

ASKING RENTAL GUIDE

| Office space – Q4 2016 | | |
|--|-----------------------------|--|
| BUILDING NAME | ADDRESS | ASKING RENTS (\$\$ PER SQ FT PER MONTH) |
| Raffles Place / New Downtown | | |
| One Raffles Place Towers 1 & 2 | 1 Raffles Place | \$9.00 - \$10.50 |
| PWC Building | 8 Cross Street | \$9.50 |
| Samsung Hub | 3 Church Street | \$9.50 |
| Tanjong Pagar / Shenton Way | | |
| Robinson Point | 39 Robinson Road | \$8.00 - \$8.30 |
| Mapletree Anson | 60 Anson Road | \$8.70 |
| Marina / City Hall / Beach Road | | |
| Suntec Towers | 5/6/7/8/9 Temasek Boulevard | \$8.00 - \$10.00 |
| The Concourse | 300 Beach Road | \$8.00 |
| The Gateway | 150/152 Beach Road | \$7.50 - \$7.80 |
| Orchard Road | | |
| 51 Cuppage Road (Formerly known as Starhub Centre) | 51 Cuppage Road | \$7.50 |
| UE Square | 83 Clemenceau Avenue | \$7.00 - \$7.50 |
| City Fringe | | |
| Harbourfront Towers 1 & 2 | 1/3 Harbourfront Place | \$6.90 - \$7.50 |
| Novena Square Towers A & B | 238A/B Thomson Road | \$7.80 |
| PSA Building | 460 Alexandra Road | \$6.30 - \$7.60 |

Notes: All rents stated are in per sq ft/month. All rents are as of Q4 2016. Source: Colliers International Singapore.

| Warehouse/logistics space | | |
|---------------------------|-----------------|--|
| BUILDING NAME | ADDRESS | ASKING RENTS (\$\$ PER SQ FT PER MONTH) |
| West | | |
| – | 20 Gul Way | \$1.20 |
| Megahub | 146 Gul Circle | \$1.40 |
| – | 27 Penjuru Lane | \$1.20 |

Notes: All rents stated are in per sq ft/month. All rents are as of December 2016. Source: Colliers International Singapore.

| Science parks/business parks/high-specifications industrial buildings space | | |
|---|---------------------------------------|--|
| BUILDING NAME | ADDRESS | ASKING RENTS (\$\$ PER SQ FT PER MONTH) |
| Central | | |
| The Kendall | 50 Science Park Road | \$4.50 |
| Nexus @ one-north | 1 & 3 Fusionopolis Link | \$5.80 |
| Nucleos | 21 Biopolis Road | \$4.95 |
| Aperia | 8, 10, 12 Kallang Avenue | \$5.90-\$6.91 |
| East | | |
| Akzonobel House | 3 Changi Business Park Vista | \$4.00 |
| Honeywell | 17 Changi Business Park Central 1 | \$4.50 |
| The Signature | 51 Changi Business Park Central 2 | \$3.70-\$4.20 |
| North / Northeast | | |
| – | 33 Marsiling Industrial Estate Road 3 | \$2.30 |
| – | 6 Serangoon North Avenue 5 | \$2.50-\$2.60 |
| West | | |
| Icon@IBP | 3A International Business Park | \$4.30 |
| The Strategy | 2 International Business Park | \$4.50 |
| The Synergy | 1 International Business Park | \$4.20 |

Notes: All rents stated are in per sq ft/month. All rents are as of December 2016. Source: Colliers International Singapore.

| Factory space/food factory space | | |
|----------------------------------|----------------------------|--|
| BUILDING NAME | ADDRESS | ASKING RENTS (\$\$ PER SQ FT PER MONTH) |
| East | | |
| Tampines Biz-Hub | 11 Tampines Street 92 | \$1.80 - \$2.50 |
| North | | |
| Woodlands Spectrum I | 2 Woodlands Sector 1 | \$1.50 |
| Woodlands Spectrum II | 201~211 Woodlands Avenue 9 | \$1.70 |

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of December 2016. Source: Colliers International Singapore.

TRANSACTION DATA

For the full list of transactions please go to www.btinvest.com.sg

| Strata warehouse space | | | | | | |
|-------------------------------|------------------------|------------------------|--------------|---------------------------|----------------------|---------------|
| PROJECT NAME | ADDRESS | TENURE | AREA (SQ FT) | TRANSACTIONED PRICE (S\$) | UNIT PRICE (S\$ PSF) | CONTRACT DATE |
| Central | | | | | | |
| VERTEX | 33 Ubi Avenue 3 #01-59 | 60 Yrs From 01/01/2007 | 3,261 | \$2,075,000 | \$636 | 05-Dec-16 |
| PERFECT ONE | 1 Genting Link #01-01 | Freehold | 2,530 | \$2,200,000 | \$870 | 14-Dec-16 |
| HO SENG LEE FLATTED WAREHOUSE | 10C Jalan Ampas #02-02 | Freehold | 3,670 | \$1,680,000 | \$458 | 30-Dec-16 |

| | | | | | | |
|------------------|---------------------------------|------------------------|-------|-----------|-------|-----------|
| West | | | | | | |
| MIDVIEW BUILDING | 50 Bukit Batok Street 23 #01-11 | 60 Yrs From 13/03/1997 | 1,496 | \$755,000 | \$505 | 02-Dec-16 |

Note: Note: Based on available sales caveats lodged in December 2016. Source: URA REALIS/Colliers International Singapore Research (as at 20 January 2017).

| Strata factory space | | | | | | |
|-----------------------------|--------------------------|------------------------|--------------|---------------------------|----------------------|---------------|
| PROJECT NAME | ADDRESS | TENURE | AREA (SQ FT) | TRANSACTIONED PRICE (S\$) | UNIT PRICE (S\$ PSF) | CONTRACT DATE |
| Central | | | | | | |
| VERTEX | 33 Ubi Avenue 3 #05-34 | 60 Yrs From 01/01/2007 | 1,572 | \$760,000 | \$484 | 13-Dec-16 |
| ALJUNIED INDUSTRIAL COMPLEX | 623 Aljunied Road #01-04 | Freehold | 1,518 | \$1,400,000 | \$922 | 22-Dec-16 |
| UBI TECHPARK | 10 Ubi Crescent #06-56 | 60 Yrs From 05/07/1997 | 1,959 | \$828,000 | \$423 | 22-Dec-16 |
| UBI TECHPARK | 10 Ubi Crescent #02-68 | 60 Yrs From 05/07/1997 | 1,389 | \$541,710 | \$390 | 22-Dec-16 |

| | | | | | | |
|--------------------|-----------------------------|------------------------|-------|-------------|-------|-----------|
| East | | | | | | |
| BARTLEY BIZ CENTRE | 13 Kaki Bukit Road 4 #03-12 | 30 Yrs From 30/05/2011 | 4,811 | \$2,000,000 | \$416 | 21-Dec-16 |

| | | | | | | |
|-----------------|---------------------------------|------------------------|-------|-----------|-------|-----------|
| North East | | | | | | |
| NORTHSTAR @ AMK | 7030 Ang Mo Kio Avenue 5 #06-58 | 60 Yrs From 01/01/2007 | 1,873 | \$860,000 | \$459 | 13-Dec-16 |
| LINK@AMK | 3 Ang Mo Kio Street 62 #07-08 | 60 Yrs From 28/06/2011 | 2,153 | \$938,000 | \$436 | 15-Dec-16 |

| | | | | | | |
|---------------------------|--|------------------------|-------|-------------|-------|-----------|
| North | | | | | | |
| WIN 5 | 15 Yishun Industrial Street 1 #01-16 | 30 Yrs From 05/12/2012 | 4,672 | \$1,150,000 | \$246 | 15-Dec-16 |
| WIN 5 | 15 Yishun Industrial Street 1 #01-15 | 30 Yrs From 05/12/2012 | 4,672 | \$1,150,000 | \$246 | 15-Dec-16 |
| INNOVATION PLACE | 25 Mandai Estate #03-01 | Freehold | 1,615 | \$900,000 | \$557 | 15-Dec-16 |
| ADMIRALTY INDUSTRIAL PARK | 38 Woodlands Industrial Park E1 #06-19 | 60 Yrs From 09/01/1995 | 5,683 | \$1,100,000 | \$194 | 20-Dec-16 |
| NORTH LINK BUILDING | 10 Admiralty Street #03-49 | 60 Yrs From 09/10/1999 | 5,188 | \$800,000 | \$154 | 20-Dec-16 |
| WIN 5 | 15 Yishun Industrial Street 1 #01-18 | 30 Yrs From 05/12/2012 | 4,672 | \$1,103,096 | \$236 | 21-Dec-16 |
| WOODLANDS 11 | 11 Woodlands Close #07-07 | 60 Yrs From 05/07/2010 | 1,938 | \$688,000 | \$355 | 22-Dec-16 |
| NORTH VIEW BIZHUB | 6 Yishun Industrial Street 1 #07-03 | 30 Yrs From 28/12/2012 | 1,755 | \$450,000 | \$256 | 29-Dec-16 |
| MANDAI CONNECTION | 7 Mandai Link #10-25 | 30 Yrs From 20/11/2012 | 1,711 | \$500,000 | \$292 | 30-Dec-16 |
| FOOD XCHANGE @ ADMIRALTY | 8A Admiralty Street #04-04 | 60 Yrs From 09/10/2000 | 3,832 | \$1,600,000 | \$418 | 30-Dec-16 |
| NORTH LINK BUILDING | 10 Admiralty Street #06-59 | 60 Yrs From 09/10/1999 | 5,188 | \$900,000 | \$173 | 30-Dec-16 |

| | | | | | | |
|---------------------------|----------------------------------|------------------------|--------|-------------|-------|-----------|
| West | | | | | | |
| TRADEHUB 21 | 16 Boon Lay Way #01-55 | 60 Yrs From 10/12/2003 | 4,306 | \$2,130,000 | \$495 | 13-Dec-16 |
| SEATOWN INDUSTRIAL CENTRE | 67D Tuas South Avenue 1 | 60 Yrs From 24/10/2000 | 11,700 | \$3,300,000 | \$282 | 13-Dec-16 |
| TRADEHUB 21 | 16 Boon Lay Way #1-55 | 60 Yrs From 10/12/2003 | 4,306 | \$2,130,000 | \$495 | 13-Dec-16 |
| WCEGA TOWER | 21 Bukit Batok Crescent #26-78 | 60 Yrs From 13/03/1997 | 1,076 | \$580,000 | \$539 | 21-Dec-16 |
| PIONEER POINT | 5 Soon Lee Street #02-19 | 30 Yrs From 17/10/2011 | 969 | \$330,000 | \$341 | 22-Dec-16 |
| PIONEER JUNCTION | 3 Soon Lee Street #06-37 | 30 Yrs From 07/03/2011 | 1,001 | \$365,000 | \$365 | 23-Dec-16 |
| WCEGA PLAZA | 1 Bukit Batok Crescent #06-13/14 | 60 Yrs From 13/03/1997 | 7,836 | \$1,919,820 | \$245 | 23-Dec-16 |
| ISPACE | 7 Soon Lee Street #03-40 ETC | 30 Yrs From 05/03/2012 | 14,155 | \$3,804,250 | \$269 | 28-Dec-16 |
| WCEGA TOWER | 21 Bukit Batok Crescent #15-75 | 60 Yrs From 13/03/1997 | 1,970 | \$860,000 | \$437 | 29-Dec-16 |
| WCEGA TOWER | 21 Bukit Batok Crescent #08-71 | 60 Yrs From 13/03/1997 | 969 | \$488,000 | \$504 | 30-Dec-16 |
| N.A. | 17B Tuas Road | 30 Yrs From 16/01/2008 | 21,442 | \$2,100,000 | \$98 | 30-Dec-16 |
| TUAS LOT | 50 Tuas Avenue 11 #02-33 | 30 Yrs From 15/02/2008 | 4,908 | \$810,000 | \$165 | 30-Dec-16 |

Note: Note: Based on available sales caveats lodged from December 13, 2016. Source: URA REALIS/Colliers International Singapore Research (as at January 20, 2017).

| Strata office space | | | | | | |
|--------------------------|--------------------------------|-------------------------|--------------|---------------------------|----------------------|---------------|
| PROJECT NAME | ADDRESS | TENURE | AREA (SQ FT) | TRANSACTIONED PRICE (S\$) | UNIT PRICE (S\$ PSF) | CONTRACT DATE |
| Central | | | | | | |
| THE CENTRAL | 8 Eu Tong Sen Street #11-96/97 | 99 Yrs From 02/01/2001 | 2,368 | \$5,564,800 | \$2,350 | 02-Dec-16 |
| SULTAN PLAZA | 100 Jalan Sultan #08-01 | 99 Yrs From 02/05/1978 | 818 | \$818,000 | \$1,000 | 05-Dec-16 |
| THE RIVERSIDE PIAZZA | 11 Keng Cheow Street #03-09 | 99 Yrs From 02/10/1992 | 1,561 | \$2,180,000 | \$1,397 | 06-Dec-16 |
| HIGH STREET CENTRE | 1 North Bridge Road #09-02 | 99 Yrs From 02/06/1969 | 549 | \$852,500 | \$1,553 | 15-Dec-16 |
| GOLDEN MILE COMPLEX | 5001 Beach Road #07-13 | 99 Yrs From 04/08/1969 | 926 | \$880,000 | \$951 | 17-Dec-16 |
| HAVELOCK2 | 2 Havelock Road #04-08 | 99 Yrs From 04/05/1983 | 506 | \$1,188,000 | \$2,348 | 19-Dec-16 |
| GOLDEN MILE COMPLEX | 5001 Beach Road #03-61A | 99 Yrs From 04/08/1969 | 194 | \$280,000 | \$1,445 | 22-Dec-16 |
| SULTAN PLAZA | 100 Jalan Sultan #09-09 | 99 Yrs From 02/05/1978 | 484 | \$600,000 | \$1,239 | 23-Dec-16 |
| GOLDHILL SHOPPING CENTRE | 173A Thomson Road | 999 Yrs From 01/01/1970 | 1,668 | \$3,425,000 | \$2,053 | 29-Dec-16 |
| CROWN AT ROBINSON | 140 Robinson Road #09-04/05 | Freehold | 2,250 | \$7,568,310 | \$3,364 | 30-Dec-16 |

Note: Note: Based on available sales caveats lodged in December 2016. Source: URA REALIS/Colliers International Singapore Research (as at 20 January 2017).