

TRANSACTION DATA

Strata office space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$S)	UNIT PRICE (\$S PSF)	CONTRACT DATE
Central						
BURLINGTON SQUARE	175A Bencoolen Street #08-07	99 Yrs From 10/06/1996	635	\$1,275,000	\$2,008	05-Jun-17
GOLDEN MILE COMPLEX	5001 Beach Road #06-11	99 Yrs From 04/08/1969	926	\$680,000	\$735	05-Jun-17
SUNTEC CITY	9 Temasek Boulevard #35-01/02/03	99 Yrs From 01/03/1989	10,097	\$28,776,450	\$2,850	07-Jun-17
FOOK HAI BUILDING	150 South Bridge Road #10-02	99 Yrs From 18/01/1972	1,593	\$2,000,000	\$1,255	09-Jun-17
HIGH STREET PLAZA	77 High Street #03-09	999 Yrs From 11/06/1827	721	\$967,500	\$1,342	13-Jun-17
TONG ENG BUILDING	101 Cecil Street #13-07	999 Yrs From 08/06/1885	603	\$1,440,000	\$2,389	19-Jun-17
PENINSULA PLAZA	111 North Bridge Road #07-14	999 Yrs From 29/10/1829	441	\$1,015,000	\$2,300	21-Jun-17
SHENTON HOUSE	3 Shenton Way #24-06	99 Yrs From 02/06/1969	753	\$1,221,000	\$1,620	28-Jun-17
THE PLAZA	7500A Beach Road #11-310	99 Yrs From 03/09/1968	398	\$623,000	\$1,564	30-Jun-17
North						
WOODS SQUARE	10 Woodlands Square #02-42	99 Yrs From 15/07/2014	883	\$1,700,000	\$1,926	08-Jun-17
West						
VISION EXCHANGE	2 Venture Drive #13-15	99 Yrs From 10/06/2013	1,690	\$3,295,000	\$1,950	01-Jun-17

Note: Based on available sales caveats lodged in June 2017. Source: URA REALIS/Colliers International Singapore Research (as at 26 July 2017)

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$S)	UNIT PRICE (\$S PSF)	CONTRACT DATE
Central						
JOO SENG WAREHOUSE	1 Upper Aljunied Link #06-01	Freehold	3,498	\$1,923,900	\$550	02-Jun-17
East						
GORDON WAREHOUSE BUILDING	9 Kaki Bukit Road 2 #02-32	60 Yrs From 25/07/1981	1,787	\$395,000	\$221	01-Jun-17
North East						
LIBERTY WAREHOUSE	220 Tagore Lane #03-16	Freehold	1,119	\$580,000	\$518	05-Jun-17

Note: Based on available sales caveats lodged in June 2017. Source: URA REALIS/Colliers International Singapore Research (as at 26 July 2017)

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$S)	UNIT PRICE (\$S PSF)	CONTRACT DATE
Central						
GOLD PINE INDUSTRIAL BUILDING	126 Joo Seng Road #06-04	Freehold	1,249	\$688,888	\$552	15-Jun-17
YI GUANG FACTORY BUILDING	180 Paya Lebar Road #06-03	Freehold	1,884	\$1,224,600	\$650	15-Jun-17
MACTECH BUILDING	2 Kallang Pudding Road #08-15	Freehold	1,216	\$895,000	\$736	15-Jun-17
FRONTIER	50 Ubi Avenue 3 #04-17	60 Yrs From 04/01/1999	2,185	\$900,000	\$412	22-Jun-17
UBI TECHPARK	10 Ubi Crescent #04-54	60 Yrs From 05/07/1997	1,582	\$600,000	\$379	23-Jun-17
UBI TECHPARK	50 Ubi Crescent #01-10	60 Yrs From 05/07/1997	7,858	\$2,710,000	\$345	27-Jun-17
UBI TECHPARK	10 Ubi Crescent #04-27	60 Yrs From 05/07/1997	1,851	\$739,886	\$400	27-Jun-17
UBI TECHPARK	10 Ubi Crescent #04-25	60 Yrs From 05/07/1997	2,260	\$899,002	\$398	27-Jun-17
APEX @ HENDERSON	201 Henderson Road #06-01	Freehold	3,401	\$2,737,805	\$805	28-Jun-17
YI GUANG FACTORY BUILDING	180 Paya Lebar Road #05-06	Freehold	2,519	\$1,611,520	\$640	30-Jun-17
East						
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #01-48	60 Yrs From 15/12/2010	1,765	\$925,000	\$524	16-Jun-17
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #01-47	60 Yrs From 15/12/2010	1,798	\$925,000	\$515	16-Jun-17
BIZHUB28	28 Senang Crescent #03-12	Freehold	1,970	\$1,190,000	\$604	21-Jun-17
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #03-42	60 Yrs From 15/12/2010	3,078	\$973,300	\$316	23-Jun-17
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #03-41	60 Yrs From 15/12/2010	3,089	\$976,700	\$316	23-Jun-17
North East						
DA JIN FACTORY BUILDING	362 Upper Paya Lebar Road #02-04	Freehold	1,195	\$750,000	\$628	22-Jun-17

North						
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #05-30	60 Yrs From 09/10/2000	3,832	\$1,600,000	\$418	15-Jun-17
NORTH LINK BUILDING	10 Admiralty Street #05-72	60 Yrs From 09/10/1999	5,188	\$950,000	\$183	16-Jun-17
MANDAI CONNECTION	7 Mandai Link #04-08	30 Yrs From 20/11/2012	1,711	\$589,300	\$344	19-Jun-17
WOODLANDS 11	11 Woodlands Close #01-06	60 Yrs From 05/07/2010	4,435	\$1,689,170	\$381	20-Jun-17
NORTH SPRING BIZHUB	11 Yishun Industrial Street 1 #04-96	60 Yrs From 01/02/2011	1,539	\$636,000	\$413	21-Jun-17
NORTH LINK BUILDING	10 Admiralty Street #04-53	60 Yrs From 09/10/1999	5,188	\$830,000	\$160	23-Jun-17
NORTH SPRING BIZHUB	9 Yishun Industrial Street 1 #03-74	60 Yrs From 01/02/2011	1,593	\$725,000	\$455	29-Jun-17
8B @ ADMIRALTY	8B Admiralty Street #03-15	60 Yrs From 09/10/2000	1,636	\$490,000	\$299	30-Jun-17
WOODLANDS BIZHUB	190 Woodlands Industrial Park E5 #10-14	57 Yrs From 09/04/2011	1,464	\$560,000	\$383	30-Jun-17

West						
T99	9 Tuas South Avenue 10 #05-04	30 Yrs From 18/06/2013	6,663	\$2,332,000	\$350	15-Jun-17
ENTERPRISE HUB	48 Toh Guan Road East #03-154	60 Yrs From 01/12/1997	5,027	\$1,000,000	\$199	15-Jun-17
LW TECHNO CENTRE	31 Toh Guan Road East #04-09	60 Yrs From 01/12/1997	1,292	\$508,000	\$393	19-Jun-17
PANTECH BUSINESS HUB	192 Pandan Loop #02-14	99 Yrs From 27/01/1984	1,163	\$440,448	\$379	20-Jun-17
ENTERPRISE HUB	48 Toh Guan Road East #04-103	60 Yrs From 01/12/1997	4,166	\$950,000	\$228	20-Jun-17
THE ELITIST	25 Bukit Batok Crescent #04-07	60 Yrs From 13/03/1997	915	\$466,000	\$509	22-Jun-17
WCEGA PLAZA	1 Bukit Batok Crescent #05-07	60 Yrs From 13/03/1997	2,605	\$580,000	\$223	22-Jun-17
ENTERPRISE HUB	48 Toh Guan Road East #01-132	60 Yrs From 01/12/1997	4,026	\$1,390,000	\$345	28-Jun-17
WCEGA PLAZA	1 Bukit Batok Crescent #09-16	60 Yrs From 13/03/1997	2,476	\$595,000	\$240	30-Jun-17

Note: Based on available sales caveats lodged from June 16, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 26 July 2017)

ASKING RENTAL GUIDE

Office space – Q2 2017		
BUILDING NAME	ADDRESS	ASKING RENTS (\$S PER SQ FT PER MONTH)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	SGD9.00 - SGD11.00
One Raffles Place Towers 1 & 2	1 Raffles Place	SGD9.00 - SGD11.00
PWC Building	8 Cross Street	SGD9.50
Samsung Hub	3 Church Street	SGD8.50 - SGD9.50
Tanjong Pagar / Shenton Way		
Twenty Anson	20 Anson Road	SGD8.70
Robinson Point	39 Robinson Road	SGD8.00 - SGD8.30
Mapletree Anson	60 Anson Road	SGD8.70
Marina / City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	SGD8.00 - SGD10.00
The Concourse	300 Beach Road	SGD7.80
The Gateway	150/152 Beach Road	SGD7.50 - SGD7.80
Orchard Road		
Visioncrest Commercial	103 Penang Road	SGD8.50
51 Cuppage Road	51 Cuppage Road	SGD7.50
(Formerly known as Starhub Centre)		
UE Square	83 Clemenceau Avenue	SGD7.00 - SGD7.50
City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	SGD6.90 - SGD7.50
Novena Square Towers A & B	238A/B Thomson Road	SGD7.80
PSA Building	460 Alexandra Road	SGD6.30 - SGD7.60

Notes: All rents stated are in per sq ft/month. All rents are as of Q2 2017. Source: Colliers International Singapore.

Warehouse/logistics space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$S PER SQ FT PER MONTH)
West		
–	20 Gul Way	SGD1.20
–	76 Pioneer Road	SGD1.30
Westcom	1 Tuas South Avenue 6	SGD1.30

Notes: All rents stated are in per sq ft/month. All rents are as of July 2017. Source: Colliers International Singapore.

Science parks/business parks/high-specifications industrial buildings space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$S PER SQ FT PER MONTH)
Central		
The Kendall	50 Science Park Road	SGD4.50
Solaris	1 Fusionopolis Walk	SGD6.50
Nucleos	21 Biopolis Road	SGD4.95 - SGD6.50
Aperia	8, 10, 12 Kallang Avenue	SGD5.90 - SGD6.91
East		
Viva Business Park	750/A-E Chai Chee Road	SGD3.00 - SGD5.50
Alkzonobel House	3 Changi Business Park Vista	SGD4.50
Honeywell	17 Changi Business Park Central 1	SGD4.50
The Signature	51 Changi Business Park Central 2	SGD3.70 - SGD5.00
North / Northeast		
–	6 Serangoon North Avenue 5	SGD2.50
West		
Icon@IBP	3A International Business Park	SGD4.30
Nordic European Centre	3 International Business Park	SGD4.40
Acer Building	29 International Business Park	SGD4.20

Notes: All rents stated are in per sq ft/month. All rents are as of July 2017. Source: Colliers International Singapore.

Factory space/food factory space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$S PER SQ FT PER MONTH)
East		
Tampines Biz-Hub	11 Tampines Street 92	SGD1.80 - SGD2.50
North		
Woodlands Spectrum I	2 Woodlands Sector 1	SGD1.50
Woodlands Spectrum II	207/209/211 Woodlands Avenue 9	SGD1.60 - SGD1.70

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of July 2017. Source: Colliers International Singapore.