

# NEWS BYTES

23 JULY 2019

## Real Estate Company Updates

Company	Details																				
Fill in Text Here	<ul style="list-style-type: none"> <li>Eu Yan Sang Building in Chinatown has been launched for sale with a guide price of S\$62.5 million.</li> </ul> <table border="1"> <tr> <td>Location</td> <td>265 to 271 South Bridge Road</td> </tr> <tr> <td>Location Highlights</td> <td>Within the Telok Ayer Conservation Area</td> </tr> <tr> <td>Zoning</td> <td>Commercial</td> </tr> <tr> <td>Land Area</td> <td>6,262 sq ft</td> </tr> <tr> <td>GFA</td> <td>19,885 sq f</td> </tr> <tr> <td>Guide Price</td> <td>S\$62.5 million ( S\$2,785 psf</td> </tr> <tr> <td>Important Dates</td> <td>Expression of interest exercise closes at 3pm on Aut 27</td> </tr> <tr> <td>Current Owner</td> <td>EU Realty (Singapore) subsidiary of Eu Yan Sang International</td> </tr> <tr> <td>Marketing Agent</td> <td>JLL</td> </tr> <tr> <td>Comments</td> <td>Zoned for commercial use under the Draft Master Plan 2019 by URA, which means foreigners are eligible to purchase the property. No ABSD or seller's stamp duty</td> </tr> </table>	Location	265 to 271 South Bridge Road	Location Highlights	Within the Telok Ayer Conservation Area	Zoning	Commercial	Land Area	6,262 sq ft	GFA	19,885 sq f	Guide Price	S\$62.5 million ( S\$2,785 psf	Important Dates	Expression of interest exercise closes at 3pm on Aut 27	Current Owner	EU Realty (Singapore) subsidiary of Eu Yan Sang International	Marketing Agent	JLL	Comments	Zoned for commercial use under the Draft Master Plan 2019 by URA, which means foreigners are eligible to purchase the property. No ABSD or seller's stamp duty
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Mapletree Logistics Trust	<ul style="list-style-type: none"> <li>Mapletree Logistics Trust A1 income available for distribution for unitholders climbed 20.8% to S\$73,6 million, while available distribution per unit crept up to 2.025 Singapore cents from 1.957 Singapore cents.</li> </ul>																				

## Global Real Estate Market

### News Updates

Country	Details
United Kingdom	<ul style="list-style-type: none"> <li>Home values grew 0.1% from a year earlier at the national level, whereas prices in other parts of the country rose 0.8%.</li> <li>Prices in London fell 1.4% as Brexit uncertainty and stamp-duty changes weighed on the market; consumer confidence is falling in the south-east and London but rising in the north of England.</li> </ul>
Eurozone	<ul style="list-style-type: none"> <li>Eurozone home prices up as investors turn to property instead of bonds which have been coined as "disastrous"</li> <li>Home prices in the euro area increased 4.5% on average last year, rising at almost triple the rate of consumer price inflation.</li> <li>Analysts predict that housing will continue to run relatively hot for another one or two years, generating returns of about 4% while eurozone government debt struggles to yield more than 1%</li> <li>House-price inflation of 5% or more are still being seen in Germany, the Netherlands and Spain, whereas Portugal is close to double digits</li> </ul>

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