

TRANSACTION DATA

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
ROCCA BALESTIER	221 Balestier Road #02-04	Freehold	183	\$420,000	\$2,295	03-Oct-16
OXLEY TOWER	138 Robinson Road #22-04	Freehold	1,173	\$3,200,000	\$2,727	04-Oct-16
PENINSULA PLAZA	111 North Bridge Road #17-02	999 Yrs From 29/10/1829	1,485	\$3,180,000	\$2,141	04-Oct-16
GSH PLAZA	20 Cecil Street #28-02	99 Yrs From 07/12/1989	764	\$2,274,619	\$2,976	05-Oct-16
PEOPLE'S PARK CENTRE	101 Upper Cross Street #05-24	99 Yrs From 02/06/1970	990	\$1,280,000	\$1,293	10-Oct-16
ICON@CHANGI	228 Changi Road #02-10	Freehold	334	\$500,000	\$1,498	12-Oct-16
SIM LIM SQUARE	1 Rochor Canal Road #01-04	99 Yrs From 08/04/1983	506	\$1,700,000	\$3,360	12-Oct-16
THE PLAZA	7500A Beach Road #08-318	99 Yrs From 03/09/1968	441	\$661,500	\$1,499	13-Oct-16
HIGH STREET PLAZA	77 High Street #10-12	999 Yrs From 11/06/1827	140	\$400,000	\$2,859	14-Oct-16
PENINSULA PLAZA	111 North Bridge Road #05-55B	999 Yrs From 29/10/1829	140	\$392,000	\$2,801	24-Oct-16
INTERNATIONAL PLAZA	10 Anson Road #24-05	99 Yrs From 02/06/1970	474	\$900,000	\$1,900	27-Oct-16
THE CENTRAL	12 Eu Tong Sen Street #05-167	99 Yrs From 02/01/2001	635	\$1,360,000	\$2,141	27-Oct-16
SHENTON HOUSE	3 Shenton Way #10-02	99 Yrs From 02/06/1969	560	\$784,000	\$1,401	28-Oct-16
TOWNSHEND BUILDING	54 Maude Road #02-07	Freehold	431	\$600,000	\$1,394	31-Oct-16
North						
WOODS SQUARE	12 Woodlands Square #04-72	99 Yrs From 15/07/2014	560	\$1,007,512	\$1,800	05-Oct-16
West						
VISION EXCHANGE	2 Venture Drive #13-08	99 Yrs From 10/06/2013	1,389	\$2,914,000	\$2,099	04-Oct-16
VISION EXCHANGE	2 Venture Drive #16-04	99 Yrs From 10/06/2013	517	\$1,280,000	\$2,477	21-Oct-16

Note: Based on available sales caveats lodged in October 2016. Source: Urban Redevelopment Authority/Colliers International Singapore Research

Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
CITIPOINT INDUSTRIAL COMPLEX	152 Paya Lebar Road #01-02	Freehold	7,728	\$8,450,000	\$1,093	04-Oct-16
63@UBI	63 Ubi Avenue 1 #03-04	60 Yrs From 10/03/1997	2,260	\$803,400	\$355	07-Oct-16
63@UBI	63 Ubi Avenue 1 #03-03	60 Yrs From 10/03/1997	2,433	\$864,600	\$355	07-Oct-16
VERTEX	33 Ubi Avenue 3 #05-16	60 Yrs From 01/01/2007	1,464	\$710,000	\$485	14-Oct-16
YI XIU FACTORY BUILDING	65 Sims Avenue #03-07	Freehold	1,701	\$1,088,640	\$640	17-Oct-16
MAPEX	37 Jalan Pemimpin #05-07	Freehold	1,959	\$2,938,500	\$1,500	21-Oct-16
UBI TECHPARK	10 Ubi Crescent #05-27	60 Yrs From 05/07/1997	1,851	\$795,930	\$430	28-Oct-16
APEX @ HENDERSON	201 Henderson Road #09-01	Freehold	2,906	\$2,150,440	\$740	28-Oct-16
HENDERSON INDUSTRIAL PARK	203 Henderson Road #12-14	Freehold	4,241	\$2,610,000	\$615	31-Oct-16
East						
ENTERPRISE ONE	1 Kaki Bukit Road 1 #04-08	60 Yrs From 09/07/1996	2,142	\$900,000	\$420	05-Oct-16
North East						
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #08-41	60 Yrs From 01/01/2007	775	\$440,000	\$568	07-Oct-16
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #01-14	60 Yrs From 01/01/2007	2,077	\$925,000	\$445	24-Oct-16
North						
NORDIX	9 Woodlands Industrial Park E2	60 Yrs From 25/09/2006	7,319	\$2,880,000	\$393	04-Oct-16
MANDAI CONNECTION	7 Mandai Link #02-10	30 Yrs From 20/11/2012	1,711	\$620,000	\$362	04-Oct-16
MANDAI CONNECTION	7 Mandai Link #02-09	30 Yrs From 20/11/2012	1,711	\$620,000	\$362	04-Oct-16
WIN 5	15 Yishun Industrial Street 1 #01-04	30 Yrs From 05/12/2012	4,672	\$1,168,000	\$250	05-Oct-16
NORTH LINK BUILDING	10 Admiralty Street #03-21	60 Yrs From 09/10/1999	5,188	\$800,000	\$154	06-Oct-16
MANDAI CONNECTION	7 Mandai Link #02-13	30 Yrs From 20/11/2012	1,711	\$620,000	\$362	06-Oct-16
ADMIRALTY INDUSTRIAL PARK	38 Woodlands Industrial Park E1 #04-01	60 Yrs From 09/01/1995	5,737	\$1,225,000	\$214	10-Oct-16
SENOKO FOOD CONNECTION	1D Senoko Crescent	30 Yrs From 01/03/2006	19,623	\$3,700,000	\$189	11-Oct-16
HARVEST @ WOODLANDS	280 Woodlands Industrial Park E5 #06-31	60 Yrs From 05/10/2009	2,164	\$788,000	\$364	11-Oct-16
8B @ ADMIRALTY	8B Admiralty Street #05-05	60 Yrs From 09/10/2000	1,851	\$600,000	\$324	12-Oct-16
MANDAI CONNECTION	7 Mandai Link #02-15	30 Yrs From 20/11/2012	1,711	\$620,000	\$362	14-Oct-16
MANDAI CONNECTION	7 Mandai Link #02-14	30 Yrs From 20/11/2012	1,711	\$620,000	\$362	14-Oct-16
ADMIRALTY INDUSTRIAL PARK	38 Woodlands Industrial Park E1 #07-05	60 Yrs From 09/01/1995	3,714	\$769,130	\$207	21-Oct-16
HARVEST @ WOODLANDS	280 Woodlands Industrial Park E5 #03-36	60 Yrs From 05/10/2009	3,143	\$810,000	\$258	24-Oct-16
WOODLANDS INDUSTRIAL XCHANGE	71 Woodlands Avenue 10 #02-01	30 Yrs From 29/04/2013	1,841	\$750,000	\$407	26-Oct-16
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #04-06	60 Yrs From 09/10/2000	2,788	\$1,330,000	\$477	27-Oct-16
West						
ECO-TECH@SUNVIEW	1 Sunview Road #06-40	30 Yrs From 25/01/2013	2,605	\$580,000	\$223	03-Oct-16
T99	9 Tuas South Avenue 10 #01-11	30 Yrs From 18/06/2013	20,075	\$4,312,812	\$215	05-Oct-16
TRADEHUB 21	18 Boon Lay Way #05-99	60 Yrs From 10/12/2003	1,389	\$680,000	\$490	05-Oct-16
PIONEER LOT	27B Benoi Road	30 Yrs From 01/04/2006	10,473	\$1,700,000	\$162	07-Oct-16
PIONEER POINT	5 Soon Lee Street #03-57	30 Yrs From 17/10/2011	969	\$345,000	\$356	10-Oct-16
WEST STAR	11 Tuas Bay Close #02-20	30 Yrs From 07/08/2013	2,185	\$767,000	\$351	10-Oct-16
UNITY CENTRE	51 Bukit Batok Crescent #07-29	60 Yrs From 13/03/1997	1,561	\$639,500	\$410	10-Oct-16
WEST STAR	11 Tuas Bay Close #01-13	30 Yrs From 07/08/2013	2,411	\$1,016,000	\$421	11-Oct-16
ISPACE	7 Soon Lee Street #02-21	30 Yrs From 05/03/2012	1,711	\$601,506	\$351	12-Oct-16
WEST STAR	11 Tuas Bay Close #02-21	30 Yrs From 07/08/2013	2,185	\$755,000	\$346	14-Oct-16
ECO-TECH@SUNVIEW	1 Sunview Road #05-07/08	30 Yrs From 25/01/2013	5,210	\$1,050,000	\$202	14-Oct-16
WCEGA PLAZA	1 Bukit Batok Crescent #08-43	60 Yrs From 13/03/1997	2,368	\$555,000	\$234	17-Oct-16
ENTERPRISE HUB	48 Toh Guan Road East #08-147	60 Yrs From 01/12/1997	1,808	\$845,000	\$467	24-Oct-16
8 @ TRADEHUB 21	8 Boon Lay Way #07-13	60 Yrs From 10/12/2003	1,808	\$830,000	\$459	25-Oct-16

Note: Based on available sales caveats lodged in October 2016. Source: Urban Redevelopment Authority/Colliers International Singapore Research

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
TANNERY HOUSE	37 Tannery Lane #05-07	Freehold	1,324	\$807,640	\$610	06-Oct-16
East						
RUBY WAREHOUSE	8 Kaki Bukit Road 2 #04-29	60 Yrs From 07/12/1981	1,496	\$422,500	\$282	10-Oct-16

Note: Based on available sales caveats lodged in October 2016. Source: Urban Redevelopment Authority/Colliers International Singapore Research

ASKING RENTAL GUIDE

Office space - Q3 2016

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
Raffles Place / New Downtown		
One Raffles Place Towers 1 & 2	1 Raffles Place	\$8.00 - \$12.50
PWC Building	8 Cross Street	\$9.50
Samsung Hub	3 Church Street	\$9.50
Tanjong Pagar / Shenton Way		
Robinson Point	39 Robinson Road	\$8.30 - \$8.50
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 Q3 2016. Source: Colliers International Singapore

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
West		
-	20 Gul Way	\$1.40
Megahub	146 Gul Circle	\$1.40
-	27 Penjuru Lane	\$1.40
-	40 Penjuru Lane	\$1.40
Mapletree Logistics Hub	5B Toh Guan Road East	\$1.00

Notes: All rents stated are in per sq ft/month. All rents are as of October 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 October 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	\$1.60

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