

# ASKING RENTAL GUIDE

## Office space

| BUILDING NAME                             | ADDRESS         | ASKING RENTS (\$ PSF PER MONTH) |
|-------------------------------------------|-----------------|---------------------------------|
| Raffles Place / New Downtown              |                 |                                 |
| <b>Republic Plaza I</b>                   | 9 Raffles Place | \$9.80 - \$11.80                |
| <b>One Raffles Place Towers 1 &amp; 2</b> | 1 Raffles Place | \$10.00 - \$11.50               |
| <b>Manulife Tower</b>                     | 8 Cross Street  | \$9.50                          |

|                             |                  |                 |
|-----------------------------|------------------|-----------------|
| Shenton Way / Tanjong Pagar |                  |                 |
| <b>80 Robinson Road</b>     | 80 Robinson Road | \$7.80          |
| <b>Robinson Point</b>       | 39 Robinson Road | \$8.00 - \$8.30 |
| <b>Mapletree Anson</b>      | 60 Anson Road    | \$9.00          |

|                               |                      |                 |
|-------------------------------|----------------------|-----------------|
| Orchard Road                  |                      |                 |
| <b>Visioncrest Commercial</b> | 103 Penang Road      | \$9.00          |
| <b>TripleOne Somerset</b>     | 111 Somerset Road    | \$8.50          |
| <b>UE Square</b>              | 83 Clemenceau Avenue | \$7.50 - \$8.00 |

|                                      |                        |                 |
|--------------------------------------|------------------------|-----------------|
| City Fringe                          |                        |                 |
| <b>Harbourfront Towers 1 &amp; 2</b> | 1/3 Harbourfront Place | \$6.90          |
| <b>UE Bizhub West</b>                | 450 Alexandra Road     | \$6.30 - \$6.80 |
| <b>PSA Building</b>                  | 460 Alexandra Road     | \$6.30 - \$7.80 |

Notes: All rents stated are in per sq ft/month. All rents are as of Sep 2018. Source: Colliers International Singapore.

## Warehouse/logistics space

| BUILDING NAME                          | ADDRESS               | ASKING RENTS (\$ PSF PER MONTH) |
|----------------------------------------|-----------------------|---------------------------------|
| West                                   |                       |                                 |
| –                                      | 20 Gul Way            | \$1.20 - \$1.40                 |
| <b>Mapletree Pioneer Logistics Hub</b> | 76 Pioneer Road       | \$1.30                          |
| <b>Westcom</b>                         | 1 Tuas South Avenue 6 | \$1.30                          |

Notes: All rents stated are in per sq ft/month. All rents are as of Sep 2018. Source: Colliers International Singapore.

## Factory space/food factory space

| BUILDING NAME           | ADDRESS               | ASKING RENTS (\$ PSF PER MONTH) |
|-------------------------|-----------------------|---------------------------------|
| East                    |                       |                                 |
| <b>Tampines Biz-Hub</b> | 11 Tampines Street 92 | \$1.80 - \$2.50 (ground floor)  |

  

|                              |                            |                 |
|------------------------------|----------------------------|-----------------|
| North                        |                            |                 |
| <b>Woodlands Spectrum I</b>  | 2 Woodlands Sector 1       | \$1.50          |
| <b>Woodlands Spectrum II</b> | 209/211 Woodlands Avenue 9 | \$1.60 - \$1.70 |

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of Sep 2018. Source: Colliers International Singapore

## Asking Rental Guide for Space in Science Parks/Business Parks/High-Specifications Industrial Buildings

| BUILDING NAME        | ADDRESS                  | ASKING RENTS (\$ PSF PER MONTH) |
|----------------------|--------------------------|---------------------------------|
| Central              |                          |                                 |
| <b>The Kendall</b>   | 50 Science Park Road     | \$4.50                          |
| <b>Nucleos</b>       | 21 Biopolis Road         | \$4.95 - \$6.50                 |
| <b>Starhub Green</b> | 67 Ubi Ave 1             | \$4.50                          |
| <b>Aperia</b>        | 8, 10, 12 Kallang Avenue | \$5.90 - \$6.91                 |

|                           |                                   |                 |
|---------------------------|-----------------------------------|-----------------|
| East                      |                                   |                 |
| <b>Viva Business Park</b> | 750/A-E Chai Chee Road            | \$3.00 - \$3.80 |
| <b>Akzonobel House</b>    | 3 Changi Business Park Vista      | \$4.50          |
| <b>Honeywell</b>          | 17 Changi Business Park Central 1 | \$4.50          |
| <b>The Signature</b>      | 51 Changi Business Park Central 2 | \$3.80 - \$4.50 |

|                   |                            |        |
|-------------------|----------------------------|--------|
| North / Northeast |                            |        |
| –                 | 6 Serangoon North Avenue 5 | \$2.50 |

|                               |                                |        |
|-------------------------------|--------------------------------|--------|
| West                          |                                |        |
| <b>Icon@IBP</b>               | 3A International Business Park | \$3.95 |
| <b>Nordic European Centre</b> | 3 International Business Park  | \$4.40 |
| <b>Acer Building</b>          | 29 International Business Park | \$4.20 |

Notes: All rents stated are in per sq ft/month. All rents are as of Sep 2018. Source: Colliers International Singapore.

TRANSACTION DATA

| Strata factory space |                                       |                        |              |                            |                       |               |
|----------------------|---------------------------------------|------------------------|--------------|----------------------------|-----------------------|---------------|
| PROJECT NAME         | ADDRESS                               | TENURE                 | AREA (SQ FT) | TRANSACTIONED PRICE (\$\$) | UNIT PRICE (\$\$ PSF) | CONTRACT DATE |
| Central              |                                       |                        |              |                            |                       |               |
| CT HUB               | 2 Kallang Avenue #09-15               | 99 Yrs From 25/06/1979 | 1,270        | \$1,090,000                | \$858                 | 16-Aug-18     |
| UBI TECHPARK         | 10 Ubi Crescent #04-98                | 60 Yrs From 05/07/1997 | 1,938        | \$812,000                  | \$419                 | 17-Aug-18     |
| UBI TECHPARK         | 50 Ubi Crescent #01-02                | 60 Yrs From 05/07/1997 | 7,858        | \$2,700,000                | \$344                 | 21-Aug-18     |
| CT HUB 2             | 114 Lavender Street #09-90            | 99 Yrs From 14/01/1976 | 969          | \$891,480                  | \$920                 | 24-Aug-18     |
| MIDVIEW CITY         | 26 Sin Ming Lane #05-118              | 60 Yrs From 23/01/2008 | 1,356        | \$610,000                  | \$450                 | 27-Aug-18     |
| UBI TECHPARK         | 10 Ubi Crescent #03-19                | 60 Yrs From 05/07/1997 | 1,905        | \$840,000                  | \$441                 | 28-Aug-18     |
| UBI TECHPARK         | 10 Ubi Crescent #04-95                | 60 Yrs From 05/07/1997 | 2,142        | \$890,000                  | \$415                 | 29-Aug-18     |
| CENDEX CENTRE        | 120 Lower Delta Road #13-07           | 60 Yrs From 21/03/2005 | 1,098        | \$760,000                  | \$692                 | 29-Aug-18     |
| GEMINI @ SIMS        | 2 Sims Close #01-13                   | Freehold               | 3,670        | \$2,900,000                | \$790                 | 30-Aug-18     |
| TRIVEX               | 8 Burn Road #11-01                    | 60 Yrs From 20/05/2008 | 1,001        | \$655,000                  | \$654                 | 31-Aug-18     |
| East                 |                                       |                        |              |                            |                       |               |
| SYNERGY @ KB         | 25 Kaki Bukit Road 4 #07-51           | 30 Yrs From 20/01/2012 | 1,055        | \$400,000                  | \$379                 | 24-Aug-18     |
| North East           |                                       |                        |              |                            |                       |               |
| NORTHSTAR @ AMK      | 7030 Ang Mo Kio Avenue 5 #08-01       | 60 Yrs From 01/01/2007 | 958          | \$480,000                  | \$501                 | 17-Aug-18     |
| NORTHSTAR @ AMK      | 7030 Ang Mo Kio Avenue 5 #05-53       | 60 Yrs From 01/01/2007 | 1,927        | \$920,000                  | \$477                 | 28-Aug-18     |
| North                |                                       |                        |              |                            |                       |               |
| 8B @ ADMIRALTY       | 8B Admiralty Street #02-03            | 60 Yrs From 09/10/2000 | 1,851        | \$631,300                  | \$341                 | 17-Aug-18     |
| NORTH LINK BUILDING  | 10 Admiralty Street #03-61            | 60 Yrs From 09/10/1999 | 5,188        | \$920,000                  | \$177                 | 17-Aug-18     |
| NORTH SPRING BIZHUB  | 9 Yishun Industrial Street 1 #03-82   | 60 Yrs From 01/02/2011 | 2,594        | \$1,200,000                | \$463                 | 21-Aug-18     |
| PRIMZ BIZHUB         | 21 Woodlands Close #05-47             | 60 Yrs From 27/09/2011 | 1,152        | \$518,000                  | \$450                 | 24-Aug-18     |
| WOODLANDS 11         | 11 Woodlands Close #09-05             | 60 Yrs From 05/07/2010 | 1,938        | \$650,000                  | \$335                 | 24-Aug-18     |
| WOODLANDS 11         | 11 Woodlands Close #05-03             | 60 Yrs From 05/07/2010 | 1,884        | \$668,000                  | \$355                 | 24-Aug-18     |
| WIN 5                | 15 Yishun Industrial Street 1 #03-11  | 30 Yrs From 05/12/2012 | 3,218        | \$680,000                  | \$211                 | 27-Aug-18     |
| WOODLANDS 11         | 11 Woodlands Close #06-42/43/44/45/46 | 60 Yrs From 05/07/2010 | 9,149        | \$3,660,000                | \$400                 | 29-Aug-18     |
| West                 |                                       |                        |              |                            |                       |               |
| WCEGA TOWER          | 21 Bukit Batok Crescent #21-84        | 60 Yrs From 13/03/1997 | 1,173        | \$480,000                  | \$409                 | 17-Aug-18     |
| ENTERPRISE HUB       | 48 Toh Guan Road East #09-129/130     | 60 Yrs From 01/12/1997 | 6,652        | \$1,780,000                | \$268                 | 21-Aug-18     |
| ENTERPRISE HUB       | 48 Toh Guan Road East #09-128         | 60 Yrs From 01/12/1997 | 2,917        | \$840,000                  | \$288                 | 21-Aug-18     |
| PIONEER CENTRE       | 1 Soon Lee Street #05-11              | 30 Yrs From 10/03/2010 | 1,701        | \$350,000                  | \$206                 | 23-Aug-18     |
| ENTERPRISE HUB       | 48 Toh Guan Road East #05-125         | 60 Yrs From 01/12/1997 | 4,026        | \$900,000                  | \$224                 | 29-Aug-18     |
| T99                  | 7 Tuas South Avenue 10                | 30 Yrs From 18/06/2013 | 12,626       | \$4,500,000                | \$356                 | 30-Aug-18     |
| PANTECH BUSINESS HUB | 192 Pandan Loop #01-23                | 99 Yrs From 27/01/1984 | 1,173        | \$727,260                  | \$620                 | 31-Aug-18     |

Note: Note: Based on available sales caveats lodged from August 15, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 28 September 2018).

| Strata office space      |                              |                        |              |                            |                       |               |
|--------------------------|------------------------------|------------------------|--------------|----------------------------|-----------------------|---------------|
| PROJECT NAME             | ADDRESS                      | TENURE                 | AREA (SQ FT) | TRANSACTIONED PRICE (\$\$) | UNIT PRICE (\$\$ PSF) | CONTRACT DATE |
| Central                  |                              |                        |              |                            |                       |               |
| SPCS BUILDING            | 250 Sims Avenue #01-01       | Freehold               | 1,851        | \$4,812,600                | \$2,599               | 16-Aug-18     |
| INTERNATIONAL PLAZA      | 10 Anson Road #33-01/01A     | 99 Yrs From 02/06/1970 | 990          | \$1,732,500                | \$1,749               | 16-Aug-18     |
| INTERNATIONAL PLAZA      | 10 Anson Road #33-14         | 99 Yrs From 02/06/1970 | 2,336        | \$4,088,000                | \$1,750               | 16-Aug-18     |
| INTERNATIONAL PLAZA      | 10 Anson Road #33-15         | 99 Yrs From 02/06/1970 | 1,884        | \$3,297,000                | \$1,750               | 16-Aug-18     |
| INTERNATIONAL PLAZA      | 10 Anson Road #33-16         | 99 Yrs From 02/06/1970 | 2,336        | \$4,088,000                | \$1,750               | 16-Aug-18     |
| ORCHARD TOWERS           | 400 Orchard Road #12-12      | Freehold               | 398          | \$840,000                  | \$2,109               | 17-Aug-18     |
| ARC 380                  | 380 Jalan Besar #05-04       | Freehold               | 732          | \$1,939,800                | \$2,650               | 20-Aug-18     |
| THE PLAZA                | 7500A Beach Road #12-316     | 99 Yrs From 03/09/1968 | 506          | \$626,681                  | \$1,239               | 23-Aug-18     |
| THE PLAZA                | 7500A Beach Road #12-317     | 99 Yrs From 03/09/1968 | 689          | \$853,326                  | \$1,239               | 23-Aug-18     |
| CONCORDE SHOPPING CENTRE | 317 Outram Road #B1-39       | 99 Yrs From 16/06/1980 | 194          | \$280,000                  | \$1,445               | 27-Aug-18     |
| HIGH STREET CENTRE       | 1 North Bridge Road #22-10   | 99 Yrs From 02/06/1969 | 786          | \$1,375,500                | \$1,751               | 28-Aug-18     |
| PARKWAY PARADE           | 80 Marine Parade Road #11-02 | 99 Yrs From 17/08/1979 | 1,593        | \$2,500,000                | \$1,569               | 29-Aug-18     |
| THE CENTRAL              | 8 Eu Tong Sen Street #24-84  | 99 Yrs From 02/01/2001 | 926          | \$2,025,000                | \$2,188               | 30-Aug-18     |

Note: Based on available sales caveats lodged from August 7, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 28 September 2018).

| Strata warehouse space |                                 |                        |              |                            |                       |               |
|------------------------|---------------------------------|------------------------|--------------|----------------------------|-----------------------|---------------|
| PROJECT NAME           | ADDRESS                         | TENURE                 | AREA (SQ FT) | TRANSACTIONED PRICE (\$\$) | UNIT PRICE (\$\$ PSF) | CONTRACT DATE |
| Central                |                                 |                        |              |                            |                       |               |
| JOO SENG WAREHOUSE     | 1 Upper Aljunied Link #07-04/05 | Freehold               | 4,219        | \$2,450,000                | \$581                 | 17-Aug-18     |
| West                   |                                 |                        |              |                            |                       |               |
| THE WESTCOM            | 1 Tuas South Avenue 6 #01-21    | 60 Yrs From 09/07/1996 | 3,046        | \$900,000                  | \$295                 | 29-Aug-18     |
| THE WESTCOM            | 1 Tuas South Avenue 6 #01-08    | 60 Yrs From 09/07/1996 | 2,099        | \$700,000                  | \$333                 | 29-Aug-18     |

Note: Note: Based on available sales caveats lodged from August 17, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 28 September 2018).