



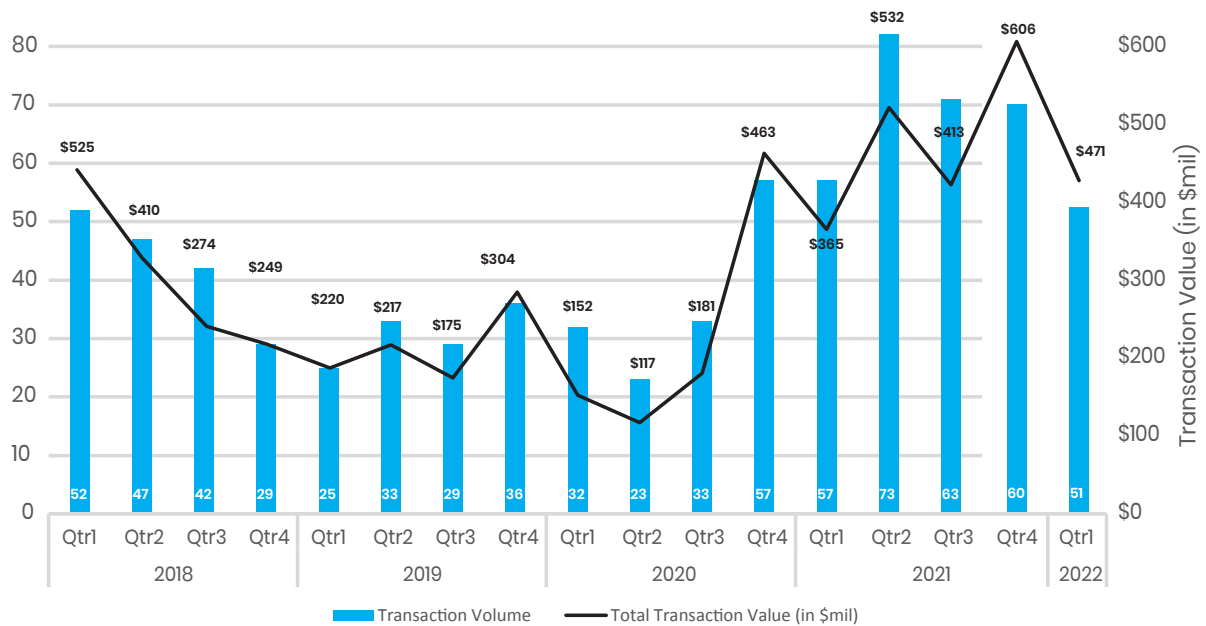
Q1 2022 QUARTERLY REPORT

SHOPHOUSE PROPERTY REPORT ANNEX



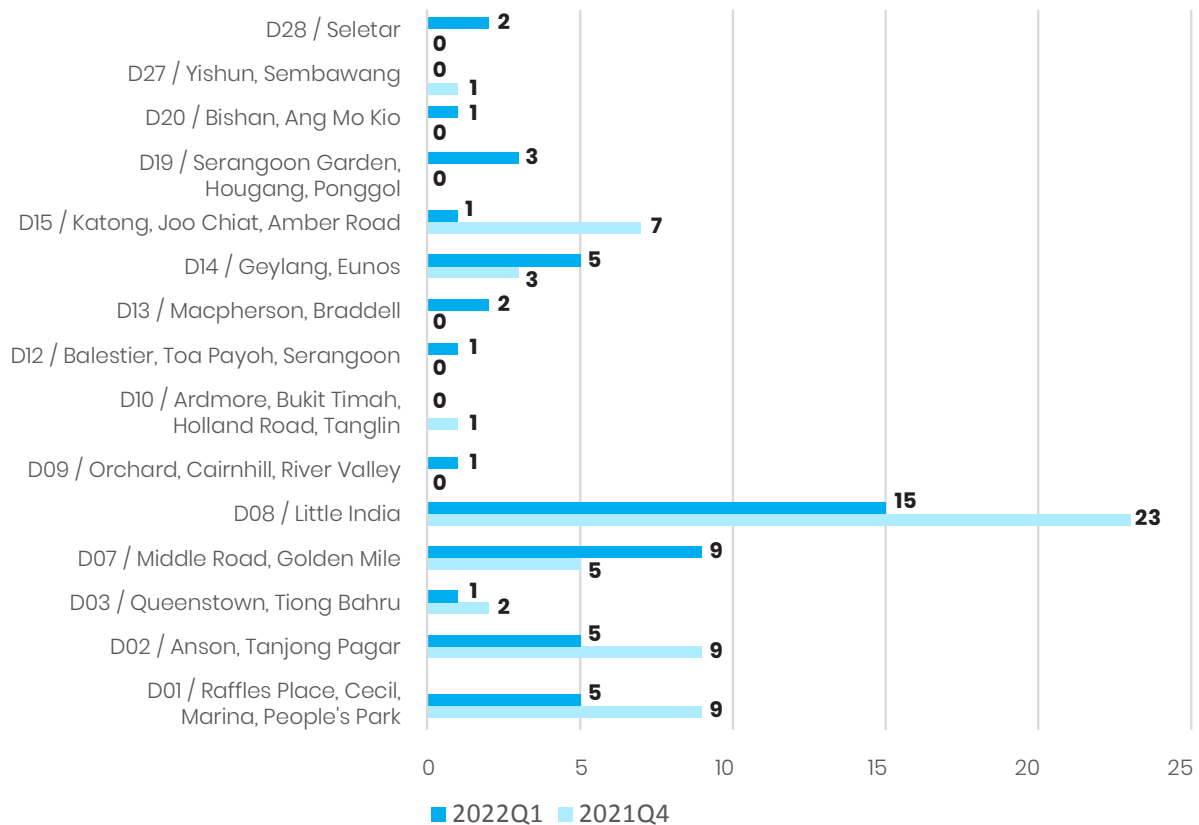
CYAN HO
CEA No. : R042852G

Shophouse Transactions and Total Value



Source: PropNex Research, URA Realis

Shophouse Deals by District



Source: PropNex Research, URA Realis

Top 5 Shophouse transactions in Q1 2022

Location	Sale Date	Postal District	Transacted Price (\$)	Area (SQFT)	Unit Price (\$ PSF) on Land Area	Tenure
HOTEL CLOVER 17,21,25,27 ETC JALAN SULTAN	8 Mar 2022	7	\$74,800,000	15,201	\$4,921	999 yrs leasehold
82,83,84 CIRCULAR ROAD	17 Jan 2022	1	\$30,668,300	3,611	\$8,492	999 yrs leasehold
14 PURVIS STREET	24 Jan 2022	7	\$28,000,000	2,017	\$13,881	999 yrs leasehold
211,213 GEYLANG ROAD	7 Mar 2022	14	\$25,000,000	5,336	\$4,685	Freehold
6 JIAK CHUAN ROAD	22 Mar 2022	2	\$23,200,000	1,831	\$12,671	Freehold

Source: PropNex Research, URA Realis

Average unit prices of shophouses by tenure and district

Unit Price (\$ PSF) on land area	Year	D1 & D2 Raffles Place, Tanjong Pagar	D7 & D8 Little India, Golden Mile	D14 & D15 Geylang, Joo Chiat, East Coast	Rest of Singapore (RCR, OCR)
99-year leasehold	1Q 2021	\$6,589	\$3,516	No transactions recorded	\$571
	4Q 2021	\$7,588	\$4,053	No transactions recorded	No transactions recorded
	1Q 2022	\$8,698	\$3,538	No transactions recorded	No transactions recorded
	% QOQ change	14.6%	-12.7%	NA	NA
	% YOY change	32.0%	0.6%	NA	NA
Freehold & 999-year leasehold	1Q 2021	\$7,916	\$3,483	\$2,672	\$3,075
	4Q 2021	\$10,147	\$4,255	\$2,638	\$4,023
	1Q 2022	\$12,327	\$5,246	\$2,865	\$2,585
	% QOQ change	21.5%	23.3%	8.6%	-35.8%
	% YOY change	55.7%	50.6%	7.2%	-16.0%

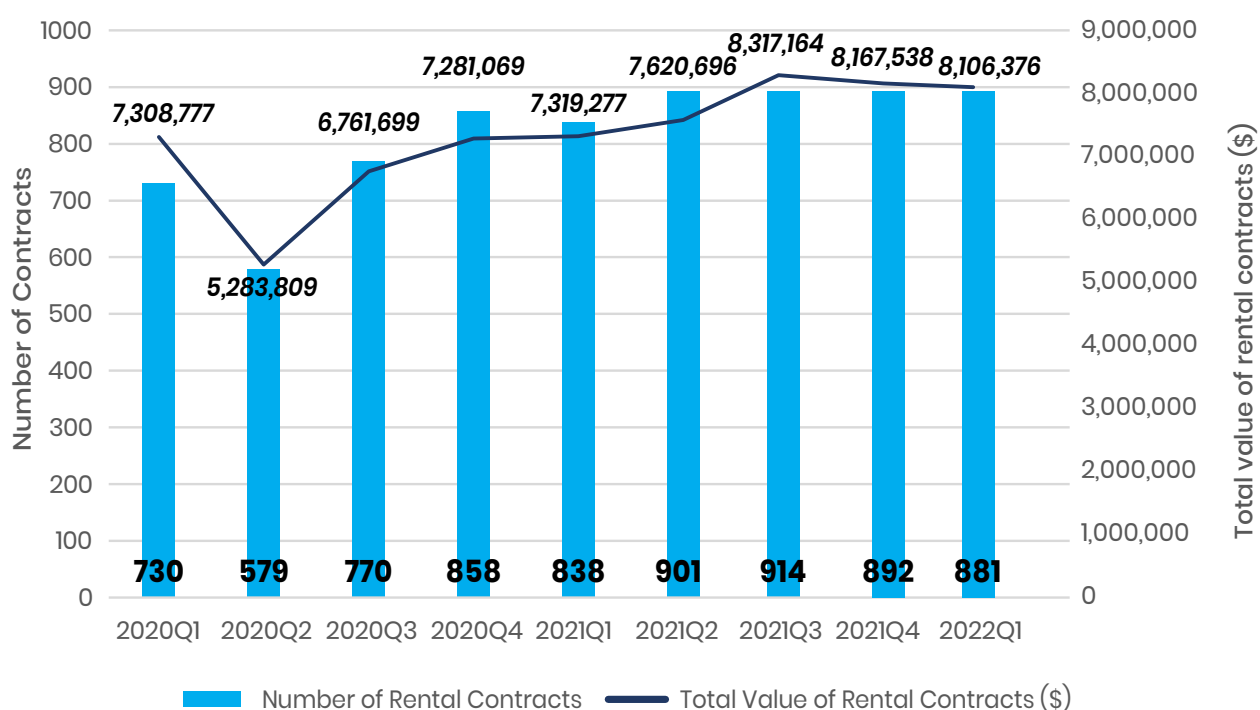
Source: PropNex Research, URA Realis

Price range of shophouses sold by quarter

Price Range	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022
Under \$2.5 million	7	6	3	1	4
\$2.5 million to < \$5 million	21	24	30	28	17
\$5 million to < \$10 million	18	26	20	13	16
Above \$10 million	11	17	10	18	14
Total Transactions	57	73	63	60	51

Source: PropNex Research, URA Realis

Shophouse Leasing Transactions and Contract Value



Source: PropNex Research, URA Realis

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