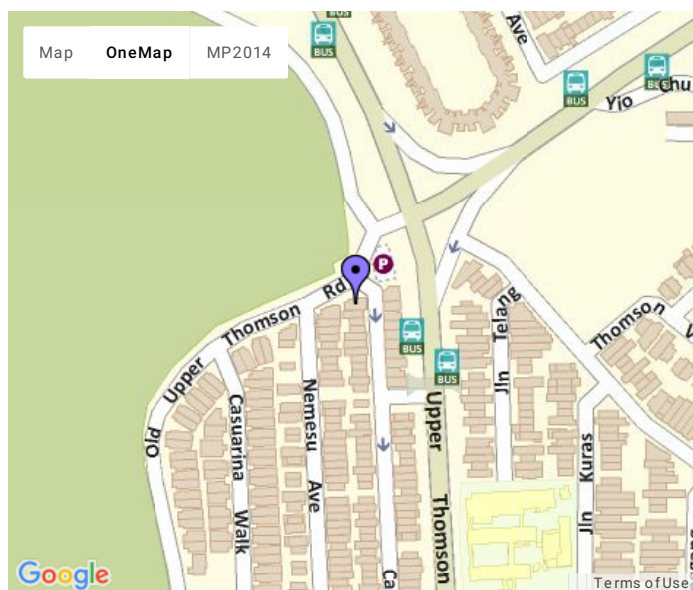


SEMBAWANG HILLS ESTATE (LAST 5 YEARS)

PROJECT INFORMATION

PROJECT NAME	SEMBAWANG HILLS ESTATE
STREET NAME	NEMESU AVENUE (AND 17 OTHERS)
PROPERTY TYPE	LANDED
TENURE	FREEHOLD
DISTRICT / PLANNING AREA	D20 / ANG MO KIO
COMPLETION	UNKNOWN
NUMBER OF UNITS	UNKNOWN
INDICATIVE PRICE RANGE / AVERAGE*	S\$ 880 - S\$ 1,334 PSF / S\$ 1,028 PSF
INDICATIVE RENTAL RANGE / AVERAGE*	S\$ 1.17 - S\$ 2.72 PSF PM / S\$ 1.92 PSF PM
IMPLIED RENTAL YIELD	2.25%
HISTORICAL HIGH	S\$ 1,866 PSF IN NOV 2015 FOR A 1,496-SQFT UNIT
INDICATIVE AVERAGE PRICE FROM HISTORICAL HIGH	-44.9%
HISTORICAL LOW	S\$ 209 PSF IN DEC 1998 FOR A 4,629-SQFT UNIT
BUYER PROFILE BY STATUS#	SINGAPOREAN 92.7%, PR 3.1%, FOREIGNER 0.1%, COMPANY 3.3%
BUYER PROFILE BY PURCHASER ADDRESS#	HDB 42.1%, PRIVATE 57.9%

LOCATION



Note: *Based on contracts in the last 6 months. #Based on all available caveats, it does not represent the breakdown of current owners.

TRANSACTIONS (LAST 5 YEARS)

TRANSACTIONS IN THE PAST 6 MONTHS (UP TO 15 MOST RECENT) SEE APPENDIX FOR THE FULL HISTORY

Source: URA, <https://www.squarefoot.com.sg>

CONTRACT DATE	ADDRESS	PROPERTY TYPE	TENURE	TYPE OF SALE	UNIT AREA (SQFT)	TYPE OF AREA	PRICE (\$\$ PSF)	PRICE (\$\$)	PURCHASER ADDRESS
13 APR 2017	27 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,000	1,500,000	HDB
27 MAR 2017	60 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	941	1,880,000	PRIVATE
20 MAR 2017	103 JALAN KURAS	TERRACE	FREEHOLD	RESALE	1,787	LAND	997	1,780,000	PRIVATE
15 MAR 2017	60 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,421	LAND	1,298	1,850,000	HDB
7 MAR 2017	12 SEMBAWANG HILLS DRIVE	TERRACE	FREEHOLD	RESALE	2,034	LAND	932	1,900,000	PRIVATE
21 FEB 2017	89 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	2,594	LAND	880	2,280,000	PRIVATE
16 FEB 2017	22 JALAN TELANG	TERRACE	FREEHOLD	RESALE	2,034	LAND	909	1,850,000	PRIVATE
10 FEB 2017	31 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	1,948	LAND	1,334	2,600,000	PRIVATE
8 FEB 2017	35 JALAN TARUM	SEMI-DETACHED	FREEHOLD	RESALE	3,466	LAND	982	3,400,000	PRIVATE
30 DEC 2016	46 JALAN CEMPEDAK	TERRACE	FREEHOLD	RESALE	3,122	LAND	946	2,950,000	PRIVATE
8 DEC 2016	35 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,092	1,638,000	PRIVATE
7 DEC 2016	51 SERAYA CRESCENT	SEMI-DETACHED	FREEHOLD	RESALE	2,723	LAND	1,195	3,250,000	PRIVATE
5 DEC 2016	50 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,000	1,500,000	HDB
18 NOV 2016	5 JALAN CEMPEDAK	TERRACE	FREEHOLD	RESALE	1,970	LAND	886	1,750,000	PRIVATE

ASKING PRICES

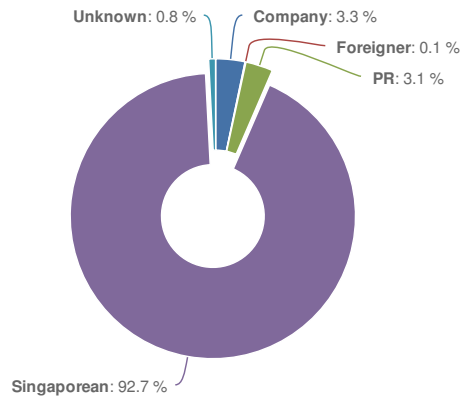
Note: Ranked by days in market.
Source: Public listings

LISTED	DAYS IN MARKET	PROPERTY TYPE	BEDROOMS	UNIT AREA (SQFT)	ASKING PRICE (\$\$)	ASKING PRICE (\$\$ PSF)
8 MAY 2017	1	TERRACE	3	1,700	2,300,000	1,314
3 MAY 2017	6	SEMI-DETACHED	3	1,800	2,600,000	1,182
2 MAY 2017	7	CORNER TERRACE	3	1,200	2,100,000	1,374
29 APR 2017	10	TERRACE	3	1,700	2,400,000	1,167

LISTED	DAYS IN MARKET	PROPERTY TYPE	BEDROOMS	UNIT AREA (SQFT)	ASKING PRICE (\$)	ASKING PRICE (\$ PSF)
28 APR 2017	11	TERRACE	7	5,010	3,800,000	1,338
28 APR 2017	11	TERRACE	6	3,000	2,800,000	1,750
22 APR 2017	17	TERRACE	3	2,040	2,065,000	1,012
22 APR 2017	17	TERRACE	3	1,800	2,065,000	998
19 APR 2017	20	TERRACE	5	2,369	2,900,000	1,932
15 APR 2017	24	TERRACE	3	1,513	1,650,000	1,091
11 APR 2017	28	TERRACE	5	2,500	2,650,000	1,324
8 APR 2017	31	CORNER TERRACE	5	2,840	3,700,000	739
7 APR 2017	32	SEMI-DETACHED	5	1,800	2,800,000	1,246
2 APR 2017	37	TERRACE	5	3,000	2,800,000	1,383
28 MAR 2017	42	TERRACE	4	2,880	3,000,000	2,042
28 MAR 2017	42	TERRACE	5	3,500	3,700,000	1,805
22 MAR 2017	48	TERRACE	4	2,368	2,900,000	1,933
19 MAR 2017	51	TERRACE	3	-	2,600,000	1,438
14 MAR 2017	56	TERRACE	3	1,600	2,150,000	976
6 MAR 2017	64	CORNER TERRACE	3	1,800	4,600,000	841
6 MAR 2017	64	CORNER TERRACE	5	5,010	3,700,000	1,303
6 MAR 2017	64	CORNER TERRACE	5	5,010	3,700,000	1,303
3 MAR 2017	67	TERRACE	5	3,200	2,850,000	1,425
2 MAR 2017	68	TERRACE	3	1,600	2,000,000	1,143
1 MAR 2017	69	TERRACE	3	1,300	1,800,000	1,059
28 FEB 2017	70	TERRACE	5	3,500	2,650,000	1,390
19 FEB 2017	79	TERRACE	3	1,999	1,999,999	1,000
19 FEB 2017	79	SEMI-DETACHED	5	1,800	2,800,000	1,246
19 FEB 2017	79	TERRACE	7	3,595	2,950,000	1,439
19 FEB 2017	79	TERRACE	5	3,500	2,650,000	1,395
19 FEB 2017	79	TERRACE	4	3,000	2,588,888	1,694
19 FEB 2017	79	TERRACE	6	3,500	2,650,000	1,390
19 FEB 2017	79	CORNER TERRACE	6	4,000	3,800,000	1,267
19 FEB 2017	79	TERRACE	6	3,880	3,188,000	1,548
18 FEB 2017	80	TERRACE	4	2,500	2,900,000	1,432
18 FEB 2017	80	TERRACE	5	4,300	3,500,000	1,750
18 FEB 2017	80	TERRACE	7	3,595	2,900,000	1,422
18 FEB 2017	80	TERRACE	3	1,500	1,750,000	1,167
18 FEB 2017	80	TERRACE	3	2,003	2,180,000	1,088
17 FEB 2017	81	TERRACE	6	2,500	2,888,888	1,941
17 FEB 2017	81	TERRACE	6	3,654	3,700,000	1,294
17 FEB 2017	81	SEMI-DETACHED	5	7,000	5,200,000	1,567
17 FEB 2017	81	TERRACE	3	2,500	3,300,000	1,667
16 FEB 2017	82	TERRACE	6	2,100	2,800,000	1,867
16 FEB 2017	82	TERRACE	6	4,400	3,280,000	1,640
16 FEB 2017	82	TERRACE	7	6,800	5,200,000	1,565
16 FEB 2017	82	TERRACE	3	1,500	1,750,000	1,167
15 FEB 2017	83	TERRACE	4	4,600	3,200,000	2,112
14 FEB 2017	84	TERRACE	6	2,238	2,980,000	2,007
10 FEB 2017	88	TERRACE	4	2,800	2,600,000	1,702
10 FEB 2017	88	SEMI-DETACHED	5	7,000	5,200,000	1,567
3 FEB 2017	95	TERRACE	6	4,200	2,900,000	1,462
2 FEB 2017	96	TERRACE	3	1,500	1,650,000	1,100

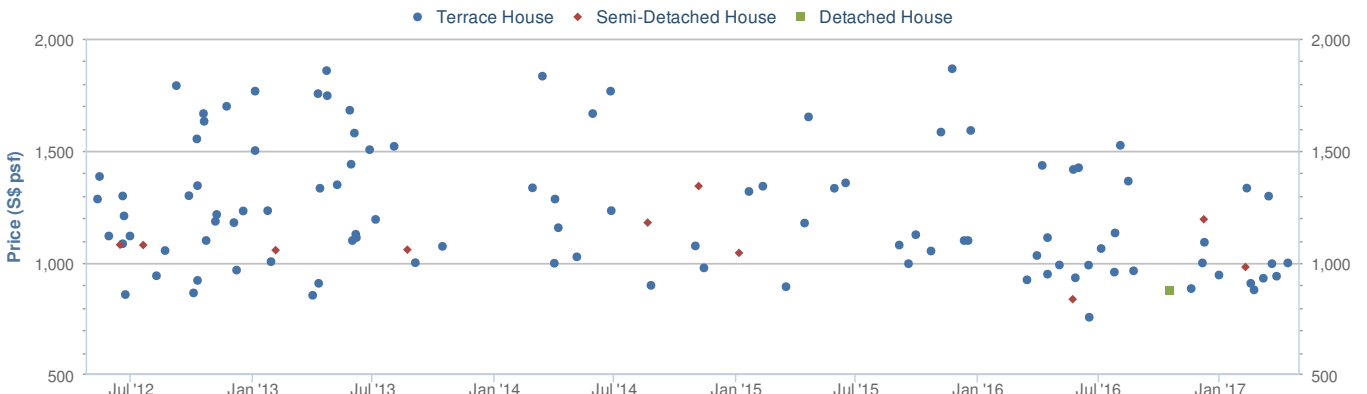
BUYER PROFILE

Source: URA, <https://www.squarefoot.com.sg>



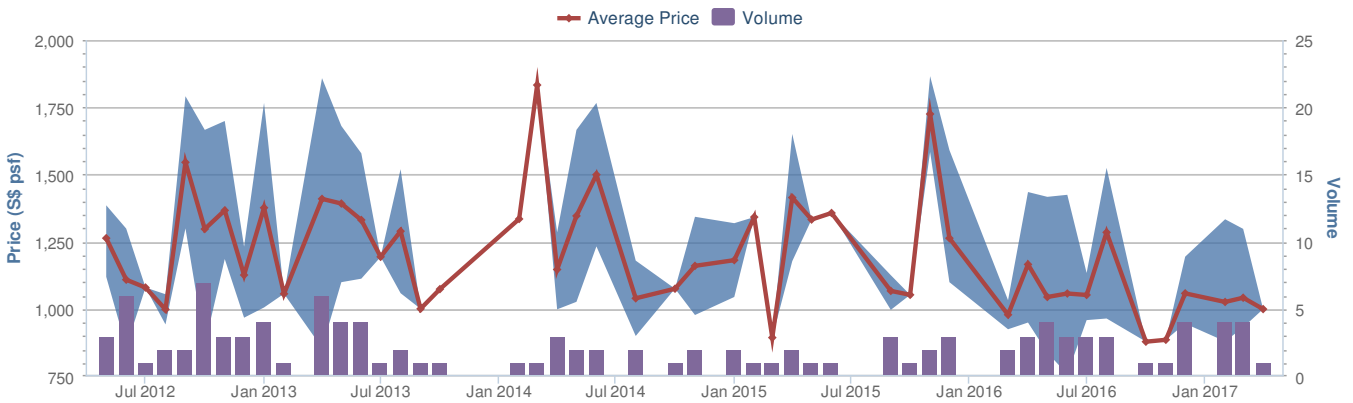
HISTORICAL TRANSACTION PRICES

Source: URA, <https://www.squarefoot.com.sg>



HISTORICAL MONTHLY PRICE RANGE

Source: URA, <https://www.squarefoot.com.sg>



PROFITABLE TRANSACTIONS (TOTAL OF 76 TRANSACTIONS)

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, <https://www.squarefoot.com.sg>

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
13 APR 2017	27 CASUARINA ROAD	1,496	1,000	3 MAR 2008	566	650,000	3,328	6.4
27 MAR 2017	60 JALAN LANJUT	2,002	941	28 JUL 2008	465	950,000	3,164	8.5
15 MAR 2017	60 CASUARINA ROAD	1,421	1,298	18 NOV 2011	1,179	170,000	1,944	1.8
16 FEB 2017	22 JALAN TELANG	2,034	909	2 MAR 2011	722	380,000	2,178	3.9
10 FEB 2017	31 JALAN CHENGAM	1,948	1,334	30 MAY 2006	349	1,920,000	3,909	13.3

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
8 FEB 2017	35 JALAN TARUM	3,466	982	8 DEC 2006	335	2,240,000	3,715	11.1
7 DEC 2016	51 SERAYA CRESCENT	2,723	1,195	22 AUG 2013	1,059	370,000	1,203	3.7
17 OCT 2016	18 JALAN TARUM	4,381	879	10 SEP 2004	411	2,050,000	4,420	6.5
23 AUG 2016	20 JALAN LANJUT	2,002	965	23 APR 2007	405	1,118,000	3,410	9.7
15 AUG 2016	70 JALAN CHENGAM	2,056	1,365	13 JUL 2004	321	2,142,000	4,416	12.7
3 AUG 2016	25 JALAN CHEMAPEK	2,002	1,525	6 JUN 2011	915	1,220,000	1,885	10.4
26 JUL 2016	63 JALAN GELENGGANG	2,648	1,134	7 FEB 2012	1,127	20,000	1,631	0.1
25 JUL 2016	26 JALAN LANJUT	2,982	959	16 AUG 2010	654	910,000	2,170	6.7
5 JUL 2016	3 JALAN CHEMAPEK	1,970	1,064	22 NOV 2010	706	707,000	2,052	7.6
17 JUN 2016	27 JALAN CHENGAM	4,489	758	8 AUG 2011	669	400,000	1,775	2.6
16 JUN 2016	106 CASUARINA ROAD	1,518	990	12 JUL 2010	819	260,000	2,166	3.3
1 JUN 2016	14 JALAN BATAI	2,626	1,425	2 JUL 1996	449	2,570,000	7,274	6.0
24 MAY 2016	30 JALAN TELANG	1,894	1,417	31 MAY 2013	1,100	600,000	1,089	8.9
3 MAY 2016	56 JALAN LANJUT	2,002	991	31 AUG 2011	926	129,200	1,707	1.5
15 APR 2016	6 CASUARINA ROAD	1,528	1,113	29 APR 2009	471	980,000	2,543	13.1
7 APR 2016	117 JALAN KURAS	2,024	1,435	6 JUN 2013	1,113	650,000	1,036	9.4
30 MAR 2016	2 JALAN CHEMAPEK	3,875	1,033	18 FEB 2011	517	2,000,000	1,867	14.5
21 DEC 2015	70 JALAN LEBAN	2,013	1,591	20 MAY 2011	760	1,672,000	1,676	17.5
17 DEC 2015	15 JALAN CHENGAM	2,013	1,100	14 MAY 2003	438	1,330,000	4,600	7.6
11 DEC 2015	62 NEMESU AVENUE	1,496	1,100	18 JUL 2008	592	761,000	2,702	8.7
23 NOV 2015	51 CASUARINA ROAD	1,496	1,866	8 AUG 2008	556	1,965,000	2,663	18.0
6 NOV 2015	104 CASUARINA ROAD	1,518	1,584	14 SEP 2011	970	930,000	1,514	12.5
15 JUN 2015	61 JALAN CHENGAM	3,165	1,357	8 AUG 2012	943	1,311,112	1,041	13.6
29 MAY 2015	109 CASUARINA ROAD	1,496	1,333	28 DEC 2007	513	1,230,000	2,709	13.7
20 APR 2015	30 JALAN LANJUT	2,002	1,651	3 SEP 2013	1,001	1,300,000	594	36.0
14 APR 2015	110 NEMESU AVENUE	1,528	1,178	2 FEB 2010	792	590,000	1,897	7.9
20 JAN 2015	22 JALAN MENARONG	2,002	1,319	11 JUL 2009	700	1,240,000	2,019	12.2
5 NOV 2014	79 JALAN LEBAN	3,391	1,343	20 MAR 2012	871	1,600,000	960	17.9
20 AUG 2014	22 JALAN RUKAM	3,348	1,180	1 JUN 2007	508	2,250,000	2,637	12.4
26 JUN 2014	78 NEMESU AVENUE	1,496	1,233	24 MAR 1997	550	1,025,000	6,303	4.8
25 JUN 2014	94 NEMESU AVENUE	1,496	1,766	2 MAR 2012	1,073	1,040,000	845	24.0
29 MAY 2014	12 NEMESU AVENUE	1,496	1,666	5 JAN 2011	800	1,300,000	1,240	24.1
5 MAY 2014	114 JALAN KURAS	2,088	1,027	22 JAN 2007	346	1,427,000	2,660	16.1
14 MAR 2014	31 CASUARINA ROAD	1,496	1,833	8 FEB 2011	780	1,580,000	1,130	31.8
27 FEB 2014	1 JALAN BATAI	2,917	1,335	14 JUL 2009	651	2,000,000	1,689	16.8
2 AUG 2013	78 JALAN KURAS	2,486	1,520	15 SEP 2008	422	2,730,000	1,782	30.0
26 JUN 2013	27 NEMESU AVENUE	1,539	1,505	21 DEC 1995	596	1,395,000	6,397	5.4
3 JUN 2013	58 JALAN GELENGGANG	2,034	1,579	4 SEP 2009	981	1,220,000	1,368	13.5
31 MAY 2013	30 JALAN TELANG	1,894	1,100	25 JAN 2010	582	979,912	1,222	21.0
29 MAY 2013	126 NEMESU AVENUE	1,496	1,440	31 AUG 2009	693	1,120,000	1,367	21.5
27 MAY 2013	46 JALAN LEBAN	1,959	1,681	11 MAR 2010	637	2,050,000	1,173	35.3
8 MAY 2013	39 JALAN LANJUT	2,002	1,349	1 APR 2002	475	1,750,000	4,055	9.9
23 APR 2013	42 CASUARINA ROAD	1,432	1,746	26 MAY 2006	395	1,935,000	2,524	24.0
22 APR 2013	112 NEMESU AVENUE	1,496	1,858	2 SEP 2011	953	1,358,000	598	50.3
10 APR 2013	112 JALAN LEBAN	3,434	909	9 FEB 2002	281	2,155,000	4,078	11.1
9 APR 2013	8 CASUARINA ROAD	1,528	1,755	1 AUG 1995	524	1,880,000	6,461	7.1
1 APR 2013	77 JALAN GELENGGANG	2,616	856	16 APR 2010	573	738,888	1,081	14.5
4 FEB 2013	59 SERAYA CRESCENT	2,067	1,057	4 NOV 2004	354	1,450,000	3,014	14.2
23 JAN 2013	40 SERAYA CRESCENT	1,496	1,233	5 FEB 1997	520	1,070,000	5,831	5.6
4 JAN 2013	31 NEMESU AVENUE	1,496	1,766	6 OCT 2010	780	1,480,000	821	43.8
4 JAN 2013	22 JALAN LANJUT	2,002	1,501	30 DEC 2010	981	1,040,000	736	23.5
17 DEC 2012	60 JALAN CHENGAM	3,046	1,232	30 MAR 2010	559	2,050,000	993	33.7
22 NOV 2012	114 NEMESU AVENUE	1,496	1,699	11 SEP 2007	630	1,605,000	1,899	21.0
22 OCT 2012	32 JALAN LANJUT	2,002	1,100	5 APR 2010	600	998,000	931	26.8
19 OCT 2012	22 CASUARINA ROAD	1,507	1,632	21 SEP 2010	1,066	850,000	759	22.7
18 OCT 2012	96 NEMESU AVENUE	1,496	1,666	20 AUG 2010	800	1,300,000	790	40.4
9 OCT 2012	35 JALAN TELANG	2,896	1,345	18 DEC 2009	517	2,400,000	1,026	40.5
9 OCT 2012	84 JALAN KURAS	3,800	922	25 NOV 1997	495	1,620,000	5,432	4.3
8 OCT 2012	23 CASUARINA ROAD	1,496	1,553	4 DEC 2009	900	980,000	1,039	21.1

SOLD ON	ADDRESS	UNIT AREA (SQFT)	SALE PRICE (\$\$ PSF)	BOUGHT ON	PURCHASE PRICE (\$\$ PSF)	PROFIT (\$\$)	HOLDING PERIOD (DAYS)	ANNUALISED (%)
3 OCT 2012	78 JALAN LANJUT	4,155	866	20 MAY 2002	423	1,950,000	3,789	7.8
26 SEP 2012	3 NEMESU AVENUE	1,496	1,300	3 DEC 2009	833	700,000	1,028	17.1
7 SEP 2012	35 NEMESU AVENUE	1,496	1,791	28 JUN 2010	780	1,518,000	802	46.0
21 AUG 2012	68 JALAN GELENGGANG	2,034	1,055	7 MAY 2004	329	1,480,000	3,028	15.1
8 AUG 2012	61 JALAN CHENGAM	3,165	943	24 JUN 1996	530	1,308,888	5,889	3.6
19 JUL 2012	37 JALAN TARUM	3,455	1,080	18 JUN 2002	380	2,418,000	3,684	10.9
20 JUN 2012	11 JALAN TELANG	2,422	1,210	24 SEP 2007	550	1,595,000	1,731	18.1
18 JUN 2012	10 JALAN CEMPEDAK	1,948	1,086	22 APR 1999	512	1,120,000	4,806	5.9
14 JUN 2012	25 JALAN SAPPAN	3,520	1,081	24 JAN 2002	382	2,458,000	3,794	10.5
28 MAY 2012	7 CASUARINA ROAD	1,496	1,120	14 MAR 2008	618	752,000	1,536	15.1
14 MAY 2012	41 NEMESU AVENUE	1,496	1,386	4 MAY 2007	666	1,080,000	1,837	15.7
11 MAY 2012	49 CASUARINA ROAD	1,496	1,285	11 AUG 2009	853	648,000	1,004	16.1

UNPROFITABLE TRANSACTIONS (TOTAL OF 0 TRANSACTION)

Note: Transactions with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing.

Source: URA, <https://www.squarefoot.com.sg>

There are no round-trip transactions

RENTAL (LAST 5 YEARS)

RENTAL CONTRACTS

Source: URA, <https://www.squarefoot.com.sg>

LEASE START	STREET	TYPE	UNIT SIZE (SQFT)	NUMBER OF BEDROOMS	MONTHLY RENT (\$\$)	MONTHLY RENT (EST. \$\$ PSF)
MAR 2017	JALAN CEMPEDAK	TERRACE	1,000 TO 1,500	N.A.	2,200	1.8
MAR 2017	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	2,800	5.6
MAR 2017	JALAN LANJUT	TERRACE	3,000 TO 3,500	N.A.	3,800	1.2
MAR 2017	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	2,500	5.0
MAR 2017	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
MAR 2017	NEMESU AVENUE	TERRACE	1,000 TO 1,500	N.A.	2,400	1.9
FEB 2017	OLD UPPER THOMSON ROAD	SEMI-DETACHED	1,000 TO 1,500	N.A.	2,300	1.8
JAN 2017	JALAN GELENGGANG	TERRACE	1,000 TO 1,500	N.A.	2,700	2.2
JAN 2017	JALAN MENARONG	TERRACE	1,000 TO 1,500	N.A.	2,400	1.9
JAN 2017	SEMBAWANG HILLS DRIVE	TERRACE	1,500 TO 2,000	N.A.	2,400	1.4
DEC 2016	JALAN LANJUT	TERRACE	2,500 TO 3,000	N.A.	4,000	1.5
DEC 2016	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	2,800	2.2
DEC 2016	JALAN CHENGAM	TERRACE	1,500 TO 2,000	N.A.	2,700	1.5
DEC 2016	JALAN LANJUT	TERRACE	1,000 TO 1,500	N.A.	2,150	1.7
DEC 2016	JALAN TARUM	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,400	2.7
NOV 2016	JALAN LEBAN	TERRACE	1,000 TO 1,500	N.A.	2,700	2.2
NOV 2016	JALAN MENARONG	TERRACE	<= 1,000	N.A.	2,500	5.0
NOV 2016	JALAN MENARONG	TERRACE	1,000 TO 1,500	N.A.	3,100	2.5
OCT 2016	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	2,800	5.6
SEP 2016	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	2,800	2.2
SEP 2016	JALAN LANJUT	TERRACE	<= 1,000	N.A.	2,400	4.8
SEP 2016	JALAN TELANG	TERRACE	<= 1,000	N.A.	3,000	6.0
SEP 2016	JALAN TELANG	TERRACE	<= 1,000	N.A.	2,900	5.8
AUG 2016	JALAN GELENGGANG	TERRACE	1,500 TO 2,000	N.A.	3,000	1.7
JUL 2016	JALAN MENARONG	TERRACE	<= 1,000	N.A.	3,300	6.6
JUL 2016	SERAYA CRESCENT	SEMI-DETACHED	1,000 TO 1,500	N.A.	2,600	2.1
JUL 2016	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
JUL 2016	SERAYA CRESCENT	TERRACE	<= 1,000	N.A.	2,600	5.2
JUL 2016	CASUARINA ROAD	TERRACE	2,000 TO 2,500	N.A.	3,600	1.6
JUL 2016	SERAYA CRESCENT	TERRACE	1,000 TO 1,500	N.A.	1,900	1.5
JUN 2016	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	2,700	5.4

LEASE START	STREET	TYPE	UNIT SIZE (SQFT)	NUMBER OF BEDROOMS	MONTHLY RENT (\$\$)	MONTHLY RENT (EST. \$\$ PSF)
JUN 2016	JALAN LEBAN	SEMI-DETACHED	1,500 TO 2,000	N.A.	4,750	2.7
JUN 2016	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	2,500	2.0
JUN 2016	NEMESU AVENUE	TERRACE	1,500 TO 2,000	N.A.	5,000	2.9
MAY 2016	JALAN CHENGAM	TERRACE	3,000 TO 3,500	N.A.	4,000	1.2
MAY 2016	JALAN RUKAM	SEMI-DETACHED	3,500 TO 4,000	N.A.	4,300	1.1
MAY 2016	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	2,500	5.0
MAY 2016	JALAN MENARONG	TERRACE	1,000 TO 1,500	N.A.	2,600	2.1
APR 2016	JALAN SAPPAN	DETACHED	3,500 TO 4,000	N.A.	7,800	2.1
APR 2016	CASUARINA ROAD	TERRACE	1,000 TO 1,500	N.A.	2,400	1.9
MAR 2016	JALAN RUKAM	SEMI-DETACHED	<= 1,000	N.A.	2,200	4.4
MAR 2016	CASUARINA ROAD	TERRACE	2,000 TO 2,500	N.A.	4,200	1.9
MAR 2016	CASUARINA ROAD	TERRACE	1,000 TO 1,500	N.A.	2,700	2.2
MAR 2016	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	2,800	5.6
MAR 2016	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	2,300	1.8
MAR 2016	JALAN CHENGAM	TERRACE	1,500 TO 2,000	N.A.	2,600	1.5
FEB 2016	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,600	2.9
FEB 2016	SERAYA CRESCENT	SEMI-DETACHED	1,000 TO 1,500	N.A.	2,600	2.1
JAN 2016	OLD UPPER THOMSON ROAD	SEMI-DETACHED	1,000 TO 1,500	N.A.	2,300	1.8
JAN 2016	NEMESU AVENUE	TERRACE	1,000 TO 1,500	N.A.	2,700	2.2
JAN 2016	NEMESU AVENUE	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
JAN 2016	JALAN RUKAM	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,200	2.6
DEC 2015	CASUARINA ROAD	TERRACE	2,000 TO 2,500	N.A.	4,100	1.8
DEC 2015	JALAN LEBAN	SEMI-DETACHED	3,500 TO 4,000	N.A.	8,000	2.1
DEC 2015	JALAN TARUM	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,500	2.8
DEC 2015	JALAN LANJUT	TERRACE	1,000 TO 1,500	N.A.	2,150	1.7
NOV 2015	JALAN RUKAM	SEMI-DETACHED	1,000 TO 1,500	N.A.	2,950	2.4
NOV 2015	JALAN CHENGAM	TERRACE	1,500 TO 2,000	N.A.	3,000	1.7
NOV 2015	JALAN LANJUT	TERRACE	1,500 TO 2,000	N.A.	3,300	1.9
NOV 2015	JALAN LANJUT	TERRACE	3,000 TO 3,500	N.A.	4,300	1.3
SEP 2015	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	2,650	5.3
SEP 2015	JALAN MENARONG	TERRACE	<= 1,000	N.A.	2,500	5.0
SEP 2015	SEMBAWANG HILLS DRIVE	TERRACE	<= 1,000	N.A.	2,200	4.4
SEP 2015	JALAN LANJUT	TERRACE	<= 1,000	N.A.	2,400	4.8
SEP 2015	NEMESU AVENUE	TERRACE	<= 1,000	N.A.	2,600	5.2
AUG 2015	JALAN GELENGGANG	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
AUG 2015	CASUARINA ROAD	TERRACE	1,000 TO 1,500	N.A.	2,500	2.0
AUG 2015	CASUARINA ROAD	TERRACE	1,500 TO 2,000	N.A.	3,400	1.9
AUG 2015	JALAN GELENGGANG	TERRACE	1,500 TO 2,000	N.A.	3,000	1.7
AUG 2015	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	2,800	2.2
AUG 2015	JALAN LANJUT	TERRACE	1,000 TO 1,500	N.A.	1,800	1.4
AUG 2015	JALAN TELANG	TERRACE	<= 1,000	N.A.	3,100	6.2
JUL 2015	SEMBAWANG HILLS DRIVE	TERRACE	<= 1,000	N.A.	2,500	5.0
JUL 2015	SERAYA CRESCENT	SEMI-DETACHED	1,000 TO 1,500	N.A.	2,600	2.1
JUL 2015	SERAYA CRESCENT	SEMI-DETACHED	1,000 TO 1,500	N.A.	2,600	2.1
JUL 2015	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
JUL 2015	JALAN KURAS	TERRACE	1,000 TO 1,500	N.A.	3,300	2.6
JUL 2015	JALAN GELENGGANG	TERRACE	3,000 TO 3,500	N.A.	2,800	0.9
JUL 2015	JALAN MENARONG	TERRACE	1,000 TO 1,500	N.A.	3,200	2.6
JUN 2015	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	3,000	6.0
JUN 2015	JALAN SAPPAN	SEMI-DETACHED	3,500 TO 4,000	N.A.	6,200	1.7
JUN 2015	CASUARINA ROAD	TERRACE	2,000 TO 2,500	N.A.	4,800	2.1
JUN 2015	JALAN KURAS	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
MAY 2015	JALAN TARUM	DETACHED	2,500 TO 3,000	N.A.	4,000	1.5
MAY 2015	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	3,000	6.0
MAY 2015	JALAN LEBAN	SEMI-DETACHED	3,500 TO 4,000	N.A.	7,000	1.9
MAY 2015	JALAN MENARONG	TERRACE	3,000 TO 3,500	N.A.	6,200	1.9
APR 2015	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	2,000	4.0
APR 2015	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	2,600	5.2
APR 2015	SERAYA CRESCENT	TERRACE	2,500 TO 3,000	N.A.	4,300	1.6

LEASE START	STREET	TYPE	UNIT SIZE (SQFT)	NUMBER OF BEDROOMS	MONTHLY RENT (\$)	MONTHLY RENT (EST. \$\$ PSF)
APR 2015	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
MAR 2015	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	2,800	5.6
MAR 2015	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	2,500	5.0
MAR 2015	SEMBAWANG HILLS DRIVE	TERRACE	1,500 TO 2,000	N.A.	2,500	1.4
FEB 2015	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	2,200	1.8
FEB 2015	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,300	2.6
FEB 2015	JALAN LANJUT	TERRACE	1,500 TO 2,000	N.A.	3,100	1.8
JAN 2015	NEMESU AVENUE	TERRACE	3,000 TO 3,500	N.A.	4,500	1.4
JAN 2015	JALAN KURAS	TERRACE	<= 1,000	N.A.	2,700	5.4
JAN 2015	JALAN RUKAM	SEMI-DETACHED	<= 1,000	N.A.	3,300	6.6
DEC 2014	JALAN LANJUT	TERRACE	1,500 TO 2,000	N.A.	3,300	1.9
DEC 2014	JALAN LANJUT	TERRACE	2,500 TO 3,000	N.A.	4,300	1.6
DEC 2014	JALAN LANJUT	TERRACE	<= 1,000	N.A.	2,900	5.8
DEC 2014	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,100	2.5
DEC 2014	JALAN LANJUT	TERRACE	1,000 TO 1,500	N.A.	2,500	2.0
DEC 2014	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,300	2.6
OCT 2014	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	3,000	6.0
OCT 2014	JALAN LANJUT	TERRACE	1,000 TO 1,500	N.A.	4,500	3.6
SEP 2014	JALAN BATAI	TERRACE	1,000 TO 1,500	N.A.	2,200	1.8
SEP 2014	JALAN MENARONG	TERRACE	2,500 TO 3,000	N.A.	4,500	1.6
SEP 2014	SEMBAWANG HILLS DRIVE	TERRACE	<= 1,000	N.A.	2,200	4.4
SEP 2014	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	2,800	5.6
SEP 2014	NEMESU AVENUE	TERRACE	1,000 TO 1,500	N.A.	3,300	2.6
AUG 2014	JALAN TARUM	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,000	2.4
AUG 2014	JALAN TELANG	TERRACE	<= 1,000	N.A.	2,900	5.8
AUG 2014	JALAN TELANG	TERRACE	<= 1,000	N.A.	3,100	6.2
AUG 2014	JALAN BATAI	TERRACE	<= 1,000	N.A.	1,800	3.6
JUL 2014	JALAN RUKAM	SEMI-DETACHED	3,500 TO 4,000	N.A.	4,300	1.1
JUL 2014	JALAN MENARONG	TERRACE	<= 1,000	N.A.	3,300	6.6
JUL 2014	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
JUL 2014	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,600	2.9
JUL 2014	JALAN GELENGGANG	TERRACE	1,500 TO 2,000	N.A.	3,200	1.8
JUL 2014	SERAYA CRESCENT	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,250	2.6
JUL 2014	NEMESU AVENUE	SEMI-DETACHED	<= 1,000	N.A.	3,000	6.0
JUL 2014	SERAYA CRESCENT	TERRACE	1,000 TO 1,500	N.A.	1,900	1.5
JUL 2014	SERAYA CRESCENT	TERRACE	<= 1,000	N.A.	3,000	6.0
JUN 2014	JALAN LEBAN	SEMI-DETACHED	1,500 TO 2,000	N.A.	6,500	3.7
JUN 2014	JALAN CHENGAM	TERRACE	1,500 TO 2,000	N.A.	3,300	1.9
JUN 2014	JALAN TELANG	TERRACE	4,000 TO 4,500	N.A.	2,600	0.6
JUN 2014	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	3,500	7.0
APR 2014	JALAN TARUM	DETACHED	2,500 TO 3,000	N.A.	4,400	1.6
MAR 2014	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	2,800	5.6
MAR 2014	SEMBAWANG HILLS DRIVE	TERRACE	<= 1,000	N.A.	3,300	6.6
MAR 2014	JALAN SAPPAN	SEMI-DETACHED	3,500 TO 4,000	N.A.	6,000	1.6
MAR 2014	CASUARINA ROAD	TERRACE	1,500 TO 2,000	N.A.	4,800	2.7
MAR 2014	JALAN BATAI	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
FEB 2014	JALAN BATAI	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
FEB 2014	CASUARINA ROAD	TERRACE	2,000 TO 2,500	N.A.	5,000	2.2
FEB 2014	JALAN TARUM	DETACHED	4,000 TO 4,500	N.A.	12,500	2.9
FEB 2014	CASUARINA ROAD	TERRACE	1,500 TO 2,000	N.A.	5,300	3.0
FEB 2014	JALAN LANJUT	TERRACE	3,000 TO 3,500	N.A.	5,000	1.5
JAN 2014	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
JAN 2014	JALAN LANJUT	TERRACE	<= 1,000	N.A.	4,000	8.0
JAN 2014	JALAN CEMPEDAK	TERRACE	1,000 TO 1,500	N.A.	3,800	3.0
JAN 2014	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	3,200	6.4
DEC 2013	JALAN RUKAM	SEMI-DETACHED	3,500 TO 4,000	N.A.	4,500	1.2
DEC 2013	JALAN LANJUT	TERRACE	1,000 TO 1,500	N.A.	2,500	2.0
DEC 2013	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,200	2.6
NOV 2013	NEMESU AVENUE	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4

LEASE START	STREET	TYPE	UNIT SIZE (SQFT)	NUMBER OF BEDROOMS	MONTHLY RENT (\$)	MONTHLY RENT (EST. \$\$ PSF)
OCT 2013	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
OCT 2013	CASUARINA ROAD	TERRACE	1,000 TO 1,500	N.A.	2,200	1.8
OCT 2013	JALAN LANJUT	TERRACE	<= 1,000	N.A.	3,000	6.0
OCT 2013	JALAN CHENGAM	TERRACE	1,500 TO 2,000	N.A.	3,300	1.9
SEP 2013	JALAN RUKAM	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,150	2.5
SEP 2013	JALAN CEMPEDAK	TERRACE	1,000 TO 1,500	N.A.	8,000	6.4
SEP 2013	NEMESU AVENUE	TERRACE	<= 1,000	N.A.	2,400	4.8
SEP 2013	JALAN GELENGGANG	TERRACE	1,000 TO 1,500	N.A.	4,100	3.3
AUG 2013	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	3,100	6.2
AUG 2013	JALAN RUKAM	SEMI-DETACHED	3,500 TO 4,000	N.A.	4,500	1.2
AUG 2013	JALAN MENARONG	TERRACE	1,000 TO 1,500	N.A.	3,400	2.7
JUL 2013	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
JUL 2013	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	3,000	6.0
JUL 2013	SERAYA CRESCENT	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,250	2.6
JUN 2013	CASUARINA ROAD	TERRACE	2,000 TO 2,500	N.A.	4,800	2.1
MAY 2013	JALAN LEBAN	SEMI-DETACHED	3,500 TO 4,000	N.A.	7,350	2.0
MAY 2013	JALAN GELENGGANG	TERRACE	1,500 TO 2,000	N.A.	3,200	1.8
MAY 2013	NEMESU AVENUE	SEMI-DETACHED	<= 1,000	N.A.	2,000	4.0
APR 2013	NEMESU AVENUE	TERRACE	3,000 TO 3,500	N.A.	5,500	1.7
APR 2013	NEMESU AVENUE	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,500	2.8
APR 2013	JALAN LANJUT	TERRACE	1,500 TO 2,000	N.A.	3,800	2.2
MAR 2013	JALAN CEMPEDAK	TERRACE	<= 1,000	N.A.	2,800	5.6
MAR 2013	SERAYA CRESCENT	TERRACE	<= 1,000	N.A.	3,200	6.4
MAR 2013	JALAN MENARONG	TERRACE	1,000 TO 1,500	N.A.	3,300	2.6
MAR 2013	SERAYA CRESCENT	TERRACE	2,500 TO 3,000	N.A.	5,600	2.0
FEB 2013	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
JAN 2013	JALAN LANJUT	TERRACE	2,500 TO 3,000	N.A.	6,000	2.2
JAN 2013	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,000	2.4
JAN 2013	JALAN SAPPAN	SEMI-DETACHED	1,500 TO 2,000	N.A.	4,600	2.6
JAN 2013	JALAN RUKAM	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,200	2.6
JAN 2013	CASUARINA ROAD	TERRACE	<= 1,000	N.A.	3,200	6.4
DEC 2012	JALAN LANJUT	TERRACE	<= 1,000	N.A.	2,300	4.6
DEC 2012	JALAN LEBAN	TERRACE	1,500 TO 2,000	N.A.	2,700	1.5
DEC 2012	JALAN LANJUT	TERRACE	1,000 TO 1,500	N.A.	2,500	2.0
NOV 2012	JALAN KURAS	TERRACE	1,000 TO 1,500	N.A.	4,000	3.2
NOV 2012	NEMESU AVENUE	SEMI-DETACHED	1,000 TO 1,500	N.A.	3,500	2.8
OCT 2012	NEMESU AVENUE	TERRACE	2,000 TO 2,500	N.A.	5,000	2.2
OCT 2012	JALAN TELANG	TERRACE	<= 1,000	N.A.	3,300	6.6
OCT 2012	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
OCT 2012	JALAN TELANG	TERRACE	<= 1,000	N.A.	2,700	5.4
OCT 2012	SERAYA CRESCENT	SEMI-DETACHED	1,000 TO 1,500	N.A.	2,600	2.1
OCT 2012	JALAN KURAS	TERRACE	<= 1,000	N.A.	3,100	6.2
SEP 2012	NEMESU AVENUE	TERRACE	<= 1,000	N.A.	3,400	6.8
SEP 2012	SEMBAWANG HILLS DRIVE	TERRACE	<= 1,000	N.A.	2,000	4.0
SEP 2012	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
SEP 2012	JALAN MENARONG	TERRACE	2,500 TO 3,000	N.A.	4,800	1.7
SEP 2012	JALAN GELENGGANG	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
AUG 2012	JALAN RUKAM	SEMI-DETACHED	3,500 TO 4,000	N.A.	4,500	1.2
AUG 2012	JALAN CHENGAM	TERRACE	1,000 TO 1,500	N.A.	3,600	2.9
AUG 2012	JALAN LANJUT	TERRACE	1,500 TO 2,000	N.A.	3,800	2.2
AUG 2012	JALAN GELENGGANG	TERRACE	1,500 TO 2,000	N.A.	3,100	1.8
JUL 2012	SEMBAWANG HILLS DRIVE	TERRACE	1,000 TO 1,500	N.A.	3,500	2.8
JUL 2012	NEMESU AVENUE	TERRACE	<= 1,000	N.A.	2,600	5.2
JUN 2012	JALAN LEBAN	SEMI-DETACHED	1,500 TO 2,000	N.A.	6,500	3.7
JUN 2012	JALAN MENARONG	TERRACE	<= 1,000	N.A.	4,400	8.8
JUN 2012	JALAN LANJUT	TERRACE	1,000 TO 1,500	N.A.	1,600	1.3

ASKING RENTS

Note: Ranked by days in market.

Source: Public listings

LISTED	DAYS IN MARKET	PROPERTY TYPE	BEDROOMS	UNIT AREA (SQFT)	ASKING PRICE (\$)	ASKING PRICE (\$\$ PSF PM)
8 MAY 2017	1	TERRACE	5	2,800	4,700	3.1
12 APR 2017	27	TERRACE	3	1,300	3,000	1.5
19 FEB 2017	79	CORNER TERRACE	5	4,000	6,000	2.0
19 FEB 2017	79	CORNER TERRACE	5	4,000	5,500	1.8
19 FEB 2017	79	TERRACE	6	2,500	6,000	2.0
19 FEB 2017	79	CORNER TERRACE	4	3,600	5,900	1.8
18 FEB 2017	80	TERRACE	5	2,800	4,700	3.1
16 FEB 2017	82	TERRACE	-	150	800	0.2
9 FEB 2017	89	TERRACE	6	2,500	5,999	3.5

AVERAGE RENTAL YIELD ANALYSIS

Note: *Based on transactions and rents in the past 6 months.
Source: URA, <https://www.squarefoot.com.sg>

UNIT SIZE (SQFT)	AVERAGE MONTHLY RENT* (\$)	NO. OF RENTAL CONTRACTS*	AVERAGE PRICE* (\$)	NO. OF TRANSACTIONS*	RENTAL YIELD* (%)
<= 1,000	2,600	3	-	-	-
1,000 TO 1,500	2,650	11	1,622,000	4	2.0
1,500 TO 2,000	2,550	2	2,043,333	3	1.5
2,500 TO 3,000	4,000	1	2,765,000	2	1.7
3,000 TO 3,500	3,800	1	3,175,000	2	1.4

HISTORICAL RENTAL ALONG STREETS WITHIN THE ESTATE

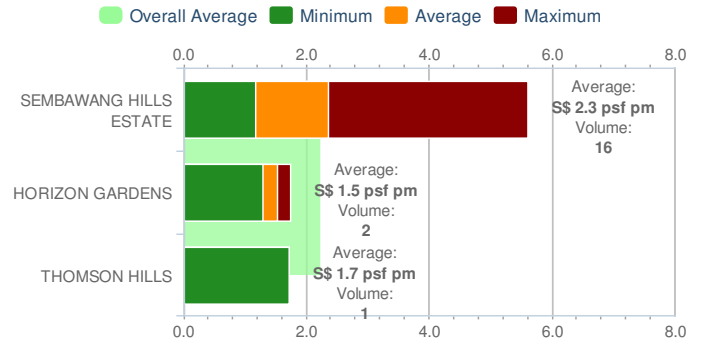
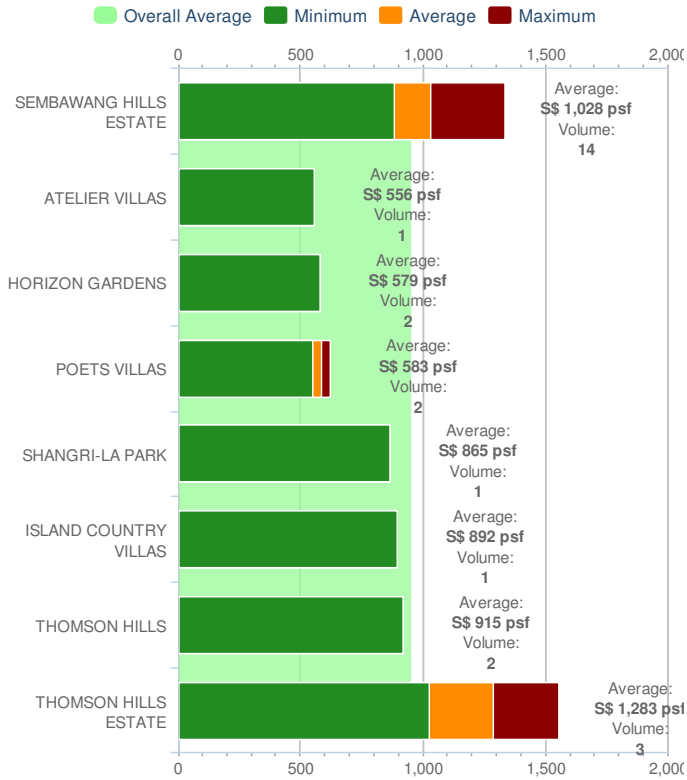
Source: URA, <https://www.squarefoot.com.sg>

MONTH	STREET	TYPE	LOWEST RENTAL (\$\$ PSF PM)	RENTAL 25TH (\$\$ PSF PM)	MEDIAN RENTAL (\$\$ PSF PM)	RENTAL 75TH (\$\$ PSF PM)	HIGHEST RENTAL (\$\$ PSF PM)	CONTRACTS
MAR 2017	CASUARINA ROAD	TERRACE HOUSE	2.69	2.69	2.69	2.69	2.69	1
MAR 2017	SEMBAWANG HILLS DRIVE	TERRACE HOUSE	2.36	2.36	2.36	2.36	2.36	1
MAR 2017	JALAN LANJUT	TERRACE HOUSE	1.17	1.17	1.17	1.17	1.17	1
MAR 2017	NEMESU AVENUE	TERRACE HOUSE	2.26	2.26	2.26	2.26	2.26	1
MAR 2017	JALAN CHEMPEDAK	TERRACE HOUSE	1.68	2.34	3.00	3.67	4.33	2
FEB 2017	OLD UPPER THOMSON ROAD	SEMI-DETACHED HOUSE	2.06	2.06	2.06	2.06	2.06	1
FEB 2017	JALAN MENARONG	TERRACE HOUSE	1.43	1.43	1.43	1.43	1.43	1
JAN 2017	JALAN CHEMPEDAK	TERRACE HOUSE	3.60	3.60	3.60	3.60	3.60	1
JAN 2017	JALAN GELENGGANG	TERRACE HOUSE	2.16	2.16	2.16	2.16	2.16	1
JAN 2017	JALAN MENARONG	TERRACE HOUSE	2.21	2.21	2.21	2.21	2.21	1
JAN 2017	SEMBAWANG HILLS DRIVE	TERRACE HOUSE	1.47	1.47	1.47	1.47	1.47	1
DEC 2016	JALAN TARUM	SEMI-DETACHED HOUSE	2.75	2.75	2.75	2.75	2.75	1
DEC 2016	JALAN CHENGAM	TERRACE HOUSE	1.73	1.86	1.98	2.10	2.23	2
DEC 2016	JALAN LANJUT	TERRACE HOUSE	1.37	1.40	1.44	1.48	1.52	2
NOV 2016	JALAN MENARONG	TERRACE HOUSE	2.66	2.67	2.68	2.68	2.69	2
NOV 2016	JALAN LEBAN	TERRACE HOUSE	2.20	2.20	2.20	2.20	2.20	1
OCT 2016	OLD UPPER THOMSON ROAD	SEMI-DETACHED HOUSE	2.72	2.72	2.72	2.72	2.72	1
OCT 2016	JALAN BATAI	TERRACE HOUSE	2.22	2.22	2.22	2.22	2.22	1
OCT 2016	JALAN CHEMPEDAK	TERRACE HOUSE	4.33	4.33	4.33	4.33	4.33	1
SEP 2016	JALAN TELANG	TERRACE HOUSE	3.10	3.18	3.27	3.35	3.43	2
SEP 2016	SEMBAWANG HILLS DRIVE	TERRACE HOUSE	2.14	2.14	2.14	2.14	2.14	1
SEP 2016	JALAN LANJUT	TERRACE HOUSE	2.53	2.53	2.53	2.53	2.53	1
AUG 2016	JALAN GELENGGANG	TERRACE HOUSE	1.98	1.98	1.98	1.98	1.98	1
JUL 2016	JALAN MENARONG	TERRACE HOUSE	3.56	3.56	3.56	3.56	3.56	1

NEARBY PROPERTIES

PRICE COMPARISON (UP TO 50)

RENTAL COMPARISON (UP TO 50)



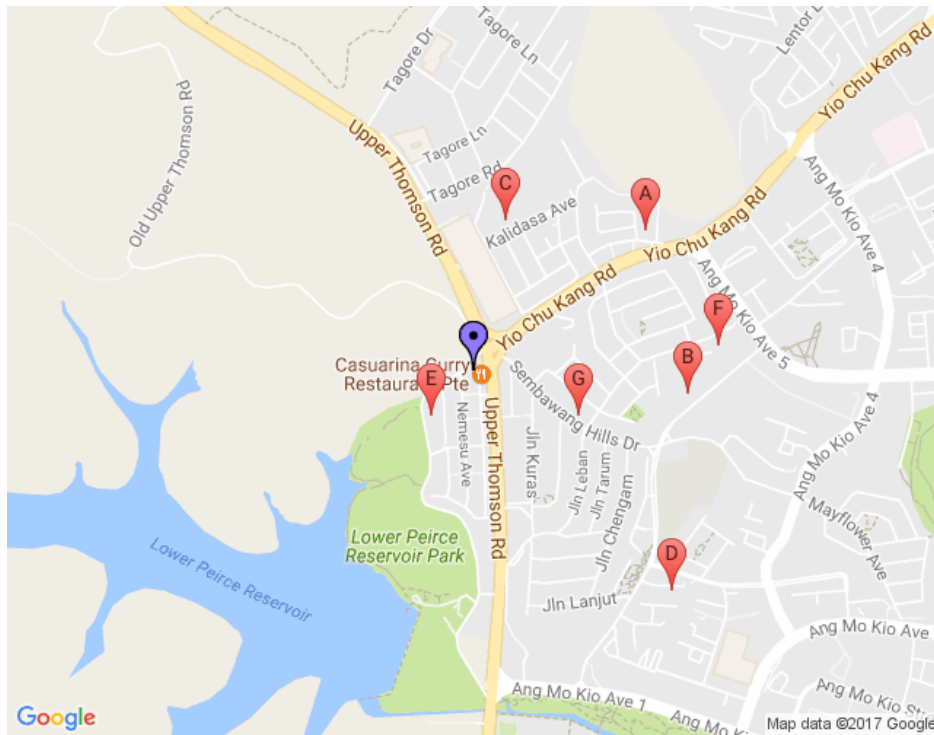
PRICE AND RENTAL COMPARISONS (UP TO 50)

Note: Excludes properties with no transactions in the past 6 months. *Prices and rentals are based on data in the past 6 months.
Source: <https://www.squarefoot.com.sg>

MARKER	PROJECT	TENURE	COMPLETION	DISTANCE (M)	LOWEST PRICE* (\$ PSF)	AVERAGE PRICE* (\$ PSF)	HIGHEST PRICE* (\$ PSF)	LOWEST RENTAL* (\$ PSF PM)	AVERAGE RENTAL* (\$ PSF PM)	HIGHEST RENTAL* (\$ PSF PM)	RENTAL YIELD (%)
	SEMBAWANG HILLS ESTATE	FREEHOLD		-	880	1,028	1,334	1.17	2.34	5.60	2.7
	ATELIER VILLAS	FREEHOLD		722	556	556	556	-	-	-	-
	HORIZON GARDENS	99 YRS FROM 1995		704	579	579	579	1.29	1.52	1.75	3.1
	POETS VILLAS	99 YRS FROM 2010		498	548	583	618	-	-	-	-
	SHANGRI-LA PARK	FREEHOLD		969	865	865	865	-	-	-	-
	ISLAND COUNTRY VILLAS	99 YRS FROM 1995		202	892	892	892	-	-	-	-
	THOMSON HILLS	FREEHOLD	1982	803	915	915	915	1.71	1.71	1.71	2.2
	THOMSON HILLS ESTATE	FREEHOLD	1982	375	1,021	1,283	1,552	-	-	-	-

LOCATION OF NEARBY PROPERTIES

Note: Excludes properties with no transactions in the past 6 months.
Source: <https://www.squarefoot.com.sg>



NEARBY LAND SALES / NEW LAUNCHES

There are no nearby land sales or new launches

APPENDIX: ALL PAST TRANSACTIONS (LAST 5 YEARS)

HISTORICAL TRANSACTIONS

Source: URA, <https://www.squarefoot.com.sg>

CONTRACT DATE	ADDRESS	PROPERTY TYPE	TENURE	TYPE OF SALE	UNIT AREA (SQFT)	TYPE OF AREA	PRICE (\$/PSF)	PRICE (\$)	PURCHASER ADDRESS
13 APR 2017	27 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,000	1,500,000	HDB
27 MAR 2017	60 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	941	1,880,000	PRIVATE
20 MAR 2017	103 JALAN KURAS	TERRACE	FREEHOLD	RESALE	1,787	LAND	997	1,780,000	PRIVATE
15 MAR 2017	60 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,421	LAND	1,298	1,850,000	HDB
7 MAR 2017	12 SEMBAWANG HILLS DRIVE	TERRACE	FREEHOLD	RESALE	2,034	LAND	932	1,900,000	PRIVATE
21 FEB 2017	89 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	2,594	LAND	880	2,280,000	PRIVATE
16 FEB 2017	22 JALAN TELANG	TERRACE	FREEHOLD	RESALE	2,034	LAND	909	1,850,000	PRIVATE
10 FEB 2017	31 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	1,948	LAND	1,334	2,600,000	PRIVATE
8 FEB 2017	35 JALAN TARUM	SEMI-DETACHED	FREEHOLD	RESALE	3,466	LAND	982	3,400,000	PRIVATE
30 DEC 2016	46 JALAN CHEMPEDAK	TERRACE	FREEHOLD	RESALE	3,122	LAND	946	2,950,000	PRIVATE
8 DEC 2016	35 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,092	1,638,000	PRIVATE
7 DEC 2016	51 SERAYA CRESCENT	SEMI-DETACHED	FREEHOLD	RESALE	2,723	LAND	1,195	3,250,000	PRIVATE
5 DEC 2016	50 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,000	1,500,000	HDB
18 NOV 2016	5 JALAN CHEMPEDAK	TERRACE	FREEHOLD	RESALE	1,970	LAND	886	1,750,000	PRIVATE
17 OCT 2016	18 JALAN TARUM	DETACHED	FREEHOLD	RESALE	4,381	LAND	879	3,850,000	PRIVATE
23 AUG 2016	20 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	965	1,928,000	HDB
15 AUG 2016	70 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	2,056	LAND	1,365	2,800,000	HDB
3 AUG 2016	25 JALAN CHEMPEDAK	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,525	3,050,000	PRIVATE
26 JUL 2016	63 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	2,648	LAND	1,134	3,000,000	HDB
25 JUL 2016	26 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,982	LAND	959	2,860,000	PRIVATE
5 JUL 2016	3 JALAN CHEMPEDAK	TERRACE	FREEHOLD	RESALE	1,970	LAND	1,064	2,100,000	PRIVATE
17 JUN 2016	27 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	4,489	LAND	758	3,400,000	PRIVATE
16 JUN 2016	106 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,518	LAND	990	1,500,000	PRIVATE
1 JUN 2016	14 JALAN BATAI	TERRACE	FREEHOLD	RESALE	2,626	LAND	1,425	3,750,000	PRIVATE
27 MAY 2016	86 JALAN LEBAN	TERRACE	FREEHOLD	RESALE	2,013	LAND	934	1,880,000	HDB

CONTRACT DATE	ADDRESS	PROPERTY TYPE	TENURE	TYPE OF SALE	UNIT AREA (SQFT)	TYPE OF AREA	PRICE (\$\$ PSF)	PRICE (\$\$)	PURCHASER ADDRESS
24 MAY 2016	30 JALAN TELANG	TERRACE	FREEHOLD	RESALE	1,894	LAND	1,417	2,680,000	PRIVATE
23 MAY 2016	31 OLD UPPER THOMSON ROAD	SEMI-DETACHED	FREEHOLD	RESALE	4,715	LAND	838	3,950,000	PRIVATE
3 MAY 2016	56 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	991	1,980,000	PRIVATE
15 APR 2016	6 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,528	LAND	1,113	1,700,000	HDB
15 APR 2016	6 JALAN MENARONG	TERRACE	FREEHOLD	RESALE	2,002	LAND	950	1,900,000	PRIVATE
7 APR 2016	117 JALAN KURAS	TERRACE	FREEHOLD	RESALE	2,024	LAND	1,435	2,900,000	PRIVATE
30 MAR 2016	2 JALAN CHEMPEDAK	TERRACE	FREEHOLD	RESALE	3,875	LAND	1,033	4,000,000	PRIVATE
15 MAR 2016	27 JALAN CHEMPEDAK	TERRACE	FREEHOLD	RESALE	2,002	LAND	925	1,850,000	PRIVATE
21 DEC 2015	70 JALAN LEBAN	TERRACE	FREEHOLD	RESALE	2,013	LAND	1,591	3,200,000	HDB
17 DEC 2015	15 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	2,013	LAND	1,100	2,210,000	PRIVATE
11 DEC 2015	62 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,100	1,650,000	PRIVATE
23 NOV 2015	51 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,866	2,800,000	PRIVATE
6 NOV 2015	104 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,518	LAND	1,584	2,400,000	PRIVATE
22 OCT 2015	62 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,421	LAND	1,053	1,500,000	HDB
29 SEP 2015	25 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,126	1,690,000	PRIVATE
18 SEP 2015	57 SEMBAWANG HILLS DRIVE	TERRACE	FREEHOLD	RESALE	2,002	LAND	997	2,000,000	PRIVATE
4 SEP 2015	24 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,080	1,620,000	HDB
15 JUN 2015	61 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	3,165	LAND	1,357	4,300,000	PRIVATE
29 MAY 2015	109 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,333	2,000,000	PRIVATE
20 APR 2015	30 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,651	3,300,000	PRIVATE
14 APR 2015	110 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,528	LAND	1,178	1,800,000	PRIVATE
17 MAR 2015	24 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	3,003	LAND	894	2,682,424	PRIVATE
10 FEB 2015	18 JALAN CHEMPEDAK	TERRACE	FREEHOLD	RESALE	1,948	LAND	1,342	2,620,000	PRIVATE
20 JAN 2015	22 JALAN MENARONG	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,319	2,640,000	PRIVATE
5 JAN 2015	55 JALAN LEBAN	SEMI-DETACHED	FREEHOLD	RESALE	3,348	LAND	1,045	3,500,000	PRIVATE
13 NOV 2014	60 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	2,551	LAND	978	2,500,000	PRIVATE
5 NOV 2014	79 JALAN LEBAN	SEMI-DETACHED	FREEHOLD	RESALE	3,391	LAND	1,343	4,550,000	PRIVATE
31 OCT 2014	52 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,076	2,150,000	HDB
25 AUG 2014	71 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	3,950	LAND	900	3,555,900	PRIVATE
20 AUG 2014	22 JALAN RUKAM	SEMI-DETACHED	FREEHOLD	RESALE	3,348	LAND	1,180	3,950,000	PRIVATE
26 JUN 2014	78 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,233	1,850,000	HDB
25 JUN 2014	94 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,766	2,650,000	PRIVATE
29 MAY 2014	12 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,666	2,500,000	HDB
5 MAY 2014	114 JALAN KURAS	TERRACE	FREEHOLD	RESALE	2,088	LAND	1,027	2,150,000	PRIVATE
7 APR 2014	27 SEMBAWANG HILLS DRIVE	TERRACE	FREEHOLD	RESALE	2,013	LAND	1,157	2,330,000	HDB
2 APR 2014	47 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	1,948	LAND	1,285	2,500,000	PRIVATE
1 APR 2014	32 JALAN MENARONG	TERRACE	FREEHOLD	RESALE	2,002	LAND	999	2,000,000	HDB
14 MAR 2014	31 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,833	2,750,000	PRIVATE
27 FEB 2014	1 JALAN BATAI	TERRACE	FREEHOLD	RESALE	2,917	LAND	1,335	3,900,000	HDB
14 OCT 2013	14 JALAN MENARONG	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,074	2,150,000	PRIVATE
3 SEP 2013	30 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,001	2,000,000	PRIVATE
22 AUG 2013	51 SERAYA CRESCENT	SEMI-DETACHED	FREEHOLD	RESALE	2,723	LAND	1,059	2,880,000	PRIVATE
2 AUG 2013	78 JALAN KURAS	TERRACE	FREEHOLD	RESALE	2,486	LAND	1,520	3,780,000	PRIVATE
5 JUL 2013	9 JALAN MENARONG	TERRACE	FREEHOLD	RESALE	1,991	LAND	1,194	2,380,000	PRIVATE
26 JUN 2013	27 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,539	LAND	1,505	2,310,000	PRIVATE
6 JUN 2013	117 JALAN KURAS	TERRACE	FREEHOLD	RESALE	2,024	LAND	1,113	2,250,000	PRIVATE
5 JUN 2013	93 SEMBAWANG HILLS DRIVE	TERRACE	FREEHOLD	RESALE	2,131	LAND	1,128	2,400,000	PRIVATE
3 JUN 2013	58 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	2,034	LAND	1,579	3,220,000	PRIVATE
31 MAY 2013	30 JALAN TELANG	TERRACE	FREEHOLD	RESALE	1,894	LAND	1,100	2,080,000	PRIVATE
29 MAY 2013	126 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,440	2,160,000	PRIVATE
27 MAY 2013	46 JALAN LEBAN	TERRACE	FREEHOLD	RESALE	1,959	LAND	1,681	3,300,000	PRIVATE
8 MAY 2013	39 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,349	2,700,000	PRIVATE
23 APR 2013	42 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,432	LAND	1,746	2,500,000	PRIVATE
22 APR 2013	112 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,858	2,788,000	PRIVATE
12 APR 2013	44 SERAYA CRESCENT	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,333	2,000,000	HDB
10 APR 2013	112 JALAN LEBAN	TERRACE	FREEHOLD	RESALE	3,434	LAND	909	3,120,000	PRIVATE
9 APR 2013	8 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,528	LAND	1,755	2,680,000	PRIVATE
1 APR 2013	77 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	2,616	LAND	856	2,238,888	HDB
4 FEB 2013	59 SERAYA CRESCENT	SEMI-DETACHED	FREEHOLD	RESALE	2,067	LAND	1,057	2,180,000	HDB

CONTRACT DATE	ADDRESS	PROPERTY TYPE	TENURE	TYPE OF SALE	UNIT AREA (SQFT)	TYPE OF AREA	PRICE (\$\$ PSF)	PRICE (\$\$)	PURCHASER ADDRESS
28 JAN 2013	63 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	3,165	LAND	1,006	3,180,000	PRIVATE
23 JAN 2013	40 SERAYA CRESCENT	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,233	1,850,000	PRIVATE
4 JAN 2013	22 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,501	3,000,000	PRIVATE
4 JAN 2013	31 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,766	2,650,000	PRIVATE
17 DEC 2012	60 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	3,046	LAND	1,232	3,750,000	PRIVATE
7 DEC 2012	79 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	2,616	LAND	968	2,528,000	PRIVATE
3 DEC 2012	44 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,180	1,770,000	PRIVATE
22 NOV 2012	114 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,699	2,550,000	PRIVATE
7 NOV 2012	97 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,216	1,825,000	PRIVATE
5 NOV 2012	100 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,518	LAND	1,186	1,798,000	PRIVATE
22 OCT 2012	32 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,100	2,198,000	PRIVATE
19 OCT 2012	22 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,507	LAND	1,632	2,450,000	PRIVATE
18 OCT 2012	96 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,666	2,500,000	HDB
9 OCT 2012	35 JALAN TELANG	TERRACE	FREEHOLD	RESALE	2,896	LAND	1,345	3,900,000	PRIVATE
9 OCT 2012	84 JALAN KURAS	TERRACE	FREEHOLD	RESALE	3,800	LAND	922	3,500,000	PRIVATE
8 OCT 2012	23 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,553	2,330,000	PRIVATE
3 OCT 2012	78 JALAN LANJUT	TERRACE	FREEHOLD	RESALE	4,155	LAND	866	3,600,000	PRIVATE
26 SEP 2012	3 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,300	1,950,000	PRIVATE
7 SEP 2012	35 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,791	2,688,000	HDB
21 AUG 2012	68 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	2,034	LAND	1,055	2,150,000	PRIVATE
8 AUG 2012	61 JALAN CHENGAM	TERRACE	FREEHOLD	RESALE	3,165	LAND	943	2,988,888	PRIVATE
19 JUL 2012	37 JALAN TARUM	SEMI-DETACHED	FREEHOLD	RESALE	3,455	LAND	1,080	3,730,000	HDB
29 JUN 2012	61 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,120	1,680,000	HDB
22 JUN 2012	38 JALAN GELENGGANG	TERRACE	FREEHOLD	RESALE	2,034	LAND	859	1,750,000	PRIVATE
20 JUN 2012	11 JALAN TELANG	TERRACE	FREEHOLD	RESALE	2,422	LAND	1,210	2,925,000	PRIVATE
18 JUN 2012	10 JALAN CHEMPEDAK	TERRACE	FREEHOLD	RESALE	1,948	LAND	1,086	2,120,000	HDB
18 JUN 2012	52 JALAN MENARONG	TERRACE	FREEHOLD	RESALE	2,002	LAND	1,299	2,600,000	PRIVATE
14 JUN 2012	25 JALAN SAPPAN	SEMI-DETACHED	FREEHOLD	RESALE	3,520	LAND	1,081	3,800,000	PRIVATE
28 MAY 2012	7 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,120	1,680,000	PRIVATE
14 MAY 2012	41 NEMESU AVENUE	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,386	2,080,000	PRIVATE
11 MAY 2012	49 CASUARINA ROAD	TERRACE	FREEHOLD	RESALE	1,496	LAND	1,285	1,928,000	HDB

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