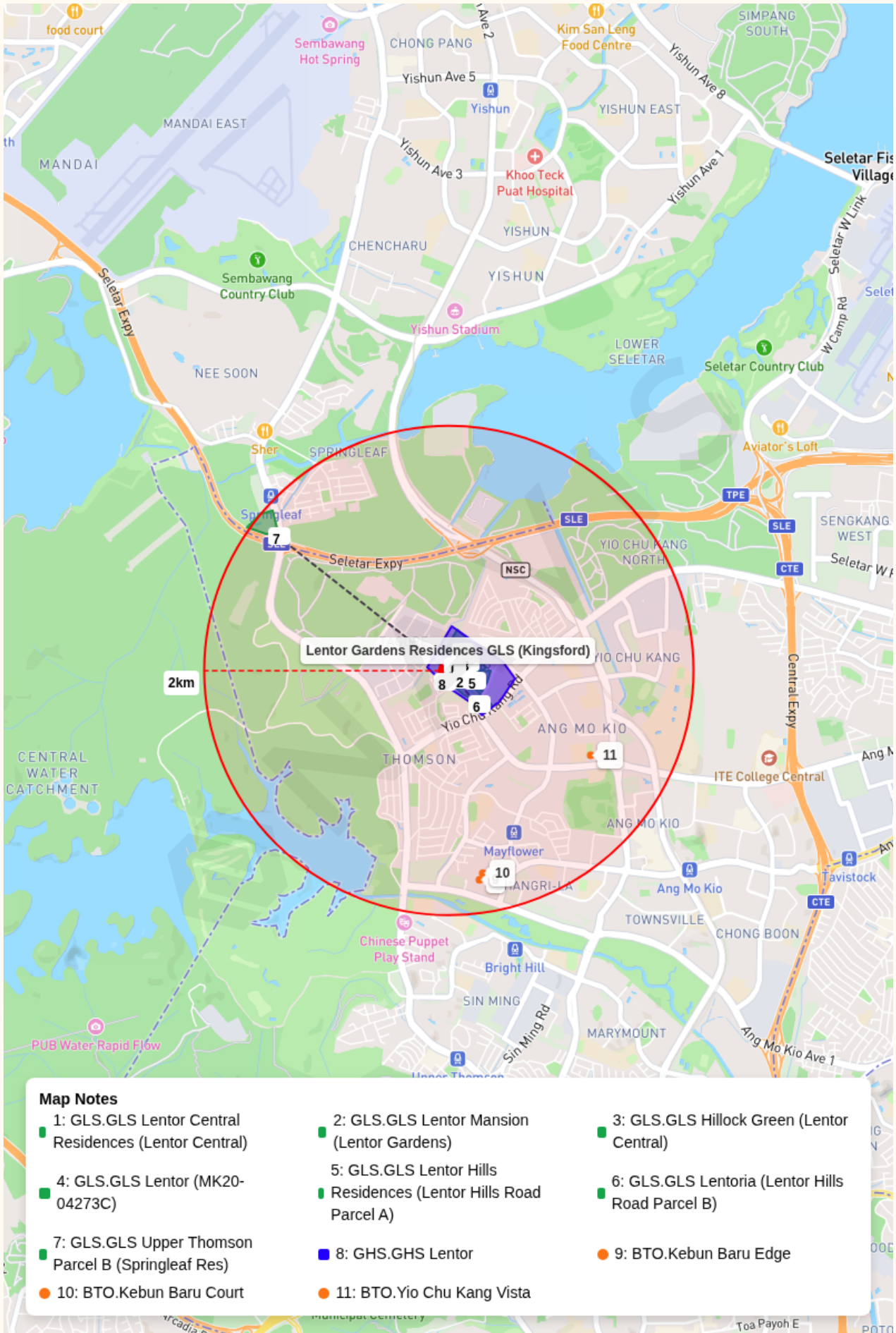
Remaining Tenure
★★★★★
Balance: 98 years

Rental Yield
★★★☆☆
Avg: 3.3% in OCR

School Effect
★☆☆☆☆
No nearby schools

MOP Cluster
★★★☆☆
919 MOP cluster units nearby

Lentor Gardens Residences GLS (Kingsford)



- Map Notes**
- 1: GLS.GLS Lentor Central Residences (Lentor Central)
 - 2: GLS.GLS Lentor Mansion (Lentor Gardens)
 - 3: GLS.GLS Hillock Green (Lentor Central)
 - 4: GLS.GLS Lentor (MK20-04273C)
 - 5: GLS.GLS Lentor Hills Residences (Lentor Hills Road Parcel A)
 - 6: GLS.GLS Lentoria (Lentor Hills Road Parcel B)
 - 7: GLS.GLS Upper Thomson Parcel B (Springleaf Res)
 - 8: GHS.GHS Lentor
 - 9: BTO.Kebun Baru Edge
 - 10: BTO.Kebun Baru Court
 - 11: BTO.Yio Chu Kang Vista

Detailed Breakdown

#	Criteria	Rating	Analysis
1	MRT Connectivity	4★	<p>The project offers strong MRT connectivity with a 7-minute walk to LENTOR MRT STATION, placing it in the upper tier of accessibility.</p> <p>This proximity supports daily commuting convenience and enhances overall livability.</p> <p>Compared to market norms, this level of access is considered excellent for urban developments, especially in the OCR region where transit options are more limited than in CCR or RCR.</p> <p>The short walking duration contributes positively to both residential appeal and potential resale value.</p>
2	Growth Hotspots	5★	<p>The project is situated directly within the GHS Lentor growth hotspot, with zero distance to the boundary, indicating full integration into a government-recognized development corridor.</p> <p>This positioning ensures access to future infrastructure upgrades, zoning changes, and enhanced public amenities.</p> <p>Being at the heart of an official growth area significantly boosts long-term capital appreciation potential.</p> <p>Market trends show that properties within such zones consistently outperform those outside, making this a major competitive advantage.</p>
3	Government Land Sales / Enbloc Sites Pipeline	5★	<p>With seven confirmed or reserved GLS plots within a 2km radius, the project is embedded in one of the most active land supply pipelines in Singapore.</p> <p>This concentration of upcoming developments signals sustained market interest and strong developer confidence in the area.</p> <p>The presence of multiple high-profile projects, including 'Lentor Gardens' and 'Lentor Hills', indicates a coordinated push toward premium residential expansion.</p> <p>Such density of supply typically drives long-term price resilience and liquidity in the market.</p>
4	Project Size	5★	<p>The project comprises 500 units, placing it firmly in the largest category of developments.</p> <p>This scale allows for economies of scale in construction, marketing, and management, potentially reducing per-unit costs and improving operational efficiency.</p> <p>Large-scale projects often attract greater investor attention due to their visibility and perceived stability.</p> <p>In the current market, such volume also suggests strong developer commitment and a significant footprint in the local housing landscape, reinforcing long-term viability.</p>

Detailed Breakdown

#	Criteria	Rating	Analysis
5	Remaining Tenure	5★	<p>With 98 years of leasehold remaining from the effective date of 09/04/2025, the project enjoys one of the longest tenures available in the current market.</p> <p>This extended tenure provides long-term security and reduces concerns about depreciation due to lease expiry.</p> <p>It also enhances the project's attractiveness to both owner-occupiers and investors who prioritize asset longevity.</p> <p>Compared to typical new launches with 99-year leases, this is effectively freehold-like in terms of practical lifespan, offering strong confidence in future value retention.</p>
6	Rental Yield	3★	<p>The projected rental yield of 3.31% in the OCR region is moderate, falling within the mid-tier range for the area.</p> <p>While not the highest in the market, it reflects stable demand in a developing corridor with growing infrastructure.</p> <p>The OCR region generally sees lower yields compared to CCR or RCR due to higher land costs and lower population density.</p> <p>However, this yield is supported by strong supply fundamentals and future growth, suggesting potential for improvement as the area matures and absorption increases.</p>
7	School Effect	1★	<p>There are no schools within 1km of the project, which is a significant drawback for families seeking proximity to quality education.</p> <p>Although four schools are located within 2km, their absence within the immediate vicinity limits the project's appeal to buyer segments prioritizing school access.</p> <p>This lack of nearby educational institutions may constrain demand from young families and reduce the project's competitiveness in family-oriented markets.</p> <p>In contrast, many comparable developments in established areas include at least one school within 1km, highlighting a clear gap in this aspect.</p>

Detailed Breakdown

#	Criteria	Rating	Analysis
8	MOP Cluster	2★	<p>The project is surrounded by 919 HDB/BTO units expected to reach MOP within the next 10 years, which constitutes a moderate-sized upgrader pool.</p> <p>While this number exceeds the threshold for a 1-star rating, it falls below the 1,000-unit benchmark needed for a 3-star rating.</p> <p>This implies a steady but not overwhelming influx of potential buyers seeking larger homes.</p> <p>The presence of these units could support future demand, especially if the project maintains strong pricing and design appeal.</p> <p>However, the relatively low count may limit upward pressure on prices during peak upgrade cycles.</p>

Summary

Lentor Gardens Residences GLS (Kingsford) demonstrates a strong investment profile with excellent positioning in the GHS Lentor growth hotspot and robust government land sales pipeline, supported by a large project size of 500 units and long leasehold tenure.

The development benefits from convenient 7-minute walking access to LENTOR MRT STATION, enhancing its connectivity.

However, the absence of any schools within 1km presents a notable limitation for families, while the rental yield of 3.31% in the OCR region is moderate, reflecting lower returns compared to other high-yield zones.

The MOP cluster is modest, with only 919 upgrader units expected within 2km over the next decade, which may limit future demand pressure from HDB buyers.

Target Buyer Profile

Investors focused on long-term value creation in a government-backed growth corridor, including institutional players, developers, and non-resident buyers looking for exposure to a high-supply, high-demand zone with strong infrastructure and future development momentum.

Investment Potential

Strong buy for investors seeking long-term capital appreciation in a well-connected, high-potential growth area, particularly those prioritizing location and supply dynamics over immediate rental returns or family-oriented amenities.

Key Rewards

- Highest price growth potential due to GLS plots nearby. Including GLS Lentor Central Residences (Lentor Central), GLS Lentor Mansion (Lentor Gardens), GLS Hillock Green (Lentor Central), GLS Lentor (MK20-04273C), GLS Lentor Hills Residences (Lentor Hills Road Parcel A), GLS Lentoria (Lentor Hills Road Parcel B), GLS Upper Thomson Parcel B (Springleaf Res)
- Average rental returns for investors.
- Highest growth potential due to proximity to growth hotspot.
- Excellent for Home owners and Tenants due to proximity to MRT. It takes 7 min walk (447m) to LENTOR MRT STATION (TE5)
- Highest liquidity due of number of units. With 500 units
- No risk of lease decay affecting value.

Key Risks

- Least demand consistency in the long term — no qualifying primary school within 1km.
- Low to mid demand from HDB upgraders in the near term.

INVEST WITH 20/20 VISION

NAVIS

DECADES OF WISDOM. INSTANT CLARITY

PrimeKey turns abstract data points into a single undeniable score for absolute investment clarity.

THE SCIENCE OF SELECTION

The only model that allows investors to compare old and new projects on an equivalent framework. Precisely and painlessly.

YOUR PROPERTY HEALTH CHECK. BACKED BY DATA.

Remove hype & emotional biases in decisions. Spot warning signs & potential profitability in advance.

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