

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)	TRANSACTION PRICE (\$\$)	UNIT PRICE (\$\$ 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: 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)	TRANSACTION PRICE (\$\$)	UNIT PRICE (\$\$ 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
	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: 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)	TRANSACTION PRICE (\$\$)	UNIT PRICE (\$\$ 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
HAVELOCK 2	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: Based on available sales caveats lodged in December 2016. Source: URA REALIS/Colliers International Singapore Research (as at 20 January 2017).