

Q2 2022 QUARTERLY REPORT
**COMMERCIAL
REPORT ANNEX**
PROP Nex RESEARCH



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Q2 2022 QUARTERLY REPORT **OFFICE PROPERTY RESEARCH REPORT ANNEX**

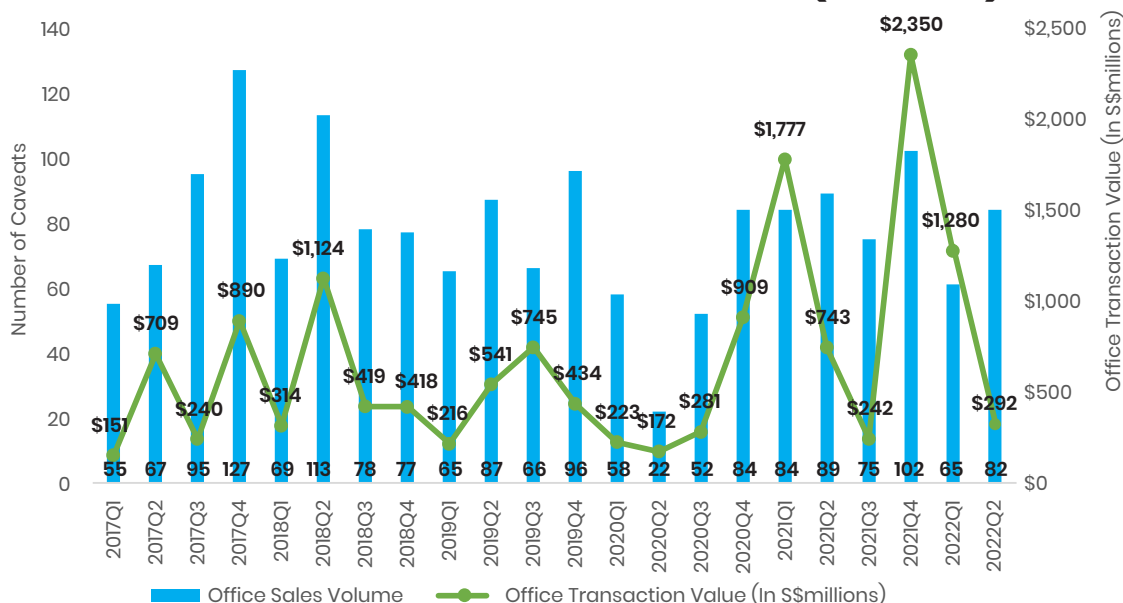
Report prepared by PropNex Research



Key Highlights

- **Robust transaction activity** – the commercial market was abuzz with sales activity, with a number of high-profile commercial buildings being transacted during the quarter.
- **Growing rentals** – rentals of office space rose by 2.4% QOQ as more workers return to the workplace and as more firms are looking to expand.
- **Limited new completions** – in 2H 2022, an estimated 431,000 sq ft of office space is expected to be complete – the limited incoming supply will help support prices and rentals of office spaces in the near-term, though the office market may soften in 2023 to 2025 where a large office supply gets completed.

Office Sales Volume & Total Value (in S\$Mil)



Source: PropNex Research, URA Realis (27 July 2022)

Top 10 Office Deals by Quantum in Q2 2022

S/N	Location	Transacted Price (\$)	Area (sq ft)	Unit Price (\$ PSF)	Date of Sale
1	NEHSONS BUILDING 24 PECK SEAH STREET	\$111,100,000	13,819*	\$8,040**	15-Jun-22
2	MERCHANTS BUILDING 76 SOUTH BRIDGE ROAD	\$20,400,000	5,436*	\$3,753**	14-Apr-22
3	SUNTEC CITY 7 TEMASEK BOULEVARD #28-XX	\$13,346,320	4,069	\$3,280	20-Apr-22
4	SUNTEC CITY 8 TEMASEK BOULEVARD #24-XX	\$11,000,000	3,498	\$3,144	08-Apr-22
5	SUNTEC CITY 9 TEMASEK BOULEVARD #17-XX	\$9,176,310	3,337	\$2,750	21-Apr-22
6	PLUS 20 CECIL STREET #06-XX, XX	\$7,983,040	2,626	\$3,040	18-Apr-22
7	CHINATOWN POINT 133 NEW BRIDGE ROAD #18-XX	\$4,600,000	2,347	\$1,960	26-May-22
8	SUNTEC CITY 7 TEMASEK BOULEVARD #28-XX	\$4,511,100	1,367	\$3,300	18-Apr-22
9	EON SHENTON 70 SHENTON WAY #07-XX, XX, XX	\$4,100,000	1,765	\$2,323	09-May-22
10	CHIAT HONG BUILDING 110 MIDDLE ROAD #07-XX, XX, XX	\$4,018,692	3,584	\$1,121	06-May-22

Source: PropNex Research, URA Realis (27 July 2022)

*Area indicated is the land area

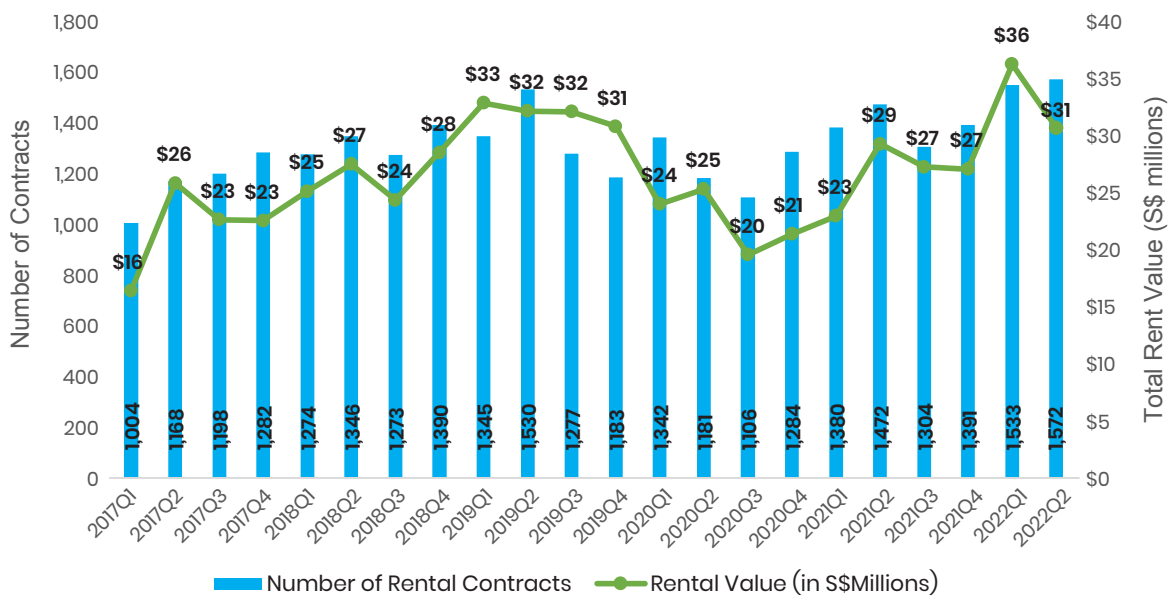
**Unit price reflected is based on the land area

Price & Rental Index of Office Space in Q2 2022

Q2 2022	Price Index	QOQ%	YOY%	Rental Index	QOQ%	YOY%
Central Region	115.0	-5.1%	-5.0%	164.8	2.4%	1.3%
Central Area	114.1	-5.3%	-6.5%	166.4	1.6%	-0.5%
Fringe Area	117.7	-3.0%	3.0%	153.1	8.8%	13.5%

Source: PropNex Research, URA (27 July 2022)

Office Leasing Contracts & Total Rental Value



Source: PropNex Research, URA Realis (27 July 2022)

Median Rentals of office space by area in Q2 2022

Location	Median Rental (\$psf pm)	QOQ%
Anson/Cecil	\$6.22	↑ 9.1%
Raffles Place	\$9.50	↑ 5.6%
Marina Boulevard / Marina View	\$11.80	↓ -1.7%
Orchard	\$7.29	↓ -1.5%
Fringe area	\$4.97	↑ 9.5%

Source: PropNex Research, URA Realis (27 July 2022)

Q2 2022 QUARTERLY REPORT INDUSTRIAL PROPERTY REPORT ANNEX

Report prepared by PropNex Research



Key Highlights

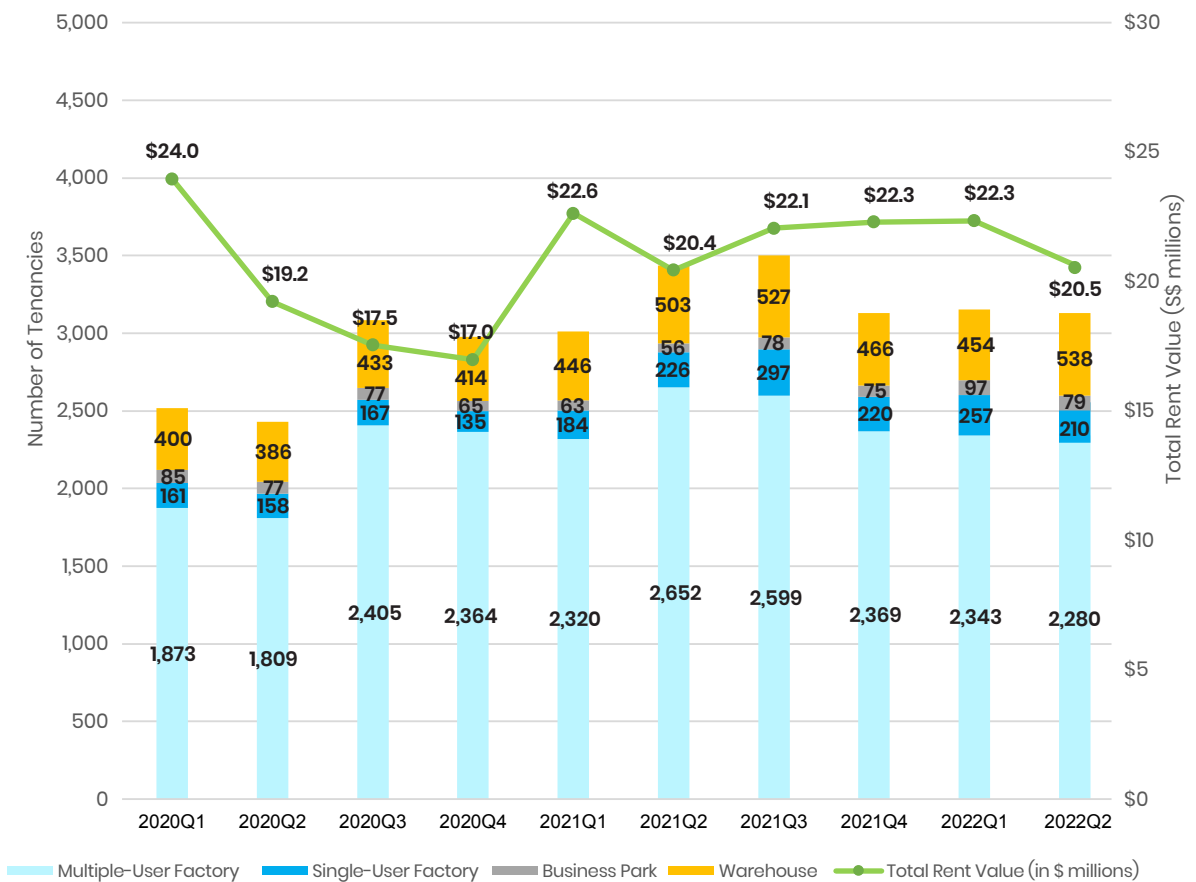
- **Rising rentals and prices** – Strong manufacturing performance and user demand especially in logistics sector, helped to drive rental and price growth, which grew by 1.5% QOQ each in Q2 2022.
- **Improving occupancies** – overall occupancy rate of industrial properties tightened in Q2 (90%) from the previous quarter (89.8%) despite the significant number of new completions added to the overall industrial stock. In the first half of 2022, over 7.05 million sq ft was added to overall industrial stock.
- **Incoming bulky supply** – in 2H 2022, an estimated 16.8 million sq ft of industrial space is expected to be completed. The bulky upcoming supply will moderate any market exuberance in the near-term. From 2023, the tapered pipeline supply may help support rentals and price growth in the medium-term.

Industrial Rents and Occupancies Q2 2022

Q2 2022	Rents			Occupancies		
	Rental Index	QoQ % Change	YoY % Change	Occupancy Rate	QoQ % Change	YoY % Change
All Industrial	93.7	1.5	3.4	90.00%	0.2	-0.2
Multiple-User Factory	92.2	2.1	3.7	89.40%	0.6	-0.3
Single-User Factory	97.8	0.4	2.1	90.30%	-0.1	-0.6
Business Park	112.1	0.2	-0.1	85.10%	-0.5	0.3
Warehouse	89.1	2.1	5.7	90.90%	0.6	0.7

Source: PropNex Research, JTC (28 July 2022)

Number of Tenancies & Total Rent Value (in \$\$ millions)



Source: PropNex Research, JTC J-Space (28 July 2022)

Notable Industrial Property Transactions by Quantum in Q2 2022

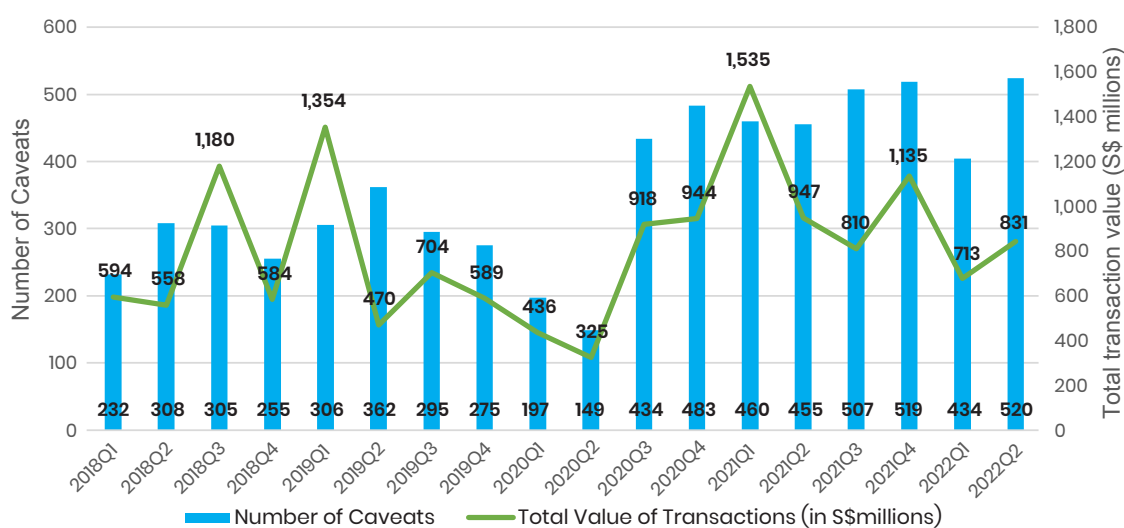
Location	Property Type	Transacted Price (\$)	Area (sq ft)	Unit Price (\$ PSF)
VICTORY CENTRE 110 LORONG 23 GEYLANG	Multiple-user Factory	90,000,000	67,945*	1,325**
NASACO TECH CENTRE 49 CHANGI SOUTH AVENUE 2	Single-user Factory	30,800,000	117,979*	261**
X, X KIAN TECK DRIVE	Single-user Factory	18,800,000	118,761*	158**
3X CHANGI NORTH CRESCENT	Single-user Factory	17,692,940	91,873*	193**
CFM BUILDING 4 ANG MO KIO AVENUE 12	Single-user Factory	13,350,000	28,206*	473**
X KAKI BUKIT CRESCENT	Multiple-user Factory	13,000,000	18,935*	687**
1X KIAN TECK CRESCENT	Single-user Factory	10,800,000	44,030*	245**
4X GENTING ROAD	Single-user Factory	9,900,000	4,369*	2,266**
LOYANG INDUSTRIAL ESTATE 1X LOYANG LANE	Single-user Factory	9,800,000	74,954*	131**
LOYANG INDUSTRIAL ESTATE 3X LOYANG CRESCENT	Single-user Factory	9,600,000	69,394*	138**

Source: PropNex Research, JTC J-Space (28 July 2022)

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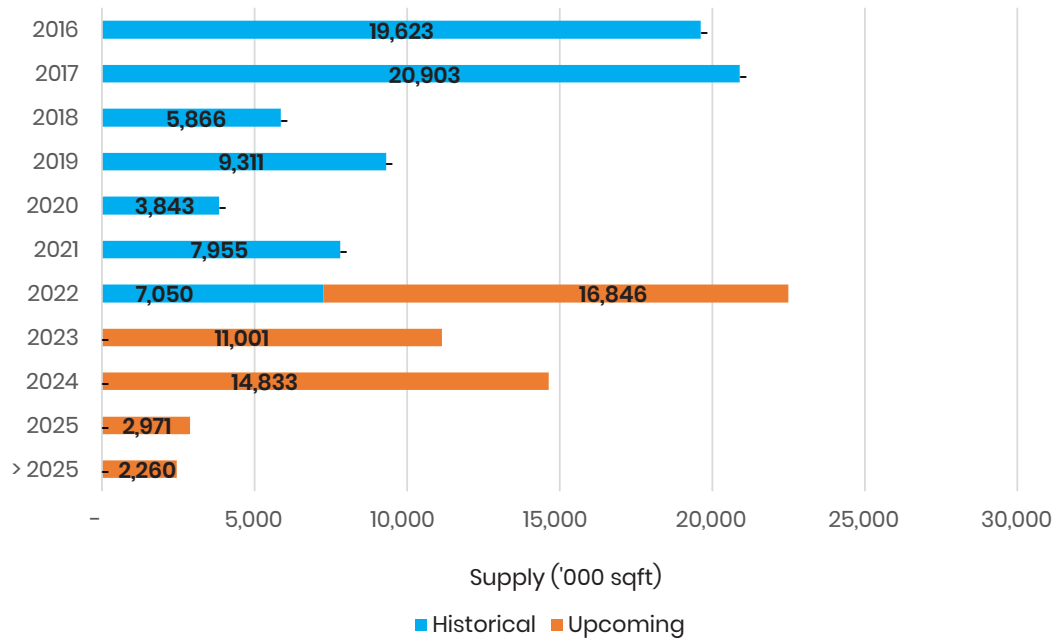
**Unit price reflected is based on the land area

Industrial Property Transactions & Total Value (in \$\$ millions)



Source: PropNex Research, JTC J-Space (28 July 2022)

Supply of Industrial Space ('000 sqft)



Source: PropNex Research, JTC (28 July 2022)

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