PRESS RELEASE

Upper House Residences Achieve THB 10 Billion in Sales within Six Months

Following robust demand during private sales, City Dynamic is taking the two freehold Residences on Wireless Road to international market



BANGKOK, 22 Oct 2026 — City Dynamic, a joint venture between City Realty and Swire Properties, is pleased to announce that sales at Upper House Residences Bangkok and The Wireless Residences by Upper House have reached THB 10 billion (approximately HKD 2.3 billion), with about 100 units sold since appointment-only private previews began in May 2026.

The development has established a strong pricing position in Bangkok's ultra-luxury residential market. A number of residences have achieved prices exceeding THB 850,000 per sqm, while most sales have been transacted at around THB 500,000 to THB 600,000 per sqm, reflecting strong demand at the top end of the market. Building on this momentum, City Dynamic will commence roadshows in target markets – Hong Kong, Taipei and Tokyo.

The remarkable market response to the development reflects the rarity of a freehold address on Wireless Road and the appeal of the world's first Upper House branded residences, which bring the brand's thoughtful design, personalised and unscripted services, and strong sense of place into residential living for the first time. In 2026, Upper

House Hong Kong ranked No. 8 in The 50 Best Hotels, marking its fourth consecutive year in the Top 10 of the listing.

Adrian To, Director of Residential at Swire Properties, said, "We are delighted that sales have reached THB 10 billion during private sales. The strong performance reflects the market's confidence in the high quality, design excellence and long-term vision for Upper House Residences, underpinned by the close collaboration between Swire Properties and City Realty. What truly sets this development apart is the rarity of a freehold address on Wireless Road, the internationally renowned design team and the world's first Upper House Residences. The response reinforces our confidence in Bangkok's long-term prospects as an ultra-luxury residential market as we introduce the development to a wider international audience."

Casey Au, Co-Managing Director of City Dynamic, said, "Our private sales have given us valuable insights into buyers' priorities and demand across our residential offerings. We are now ready to introduce the development to international buyers. We see particular potential in overseas markets, where buyers are increasingly drawn to Bangkok as a destination for second homes and long-term investment, supported by the city's solid fundamentals and lifestyle appeal."

Thomas Woolsey, Co-Managing Director of City Dynamic, said, "With the Upper House Residences Lounge and show residences complete, we're excited for prospective owners to experience first-hand the thoughtful design, generous living spaces and distinctive Upper House lifestyle that define the development. Construction is progressing well and our focus remains on delivering the level of quality, service and attention to detail that are hallmarks of both Swire Properties and City Realty."

All sales to date have been secured through private previews at the Upper House Residences Lounge where the Upper House way of living is brought to life through three show residences that showcase the scale, materials and distinct character of the development's two Residences. Curated events at the Lounge, supported by the Upper House guest experience team, give prospective buyers a fuller understanding of the brand's personal and unscripted approach to hospitality.

Upper House Residences Bangkok is scheduled for completion in 2030, followed by The Wireless Residences by Upper House in 2031. Private viewings at the Upper House Residences Lounge on Wireless Road can be arranged by calling **02 965 7889**.

For more information, visit www.uhresidencesbangkok.com.