

# Share of loss-making deals ease in Q1

	JAN '20	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN '21	FEB	MAR	Q1 2021
<b>Landed and Non-landed</b>																
Profitable	476	413	525	269	135	193	710	862	765	807	755	798	988	873	947	<b>2,808</b>
Loss	94	79	104	58	31	54	161	167	157	153	156	141	179	147	154	<b>480</b>
Total	570	492	629	327	166	247	871	1029	922	960	911	939	1167	1020	1101	<b>3,288</b>
Proportion of loss making deals (%)	16.5	16.1	16.5	17.7	18.7	21.9	18.5	16.2	17.0	15.9	17.1	15.0	15.3	14.4	14.0	<b>14.6</b>
<b>Non-landed</b>																
Profitable	426	359	465	229	115	167	617	738	672	699	642	682	866	773	813	<b>2,452</b>
Loss	89	72	96	55	29	48	151	155	145	139	145	131	171	133	146	<b>450</b>
Total	515	431	561	284	144	215	768	893	817	838	787	813	1037	906	959	<b>2,902</b>
Proportion of loss making deals (%)	17.3	16.7	17.1	19.4	20.1	22.3	19.7	17.4	17.7	16.6	18.4	16.1	16.5	14.7	15.2	<b>15.5</b>

Note: Data looks at secondary transactions with a prior purchase history, based on caveats

# Top profit-and loss-making deals in Q1

	TYPE OF AREA	TRANSACTIONED PRICE	TRANSACTIONED PRICE (\$\$ PSF)	PURCHASE PRICE	PURCHASE PRICE (\$\$ PSF)	PROFIT/LOSS	PROFIT/LOSS (%)	TENURE	MARKET SEGMENT	AREA OF UNIT (SQ FT)	DISTRICT	SALE DATE	PURCHASE DATE	HOLDING PERIOD (YRS)	ANNUALISED PROFIT/LOSS	VENDOR ADDRESS AT INITIAL PURCHASE
--	--------------	---------------------	--------------------------------	----------------	---------------------------	-------------	-----------------	--------	----------------	----------------------	----------	-----------	---------------	----------------------	------------------------	------------------------------------

## Profit making deals by %

Everitt Road	Land	4,200,000	2,836	560,000	378	3,640,000	650.0	Freehold	Rest of Central Region	1,481	15	Mar 19, '21	Dec 9, '04	16.3	13.2%	Private
Chatsworth Avenue	Land	27,380,000	2,938	5,400,000	579	21,980,000	407.0	Freehold	Core Central Region	9,319	10	Jan 6, '21	Jul 1, '05	15.5	11.0%	Private
Jervois Road	Land	30,300,000	1,567	6,060,000	313	24,240,000	400.0	Freehold	Core Central Region	19,333	10	Jan 14, '21	Apr 1, '02	18.8	8.9%	Private
Watten Residences	Strata	3,580,000	1,151	755,000	243	2,825,000	374.2	Freehold	Core Central Region	3,111	11	Mar 3, '21	Sept 17, '96	24.5	6.6%	Private
Crowhurst Drive	Land	7,080,000	1,686	1,500,000	357	5,580,000	372.0	999 yrs from 1954	Outside Central Region	4,199	19	Feb 26, '21	Oct 7, '06	14.4	11.4%	Private

## Loss Making Deals By %

The Azure	Strata	3,600,000	1,137	7,200,000	2,275	-3,802,104	-50.0	99 yrs from 2005	Core Central Region	3,165	4	Mar 29, '21	Oct 29, '07	13.4	-5.0%	Private
St Regis Residences Singapore	Strata	4,800,000	1,850	8,000,000	3,084	-3,200,000	-40.0	999 yrs from 1995	Core Central Region	2,594	10	Jan 5, '21	Dec 11, '07	13.1	-3.8%	Private
Altez	Strata	2,000,000	1,705	3,213,000	2,739	-1,213,000	-37.8	99 yrs from 2008	Core Central Region	1,173	2	Jan 29, '21	Apr 15, '11	9.8	-4.7%	Private
D'Leedon	Strata	6,700,000	769	10,626,360	1,220	-3,926,360	-36.9	99 yrs from 2010	Core Central Region	8,708	10	Mar 5, '21	Mar 14, '14	7.0	-6.4%	Private
One Amber	Strata	700,790	1,229	1,100,000	1,930	-399,210	-36.3	Freehold	Rest of Central Region	570	15	Mar 29, '21	Dec 22, '10	10.3	-4.3%	HDB

## Profit Making Deals By Quantum

Nassim Road	Land	128,800,800	4,005	30,300,000	942	98,500,800	325.1	Freehold	Core Central Region	32,160	10	Mar 26, '21	Nov 10, '06	14.4	10.6%	Private
Swettenham Close	Land	48,000,000	2,893	22,480,000	1,355	25,520,000	113.5	Freehold	Core Central Region	16,594	10	Jan 25, '21	Mar 30, '16	4.8	17.0%	Private
Binjai Park	Land	31,350,000	1,384	6,900,000	305	24,450,000	354.3	Freehold	Rest of Central Region	22,649	21	Jan 27, '21	Feb 22, '05	15.9	10.0%	Private
Jervois Road	Land	30,300,000	1,567	6,060,000	313	24,240,000	400.0	Freehold	Core Central Region	19,333	10	Jan 14, '21	Apr 1, '02	18.8	8.9%	Private
Peirce Road	Land	30,880,000	1,951	7,100,000	449	23,780,000	334.9	Freehold	Core Central Region	15,826	10	Feb 16, '21	Dec 15, '05	15.2	10.2%	Private

## Loss Making Deals By Quantum

Kasara	Land	14,688,000	1,624	20,000,000	2,212	-5,312,000	-26.6	99 yrs from 2006	Core Central Region	9,042	4	Mar 9, '21	Nov 28, '12	8.3	-3.7%	Private
D'Leedon	Strata	6,700,000	769	10,626,360	1,220	-3,926,360	-36.9	99 yrs from 2010	Core Central Region	8,708	10	Mar 5, '21	Mar 14, '14	7.0	-6.4%	Private
The Marq on Paterson Hill	Strata	12,000,000	3,885	15,802,104	5,116	-3,802,104	-24.1	Freehold	Core Central Region	3,089	9	Jan 27, '21	Sept 13, '07	13.4	-2.0%	Private
The Azure	Strata	3,600,000	1,137	7,200,000	2,275	-3,600,000	-50.0	99 yrs from 2005	Core Central Region	3,165	4	Mar 29, '21	Oct 29, '07	13.4	-5.0%	Private
St Regis Residences Singapore	Strata	4,800,000	1,850	8,000,000	3,084	-3,200,000	-40.0	999 yrs from 1995	Core Central Region	2,594	10	Jan 5, '21	Dec 11, '07	13.1	-3.8%	Private

Note: Data looks at secondary transactions with a prior purchase history, based on caveats