

NEWSBYTES

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Real Estate Company Updates

Company	Details														
Wallich Residence	<ul style="list-style-type: none"> The triplex penthouse was sold for S\$73.8 million to Dyson founder James Dyson. The price translates to S\$3,496 psf. Dyson and his wife are Singapore permanent residents. They have recently announced that they will be moving their corporate headquarters from UK to Singapore. This is the most expensive condo apartment in Singapore. Previously, Facebook co-founder Eduardo Saverin paid S\$60 million for a penthouse at Sculptura Ardmore. <p><u>Wallich Residence Penthouse</u></p> <table border="1"> <tr> <td>Price Sold</td> <td>S\$73.8 million (S\$3,496 psf on strata area)</td> </tr> <tr> <td>Asking Price</td> <td>S\$108 million</td> </tr> <tr> <td>Location</td> <td>1 Wallich Street (Next to Tanjong Pagar MRT station)</td> </tr> <tr> <td>Tenure</td> <td>99-year (From 2011, 90.5 years remaining)</td> </tr> <tr> <td>Strata Area</td> <td>21,108 sqft (Includes 6,577 sqft of strata void)</td> </tr> <tr> <td>Details</td> <td>Part of a mixed development with office, hotel and retail space</td> </tr> <tr> <td>Floors</td> <td>62 to 64</td> </tr> </table>	Price Sold	S\$73.8 million (S\$3,496 psf on strata area)	Asking Price	S\$108 million	Location	1 Wallich Street (Next to Tanjong Pagar MRT station)	Tenure	99-year (From 2011, 90.5 years remaining)	Strata Area	21,108 sqft (Includes 6,577 sqft of strata void)	Details	Part of a mixed development with office, hotel and retail space	Floors	62 to 64
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Mapletree Industrial Trust	<ul style="list-style-type: none"> A S\$263 million redevelopment project will transform a flatted factory cluster at Kallang Way into a high-tech industrial precinct. The redevelopment will include the headquarters for a German global medical device company that will be a build-to-suit facility. The anchor tenant will lease the facility, which makes up 24.4% of total GFA, for an initial lease term of 15 years. <p><u>Kolam Ayer 2 Factory Cluster</u></p> <table border="1"> <tr> <td>Location</td> <td>155, 155A, 161 Kallang Way (12-min walk from Geylang Bahru MRT station)</td> </tr> <tr> <td>Tenure</td> <td>43-year (From 2008, 32 years remaining)</td> </tr> <tr> <td>Zoning</td> <td>Business 2</td> </tr> <tr> <td>Site Area</td> <td>346,270 sqft</td> </tr> <tr> <td>GFA</td> <td>506,720 sqft (Plot ratio of 1.5)</td> </tr> <tr> <td>GFA after Redevelopment</td> <td>865,600 sqft (Plot ratio of 2.5)</td> </tr> </table>	Location	155, 155A, 161 Kallang Way (12-min walk from Geylang Bahru MRT station)	Tenure	43-year (From 2008, 32 years remaining)	Zoning	Business 2	Site Area	346,270 sqft	GFA	506,720 sqft (Plot ratio of 1.5)	GFA after Redevelopment	865,600 sqft (Plot ratio of 2.5)		
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Datapulse Technology (Bay Hotel Singapore)

- Datapulse Technology will be acquiring a 5% stake in Bay Hotel Singapore at S\$12.1 million.
- A consortium has been formed to acquire the hotel for S\$235 million.
- Datapulse Technology's subsidiary will hold a 5% stake in the consortium.

Bay Hotel Singapore

Location	50 Telok Blangah Road (Next to VivoCity and Harbourfront MRT station)
Year Completed	2012
Tenure	Freehold
Type	4-star
Rooms	319
Floors	11
Buyer	Datapulse Investment Pte Ltd (5%), PAM Holdings I (BVI) Ltd (95%)
Seller	Fiesta Development Pte Ltd, Bay Hotel & Resort Pte Ltd
Purchase Price	S\$235 million
Assessed Value	S\$238 million (Knight Frank)

Global Real Estate Market
News Updates

Country	Details
Singapore (Residential)	<ul style="list-style-type: none"> • Condo resale prices in Singapore decreased 0.4% in June, reversing 4 consecutive months of increase. • Prices in core central region decreased 0.7%, the largest decrease among all areas. • The number of transactions fell 20.5% from May, and fell 41.8% Y-o-Y. • Transacted prices in District 12 were S\$50,000 higher than the market value in the area. • In contrast, transacted prices in District 15 were S\$30,000 lower than the market value.
UK (Residential)	<ul style="list-style-type: none"> • The opposition Labour Party is proposing to change land-ownership rules. • Leaseholders, people who own the property but the land underneath, will have the right to purchase the land. • Ground rent paid by leaseholders to landowners will also be capped. • Sale of new private leasehold homes will cease.

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