

# 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 | \$9.50 - \$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 | \$7.50          |
| <b>Robinson Point</b>   | 39 Robinson Road | \$8.00 - \$8.30 |
| <b>Mapletree Anson</b>  | 60 Anson Road    | \$9.00          |

### City Hall / Beach Road

|                      |                             |                  |
|----------------------|-----------------------------|------------------|
| <b>Suntec Towers</b> | 5/6/7/8/9 Temasek Boulevard | \$9.50 - \$10.00 |
| <b>The Concourse</b> | 300 Beach Road              | \$7.80           |
| <b>The Gateway</b>   | 150/152 Beach Road          | \$7.80 - \$8.00  |

### 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 - \$7.50 |
| <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 July 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 May 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 May 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 May 2018. Source: Colliers International Singapore.

# TRANSACTION DATA

## Strata office space

| PROJECT NAME                         | ADDRESS                    | TENURE                  | AREA (SQ FT) | TRANSACTIONED PRICE (\$) | UNIT PRICE (\$ PSF) | CONTRACT DATE |
|--------------------------------------|----------------------------|-------------------------|--------------|--------------------------|---------------------|---------------|
| Central                              |                            |                         |              |                          |                     |               |
| <b>SPRINGLEAF TOWER</b>              | 3 Anson Road #22-01 ETC    | 99 Yrs From 01/10/1996  | 20,828       | \$54,204,573             | \$2,602             | 18-Jun-18     |
| <b>PAYA LEBAR SQUARE</b>             | 60 Paya Lebar Road #06-39  | 99 Yrs From 25/07/2011  | 517          | \$1,068,000              | \$2,067             | 19-Jun-18     |
| <b>EVERSHINE AND CENTURY COMPLEX</b> | 43C Beach Road             | 999 Yrs From 25/01/1827 | 2,530        | \$4,554,000              | \$1,800             | 19-Jun-18     |
| <b>GRANDLINK SQUARE</b>              | 511 Guillemard Road #02-14 | Freehold                | 409          | \$888,000                | \$2,171             | 19-Jun-18     |
| <b>INTERNATIONAL PLAZA</b>           | 10 Anson Road #30-01       | 99 Yrs From 02/06/1970  | 990          | \$1,782,500              | \$1,800             | 20-Jun-18     |
| <b>INTERNATIONAL PLAZA</b>           | 10 Anson Road #30-13       | 99 Yrs From 02/06/1970  | 990          | \$1,782,500              | \$1,800             | 20-Jun-18     |
| <b>INTERNATIONAL PLAZA</b>           | 10 Anson Road #30-09       | 99 Yrs From 02/06/1970  | 936          | \$1,685,600              | \$1,800             | 21-Jun-18     |
| <b>ICON@CHANGI</b>                   | 228 Changi Road #04-05     | Freehold                | 366          | \$540,000                | \$1,476             | 25-Jun-18     |
| <b>INTERNATIONAL PLAZA</b>           | 10 Anson Road #20-12       | 99 Yrs From 02/06/1970  | 936          | \$1,650,000              | \$1,762             | 26-Jun-18     |
| <b>TEAMBUILD CENTRE</b>              | 701 Geylang Road #02-06    | 99 Yrs From 19/02/2001  | 1,033        | \$700,000                | \$677               | 29-Jun-18     |
| <b>SOHO LIFE</b>                     | 216 Joo Chiat Road #04-20  | Freehold                | 420          | \$638,000                | \$1,520             | 29-Jun-18     |
| West                                 |                            |                         |              |                          |                     |               |
| <b>VISION EXCHANGE</b>               | 2 Venture Drive #15-06     | 99 Yrs From 10/06/2013  | 517          | \$1,200,000              | \$2,323             | 18-Jun-18     |
| North                                |                            |                         |              |                          |                     |               |
| <b>WOODS SQUARE</b>                  | 12 Woodlands Square #02-79 | 99 Yrs From 15/07/2014  | 560          | \$1,008,000              | \$1,801             | 18-Jun-18     |

Note: Note: Based on available sales caveats lodged in from June 18, 2018. Source: URA REALIS/Colliers International Singapore Research (as at July 30, 2018).

## Strata factory space

| PROJECT NAME                        | ADDRESS                             | TENURE                 | AREA (SQ FT) | TRANSACTIONED PRICE (\$) | UNIT PRICE (\$ PSF) | CONTRACT DATE |
|-------------------------------------|-------------------------------------|------------------------|--------------|--------------------------|---------------------|---------------|
| Central                             |                                     |                        |              |                          |                     |               |
| <b>VERTEX</b>                       | 33 Ubi Avenue 3 #06-11              | 60 Yrs From 01/01/2007 | 1,464        | \$700,000                | \$478               | 22-Jun-18     |
| <b>OXLEY BIZHUB 2</b>               | 62 Ubi Road 1 #05-25                | 60 Yrs From 10/06/2011 | 1,012        | \$630,000                | \$623               | 22-Jun-18     |
| <b>VERTEX</b>                       | 33 Ubi Avenue 3 #05-57              | 60 Yrs From 01/01/2007 | 1,464        | \$645,000                | \$441               | 22-Jun-18     |
| <b>PAYA UBI INDUSTRIAL PARK</b>     | 53 Ubi Avenue 1 #01-03              | 60 Yrs From 10/03/1997 | 6,663        | \$2,100,000              | \$315               | 22-Jun-18     |
| <b>ONE COMMONWEALTH</b>             | 1 Commonwealth Lane #06-13          | 30 Yrs From 01/03/2008 | 1,679        | \$825,000                | \$491               | 25-Jun-18     |
| <b>ONE COMMONWEALTH</b>             | 1 Commonwealth Lane #06-12          | 30 Yrs From 01/03/2008 | 1,679        | \$825,000                | \$491               | 25-Jun-18     |
| <b>OXLEY BIZHUB</b>                 | 69 Ubi Road 1 #07-19                | 60 Yrs From 15/11/2010 | 958          | \$609,000                | \$636               | 25-Jun-18     |
| <b>UBI TECHPARK</b>                 | 10 Ubi Crescent #05-30              | 60 Yrs From 05/07/1997 | 1,518        | \$650,000                | \$428               | 25-Jun-18     |
| <b>TRIVEX</b>                       | 8 Burn Road #12-12                  | 60 Yrs From 20/05/2008 | 872          | \$570,000                | \$654               | 26-Jun-18     |
| <b>GEMINI @ SIMS</b>                | 2 Sims Close #01-02                 | Freehold               | 3,078        | \$2,462,400              | \$800               | 27-Jun-18     |
| North East                          |                                     |                        |              |                          |                     |               |
| <b>LINK@AMK</b>                     | 3 Ang Mo Kio Street 62 #05-24       | 60 Yrs From 28/06/2011 | 2,153        | \$970,000                | \$451               | 22-Jun-18     |
| <b>FIRST CENTRE</b>                 | 50 Serangoon North Avenue 4 #07-02  | 60 Yrs From 23/04/2007 | 1,572        | \$588,800                | \$375               | 22-Jun-18     |
| <b>9 @ TAGORE</b>                   | 9 Tagore Lane #04-22                | Freehold               | 2,906        | \$1,320,000              | \$454               | 26-Jun-18     |
| <b>NORTHSTAR @ AMK</b>              | 7030 Ang Mo Kio Avenue 5 #04-54     | 60 Yrs From 01/01/2007 | 2,390        | \$1,050,000              | \$439               | 28-Jun-18     |
| <b>9 @ TAGORE</b>                   | 9 Tagore Lane #02-14                | Freehold               | 4,263        | \$1,500,000              | \$352               | 28-Jun-18     |
| North                               |                                     |                        |              |                          |                     |               |
| <b>NORTH VIEW BIZHUB</b>            | 6 Yishun Industrial Street 1 #01-17 | 30 Yrs From 28/12/2012 | 3,940        | \$985,000                | \$250               | 22-Jun-18     |
| <b>NORTH SPRING BIZHUB</b>          | 7 Yishun Industrial Street 1 #02-53 | 60 Yrs From 01/02/2011 | 1,539        | \$700,000                | \$455               | 26-Jun-18     |
| <b>MANDAI FOODLINK</b>              | 5 Mandai Link #10-08                | 30 Yrs From 28/10/2013 | 1,851        | \$850,000                | \$459               | 27-Jun-18     |
| West                                |                                     |                        |              |                          |                     |               |
| <b>WEST CONNECT BUILDING</b>        | 10 Buroh Street #07-19              | 30 Yrs From 29/04/2013 | 1,733        | \$399,000                | \$230               | 25-Jun-18     |
| <b>PANDAN LIGHT INDUSTRIES PARK</b> | 142 Pandan Loop                     | 9 Yrs From 26/01/2015  | 2,045        | \$280,000                | \$137               | 26-Jun-18     |
| <b>UNITY CENTRE</b>                 | 51 Bukit Batok Crescent #02-18      | 60 Yrs From 13/03/1997 | 3,681        | \$1,000,000              | \$272               | 28-Jun-18     |
| <b>TOH GUAN CENTRE</b>              | 21 Toh Guan Road East #05-13        | 60 Yrs From 01/12/1997 | 1,356        | \$465,000                | \$343               | 29-Jun-18     |
| <b>WCEGA TOWER</b>                  | 21 Bukit Batok Crescent #04-72      | 60 Yrs From 13/03/1997 | 969          | \$377,000                | \$389               | 29-Jun-18     |

Note: Based on available sales caveats lodged from June 22, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 28 July 2018).

## Strata warehouse space

| PROJECT NAME                | ADDRESS                    | TENURE                 | AREA (SQ FT) | TRANSACTIONED PRICE (\$) | UNIT PRICE (\$ PSF) | CONTRACT DATE |
|-----------------------------|----------------------------|------------------------|--------------|--------------------------|---------------------|---------------|
| Central                     |                            |                        |              |                          |                     |               |
| <b>OXLEY BIZHUB</b>         | 63 Ubi Road 1 #02-49       | 60 Yrs From 15/11/2010 | 1,152        | \$750,000                | \$651               | 18-Jun-18     |
| West                        |                            |                        |              |                          |                     |               |
| <b>HILLVIEW WAREHOUSE</b>   | 29 Hillview Terrace #05-06 | Freehold               | 1,765        | \$820,000                | \$465               | 18-Jun-18     |
| <b>PANTECH BUSINESS HUB</b> | 196 Pandan Loop #07-24     | 99 Yrs From 27/01/1984 | 3,638        | \$1,273,300              | \$350               | 19-Jun-18     |

Note: Based on available sales caveats lodged in June 2018. Source: URA REALIS/Colliers International Singapore Research (as at 28 July 2018).