ASKING RENTAL GUIDE Q1 2021

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Marina Bay / Raffles Place

	(S$psf/mth)
6 Battery Road	12.00-13.00
6 Raffles Quay	6.50- 7.00
20 Collyer Quay	9.00-12.58
30 Raffles Place	10.00-11.00
AIA Tower	Fully Leased
Asia Square Tower 1	12.75-14.00
Asia Square Tower 2	12.50-13.50
Bank of Singapore Centre	9.50-10.00
CapitaGreen	12.60-14.00
Capital Square	7.50-10.70
Cross Street Exchange	8.00-8.50
Clifford Centre	8.00-8.50
Grace Global Raffles	9.50
Great Eastern Centre	Fully Leased
Hong Leong Building	9.00
Income@Raffles	8.50-10.00
Manulife Tower	Subj to Offer
Marina One East Tower	Subj to Offer
Marina One West Tower	Subj to Offer
Maybank Tower	Fully Leased
MBFC Tower 1	12.00-14.00
MBFC Tower 2	12.00-14.00
MBFC Tower 3	12.00-14.00
MYP Centre	10.50-12.00
OCBC Centre	9.30 -9.50
Ocean Financial Centre	12.00-14.00
One Finlayson Green	7.90-8.50
One George Street	9.70-11.00
One Raffles Place Tower 1	10.00-11.50
One Raffles Place Tower 2	10.00-11.50
One Raffles Quay North Tower	11.00-13.00
One Raffles Quay South Tower	11.00-13.00
OUE Bayfront	12.50-13.00
PLUS	9.12-10.00
Prudential Tower	8.90-9.50
Republic Plaza I	10.00-11.80
Republic Plaza II	Fully Leased
Samsung Hub	9.00-9.60
Singapore Land Tower	10.00-10.50
The House of Eden	7.60-8.00
UOB Plaza 1	11.00
UOB Plaza 2	10.00

Tanjong Pagar

	(S$psf/mth)
78 Shenton Way Tower 1	7.50-8.00
78 Shenton Way Tower 2	7.50-9.00
79 Anson Road	8.00-8.50
ABI Plaza	7.50-8.00
Anson House	8.00-8.50
AXA Tower	Redeveloping
Fuji Xerox Towers	Fully Leased
Guoco Tower	12.00-14.00
Jit Poh Building	5.50-5.80
International Plaza	4.90-7.13
Keppel Towers 2	Redevelopment
Mapletree Anson	8.90-9.00
Southpoint	6.70-7.00
Springleaf Tower	8.00-8.20
Twenty Anson	9.50-10.50

Shenton Way

	(S$psf/mth)
18 Robinson	11.00-12.50
71 Robinson Road	10.00-11.00
79 Robinson Road	11.00-12.00
80 Robinson Road	8.50
108 Robinson Road	Fully Leased
120 Robinson Road	6.72-6.80
150 Cecil Street	6.00-6.50
158 Cecil Street	7.00-7.80
BEA Building	7.42-7.50
Capital Tower	10.00-11.00
Cecil Court	5.00-6.00
City House	7.80-8.20
Crown @ Robinson	7.50-9.00
PIL Building	6.00-6.50
GB Building	6.50-9.00
Oxley Tower	Subj to Offer
MYP Plaza	6.00-9.50
OUE Downtown 1	8.37-8.50
OUE Downtown 2	8.50-9.00
Robinson 77	8.50-8.70
Robinson 112	5.05-6.30
Robinson Centre	9.00-10.00
Robinson Point	8.00-8.80
SGX Centre 1	8.50-9.50
SGX Centre 2	7.95-9.50
SBF Center	7.12-8.25
The Globe	6.00-7.00
Tokio Marine Centre	8.00
The Octagon	Subj to Offer
UIC Building	Fully Leased

City Hall / Marina

	(S$psf/mth)
30 Hill Street	Fully Leased
5One Central	9.50-10.00
Beach Centre	7.80
Centennial Tower	13.80-14.20
Millenia Tower	12.00-13.00
Odeon Towers	6.50- 7.00
Raffles City Tower	9.00-12.58
South Beach Tower	11.00-12.00
Stamford Court	7.00-7.50
Suntec City Tower 1	9.00-10.00
Suntec City Tower 2	8.50-11.00
Suntec City Tower 3	9.00-10.50
Suntec City Tower 4	9.00-10.50
Suntec City Tower 5	9.00-10.50
The Adelphi	5.90-6.70

Orchard Road

	(S$psf/mth)
9 Penang Road	
50 Scotts Road	Fully Leased
51 Cuppage Road	Subj to Offer
Faber House	7.20-8.00
Goldbell Tower	8.00-8.50
Haw Par Centre	7.00-7.50
Haw Par Glass Tower	5.30
International Building	7.80-8.50
Liat Towers	7.50
Ngee Ann City Tower A	9.70-10.70
Ngee Ann City Tower B	9.70-11.00
Orchard Building	7.50
Orchard Gateway	9.50
Palais Renaissance	7.80-8.00
Regency House	6.40-6.98
Shaw Centre	8.00
Shaw House	8.50
Tong Building	8.20-9.00
Thong Teck Building	6.90-7.50
The Forum	7.50-8.00
The Heeren	10.50
TripleOne Somerset	7.50-8.80
VisionCrest Commercial	7.50-7.90
Wheelock Place	11.20-11.50
Winsland House I	9.50-10.50
Winsland House II	9.00-9.50
Wisma Atria	9.80-11.00

Chinatown / River Valley

	(S$psf/mth)
Central Mall Office Tower	6.80
CES Centre	5.50-5.80
Chinatown Point	5.80-7.50
Great World City	7.20-7.50
Havelock II	6.00-7.50
King's Centre	6.20-6.50
The Central	5.97-7.94
UE Square	7.50-8.50
Valley Point	6.30-6.50

Beach Road / Bugis / Middle Road

	(S$psf/mth)
11 Beach Road	Fully Leased
Bugis Junction Towers	9.00-9.50
Duo	10.00-12.00
Gateway East	7.00-7.80
Gateway West	7.50-7.80
Parkview Square	7.50-8.50
Shaw Tower	Redeveloping
Singapore Pools Building	Fully Leased
Sunshine Plaza	5.60-6.00
The Bencoolen	5.18-5.50
The Concourse	7.00-8.00
Wilkie Edge	7.50-10.00

Fringe / Suburban

	(S$psf/mth)
Asia Green	6.50-6.80
Acer Building	3.70
AIA Tampines	Fully Leased
Alexandra Point	7.50
Alfa Centre	6.50
Boon Siew Building	4.80-5.50
Central Plaza	6.75-7.50
CPF Tampines Building	5.50
Fragrance Empire Building	5.80-6.60
Harbourfront Centre	6.30-6.90
Harbourfront Tower One	7.20-7.80
Harbourfront Tower Two	6.30-7.20
JEM	5.70
Katong Shopping Centre	3.20-13.00
Keppel Bay Tower	7.70-8.00
Merrill Lynch Harbour-front	Fully Leased
mTower	7.03-7.40
Newton 200	8.50
Novena Square	8.00-8.50
Parkway Parade	4.80-6.00
Paya Lebar Quarter	8.00-8.80
Paya Lebar Square	5.44-6.25
PSA Vista	4.50
Rex House	4.78
Singapore Post Centre	6.50-6.80
SLF Building	4.00-4.50
Tampines Junction	5.30-5.60
Tampines Plaza	5.30-5.50
Tampines Plaza 1	5.30-5.50
Tampines Point	5.00-5.60
The JTC Summit	5.11
UE BizHub West	6.50
United Square	7.50-8.00
Vision Exchange	4.40-6.60
Westgate	6.30-7.20

All rents are asking rental rates and subject to change with prior notice. This document is prepared by Savills (Singapore) Private Limited for general informative purposes only.

COMMON TERMS OF LEASE / TENANCY AGREEMENTS (SINGAPORE)

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TERMS AND CONDITIONS

Unit of measurement	Square feet
Rents	SGD/sq ft/month or SGD/sq m/month
Typical lease term	3 years. Longer terms in excess of 5 years are available for large-space users.
Frequency of rent payable (in advance)	Monthly
Typical rent deposit (expressed as x month's rent)	3 months gross rent.
Security of tenure	For the duration of the tenancy. No guarantee beyond the original lease term.
Does Tenant have statutory rights to renewal?	No, unless an option to renew is agreed at the outset and specified in the lease.
Basis of rent increases or rent review	Open market rental value
Frequency of rent increases or rent review	At least renewal or agreed rent review periods.
Responsibility for service charge/ management fee	Tenant responsible in addition to the rent - payable monthly.
Responsibility for utilities	Payable by Tenant. Electricity, telecommunication and water consumption which are separately metered.
Car parking	Allocation is usually based on sq ft leased at seasonal charges.
Responsibility for internal repairs	Tenant
Responsibility for repairs of common parts (reception, lifts, stairs, etc)	Landlord (charged back via service charge)
Responsibility for external/structural repairs	Landlord
Responsibility for building insurance	Landlord
Tenant subleasing & assignment rights	Generally prohibited to third parties. Unless to related companies under the Companies Act (subject to Landlord approval), assignment typically not allowed.
Tenant early termination rights	Subject to negotiation on case-by-case basis, although not commonly granted in the market.
Tenant's building reinstatement responsibilities at lease end	Bare condition

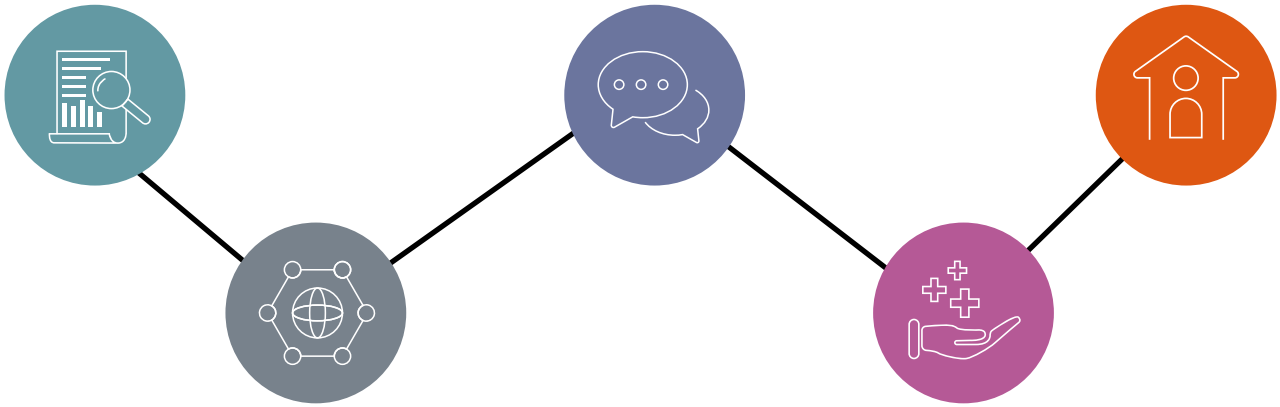
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