

NEWS BYTES

11 JULY 2019

Real Estate Company Updates

Company	Details																										
Sun Venture	<ul style="list-style-type: none">Sun Venture has been granted exclusive due diligence with a view to buy 71 Robinson RoadCurrently running at full house with an average monthly passing rent in the low S\$10 psf range, 71 Robinson road tenants include CommerzBank, Visa, Ogilvy and WeWork <table><tr><td>Location</td><td>71 Robinson Road Singapore 068895 (District 1)</td></tr><tr><td>Location Highlights</td><td>400m to Telok Ayer MRT, 600m to Downtown MRT, 300m to Telok Ayer MRT</td></tr><tr><td>Asking Price</td><td>Approx. S\$660 million (S\$2,800 psf for NLA)</td></tr><tr><td>Year Built</td><td>2008</td></tr><tr><td>Tenure</td><td>Leasehold, 72-year balance lease</td></tr><tr><td>Zoning</td><td>Commercial</td></tr><tr><td>Floors</td><td>15</td></tr><tr><td>Gross Floor Area</td><td>237,864 sq ft</td></tr><tr><td>Net Leasable Area</td><td>237,644 sq ft</td></tr><tr><td>Site Area</td><td>24,531 sq ft</td></tr><tr><td>Current Plot Ratio</td><td>11.2 under Master Plan 2003</td></tr><tr><td>Marketing Agent</td><td>CBRE and JLL</td></tr><tr><td>Current Owner</td><td>Commerz Real</td></tr></table>	Location	71 Robinson Road Singapore 068895 (District 1)	Location Highlights	400m to Telok Ayer MRT, 600m to Downtown MRT, 300m to Telok Ayer MRT	Asking Price	Approx. S\$660 million (S\$2,800 psf for NLA)	Year Built	2008	Tenure	Leasehold, 72-year balance lease	Zoning	Commercial	Floors	15	Gross Floor Area	237,864 sq ft	Net Leasable Area	237,644 sq ft	Site Area	24,531 sq ft	Current Plot Ratio	11.2 under Master Plan 2003	Marketing Agent	CBRE and JLL	Current Owner	Commerz Real
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Global Real Estate Market

News Updates

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Singapore (Real Estate)	<ul style="list-style-type: none">Real estate investment sales surged 49% quarter on quarter due to big-ticket office sector deals, recording S\$6.7 billion in real estate investment sales, with approximately half of that attributed to commercial deals.Commercial sector was spurred on by URA's 2019 Draft Master plan to reinvigorate the Central Business District, igniting competition for CBD assets which may push investors into the decentralized office market.
Singapore (Cryptocurrency)	<ul style="list-style-type: none">A new trading platform, 1X has been launched with backing from Singapore Exchange (SGX) on Wednesday with its first listing of an Ethereum token representing 7% of the shares of a Singapore fund manager called Aggregate Asset Management (AAM)Goal of 1X is to provide an IPO like platform but for private companies to raise capital and to increase liquidity in the primary capital market by utilizing a public blockchain to validate transactions.
China	<ul style="list-style-type: none">Factory prices in China were no different in June as compared to prices a year ago, reigniting fears of deflation as the US trade war affects the manufacturing sector, one that is crucial to Chinese economy.Cost of food in China continues to rise, with CPI hitting record highs – reaching 2.7%, the country's highest since February 2018

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