

5 Minutes Report on Why
TRE Residences
is worth your consideration

In this 5 Minutes Report, you will learn

- Why not all new launches that are near to MRT can make money in future?
- How to avoid the grave mistake that first time investors made
- How to take advantage of Master Plan and PROFIT from it
- Why season investors are Rushing to invest in this city fringe area?
- Why TRE Residences has more upside potential compare to nearby new launches?

Why not all new launches that
are near to MRT can make
money in future?

Echelon – District 3, Redhill MRT



- Launch before cooling measures in June 2013
- 1 bedroom transaction - **\$2,339psf**, size 452 sqft, \$1.057m
- 2 bedroom transaction - **\$2,058psf**, size 732 sqft, \$1.592m
- 3 bedroom transaction - **\$1834psf**, size 1001 sqft, \$1.835m
- 4 bedroom transaction - **\$1761psf**, size 1313 sqft, \$2.312m

Queens Peak – District 3, Queenstown MRT



- Launch in Nov 2016
- 1 bedroom transaction - **\$1,774psf**, size 441 sqft, \$763k
- 2 bedroom transaction - **\$1,700psf**, size 775 sqft, \$1.222m
- 3 bedroom transaction - **\$1596psf**, size 1055 sqft, \$1.684m
- 5bedroom transaction - **\$1494psf**, size 2003 sqft, \$2.992m

In present market, Echelon's sellers are unable to achieve the projected selling price due to either lower entry price of Queens Peak or the upcoming new launch called Artra, which is situated next to it. Both developers had purchased the land from Government Land Sales (GLS) at a much lower price.

Lesson learn from Echelon: Never enter the market when it is bullish.

How to avoid the grave mistake
that first time investors made

How to avoid the grave mistake that first time investors made

- Avoid buying based on emotion
 - E.g. During Preview launch where the initial hype is extremely high
- Avoid buying just because it's near to MRT station, without doing much comparative market analysis such as surrounding new launch prices
- Avoid buying under the influence of friends, i.e. peer pressure
- Avoid buying when the growth story of an area is stagnant or limited
- Avoid buying during extremely positive market sentiment (e.g 2011 to 2013)

How to take advantage of
Master Plan and PROFIT from it

How to take advantage of Master Plan and PROFIT from it

Something is brewing in area
like Farrer Park, Jalan Besar,
Kallang Basin, Geylang and Paya
Lebar

How to take advantage of Master Plan and PROFIT from it

🕒 PUBLISHED JAN 11, 2017, 5:00 AM SGT



Aggressive offers a sign of developers' hunger for sites

Wong Siew Ying 

The bullish bids lodged for a plot in Perumal Road are a clear sign developers remain hungry for sites.

The land attracted 11 bids with an offer of \$174.08 million from Low Keng Huat leading the pack, the Urban Redevelopment Authority said yesterday.

How to take advantage of Master Plan and PROFIT from it

Perumal Road site attracts \$174m top bid

Romesh Navaratnaraja • January 10, 2017



With Bid price of \$174m, it translate to \$1000 per square foot per plot ratio. Based on calculation, the launch price will be \$1900 psf

How to take advantage of Master Plan and PROFIT from it

Development charge up in some sectors

Strong investment interest in commercial, condominium properties

Wong Siew Ying, The Straits Times

Mar 01, 2017 06:00 am



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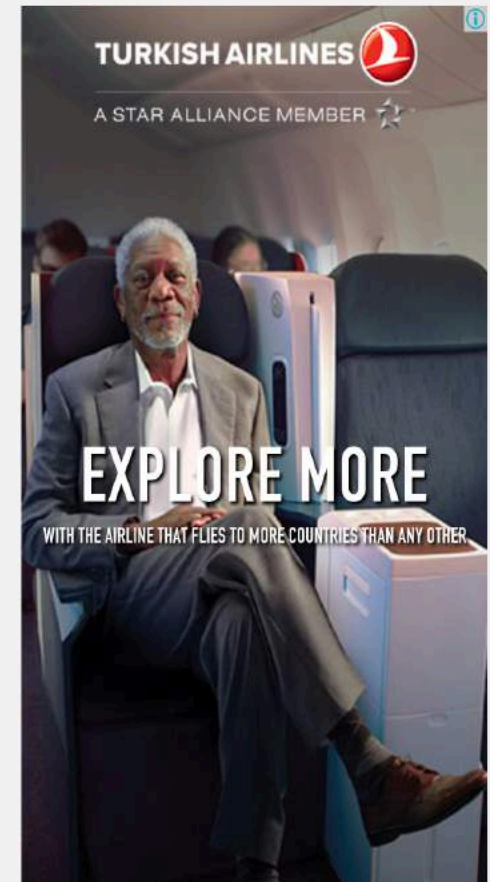
Development charge (DC) rates for three real estate segments were increased on the back of strong investment interest and an upturn in market sentiment.

The DC rates for commercial, non-landed residential and hotel or hospital uses went up following increases in the last review.

The charges are payable for enhancing the use of some sites, or building bigger projects on them, and are revised every six months.

Most analysts were not surprised by the rate hike for commercial and condominium uses.

"Developers' hunger for prime commercial sites and residential sites has driven land prices further north over the last six months," said Cushman & Wakefield research director Christine Li.



How to take advantage of Master Plan and PROFIT from it

Development charges increased for three property market sectors

Wong Siew Ying

Development charges (DC) for three segments of the real estate sector have been increased on the back of strong investment interest and an upturn in property market sentiment. The DC rates for commercial, non-landed residential, and hotel or hospital uses have gone up following

increases in the last review as well.

The charges are payable for enhancing the use of some sites, or building bigger projects. They are revised every six months by the Ministry of National Development in consultation with the Chief Valuer.

Most analysts were not surprised by the hike in rates for commercial and condominium uses.

"Developers' hunger for prime

commercial sites and residential sites has driven land prices further north over the last six months," noted Cushman & Wakefield research director Christine Li.

The DC rates for commercial use have been raised by 1.3 per cent on average, with the largest jump of 29 per cent in the Shenton Way/Raffles Quay/Marina Bay Financial Centre area. Analysts said this was

underpinned by the recent wave of investor interest in commercial assets, including the record \$2.57 billion bid for a white site, or mixed-use site, in Central Boulevard in the Marina Bay area.

Condo DC rates are up an average of 4 per cent, with the sharpest increase of 17 per cent in two sectors covering areas such as Jalan Besar, Serangoon Road, Balestier Road and Bendemeer Road. The increase was likely influenced by deals such as the sale of a Perumal Road site in Little India and another at 1177, Serangoon Road – both went for premiums over their implied land value, consultancy JLL noted.

JLL head of research for Singa-

bs could perhaps be seen as a o address short-term stays, is Airbnb."

ever, DC rates for industry ere slashed by 3.7 per cent on ge. The largest decline of 14 per was seen in sectors comprising such as Tampines Road, Boon id Tuas. "(It is) in line with the t conditions... Industrial pric- l the occupier market have acing pressure," noted Mr Des- Sim, head of CBRE Research apore and South-east Asia. remain unchanged for other ops. The revised rates are ef- e from today to Aug 31.

y@sph.com.sg

Development Charge, which is used to determine the land price, is up 17% covering area such as Jalan Besar, Serangoon Road, Balestier Road and Bendemeer Road

How to take advantage of Master Plan and PROFIT from it

Sunday, March 12, 2017 | The Sunday Times

Kampong Bugis set for major makeover



The 17.4 ha Kampong Bugis site bounded Kallang I and Cray Street - tendered to a master developer will be given greater flexibility to plan and develop entire precinct. PHOTO: JONATHAN CHOO

Site for master developer will be car-lite, with 4,000 homes, walkways and cycling paths

Melissa Lin

A plot of waterfront land that was once home to the Kallang Gas Works and left mostly vacant for years is set to be transformed into a vibrant private residential district as part of government plans.

Residents and businesses in the vicinity cheered the move, hoping that the made-over Kampong Bugis will inject some excitement to an area viewed by some as old and predominantly occupied by elderly residents.

fers land to developers on plot-by-plot basis.

The broad idea is to turn Kampong Bugis into a car-lite residential precinct, with a network of walkways and cycling paths that will connect its 4,000 homes to nearby MRT stations and the scenic Kallang River promenade.

Having a master developer take charge means room for "exciting features or test-bedding of innovative ideas that will give Kampong Bugis a unique character, said R'S Research director Ong Kah Seng.

- News Articles dated 12 Mar 2017
- URA looking for master developer to develop the 17.4 ha site, instead of selling these 13 plots of land to individual developers

- Current Freehold new launch Kallang Riverside transacted at \$2,622 psf for a 517 sqft, one bedroom at level 28

How to take advantage of Master Plan and PROFIT from it

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FRIDAY,
MARCH 10, 2017

thenewpaper.

business

"If demand is well and truly overwhelming, we may open up our second release and accelerate that launch."

— Lendlease chief executive for Asia, Mr Tony Lombardo

Lendlease's 99-year leasehold Paya Lebar condo project Park Place Residences open for preview tomorrow

Developer confident of good take-up

WONG SIEW YING, THE STRAITS TIMES

The Park Place Residences at Paya Lebar Quarter (PLQ) condominium project will open for a preview tomorrow.

The 429-unit development will be the third condo project to hit the market this year, after The Clement Canopy in Clementi and Grandeur Park Residences in Tanah Merah.

Developer Lendlease said yesterday it is confident there will be a good take-up for the 99-year leasehold Paya Lebar condo project.

"We feel that there is a lot of

pent-up demand in the market," said Mr Tony Lombardo, its chief executive for Asia.

The \$3.2 billion PLQ — being jointly developed by Lendlease and Abu Dhabi Investment Authority — will feature a mall, three office towers and three private residential blocks.

Lendlease plans to sell 171 apartments, or 40 per cent of the total units at Park Place Residences, as part of its first release.

It said all the one-, two- and three-bedroom units will be available for selection, but it will decide on what units to sell once it has assessed demand.



Model of Park Place Residences at Paya Lebar Quarter condo project. PHOTO: THE STRAITS TIMES

Said Mr Lombardo: "If demand is well and truly overwhelming, we may open up our second release and accelerate that launch... What we are saying is whoever that is first in will get the first wave of pricing; the second wave could be a lot higher."

As the entire integrated project develops, Lendlease be-

lieves values will rise, allowing it to hike prices in later launches.

Park Place Residences will have 117 one-bedroom units, between 480 sq ft and 580 sq ft in size, with prices starting at \$780,000.

Meanwhile, the price for the 234 two-bedroom apartments, between 650 sq ft and 900 sq ft, will start from \$1 million.

The remaining 78 three-bedroom units, between 1,080 sq ft and 1,350 sq ft, will be priced from \$1.6 million.

Property consultancy firm OrangeTee said the prices should work out to an average of about \$1,560 to \$1,610 per sq ft (psf). This would make Park Place Residences the priciest condo project out this year.

Average prices at both The Clement Canopy and Grandeur Park Residences are below \$1,400 psf.

OrangeTee head of research and consultancy Wong Xian Yang said: "The pricing seems reasonable given its location and surrounding amenities."

"Paya Lebar is poised to grow into a regional centre."

Park Place Residences will be launched for sale on March 25.

The condo will be marketed by Knight Frank and ERA Realty Network.

The 505-unit The Clement Canopy has sold 231 of its 350 launched apartments since Feb 25, said its developer UOL Group.

wongsy@sph.com.sg

Park Place Residences at Paya Lebar Quarter

Estimated Launch Price

- 1 bedrm
\$780k - \$950k
- 2 bedroom
\$1m to \$1.4m
- 3 bedroom
\$1.6m to \$2m.

How to take advantage of Master Plan and PROFIT from it

Sequence of Recent News Events

- 10 Jan 2017
 - Perumal Road site attracted \$174m top bid, translating to a possible launch price of \$1900 psf on average
- 1 Mar 2017
 - Development Charge (DC) rates increased by 17% for area in Jalan Besar, Serangoon Road, Balestier Road and Bendemeer Road
- 12 Mar 2017
 - URA looking for MASTER developer to develop 17.4 ha Kallang Basin site, which will potentially yield 4000 homes (Remember Kallang Riverside new launch was transacted at \$2622 psf?)
- 25 Mar 2017
 - Park Place Residences to launch at PSF ranging from \$1700 psf to \$2000 psf

Why season investors are
Rushing to invest in this city
fringe area?

Why season investors are Rushing to invest in this city fringe area



After the recent news, there are huge crowd turning up at Park Place Residences @ Paya Lebar Show flat

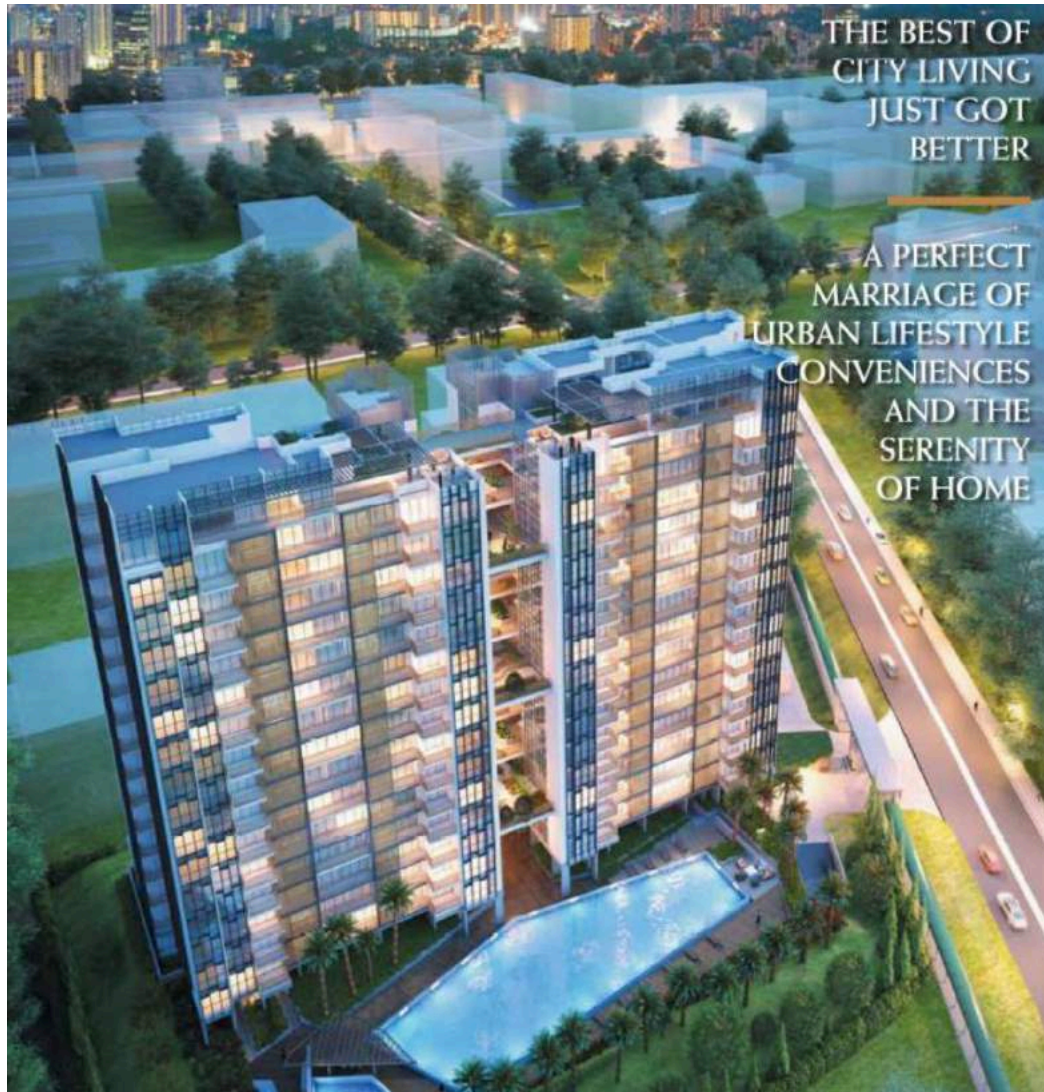
Why season investors are Rushing to invest in this city fringe area



Similar high interest happening at TRE Residences show flat in mid March 2017

Why TRE Residences has more
upside potential compare to
nearby new launches

Why TRE Residences has more upside potential compare to nearby new launches



THE BEST OF
CITY LIVING
JUST GOT
BETTER

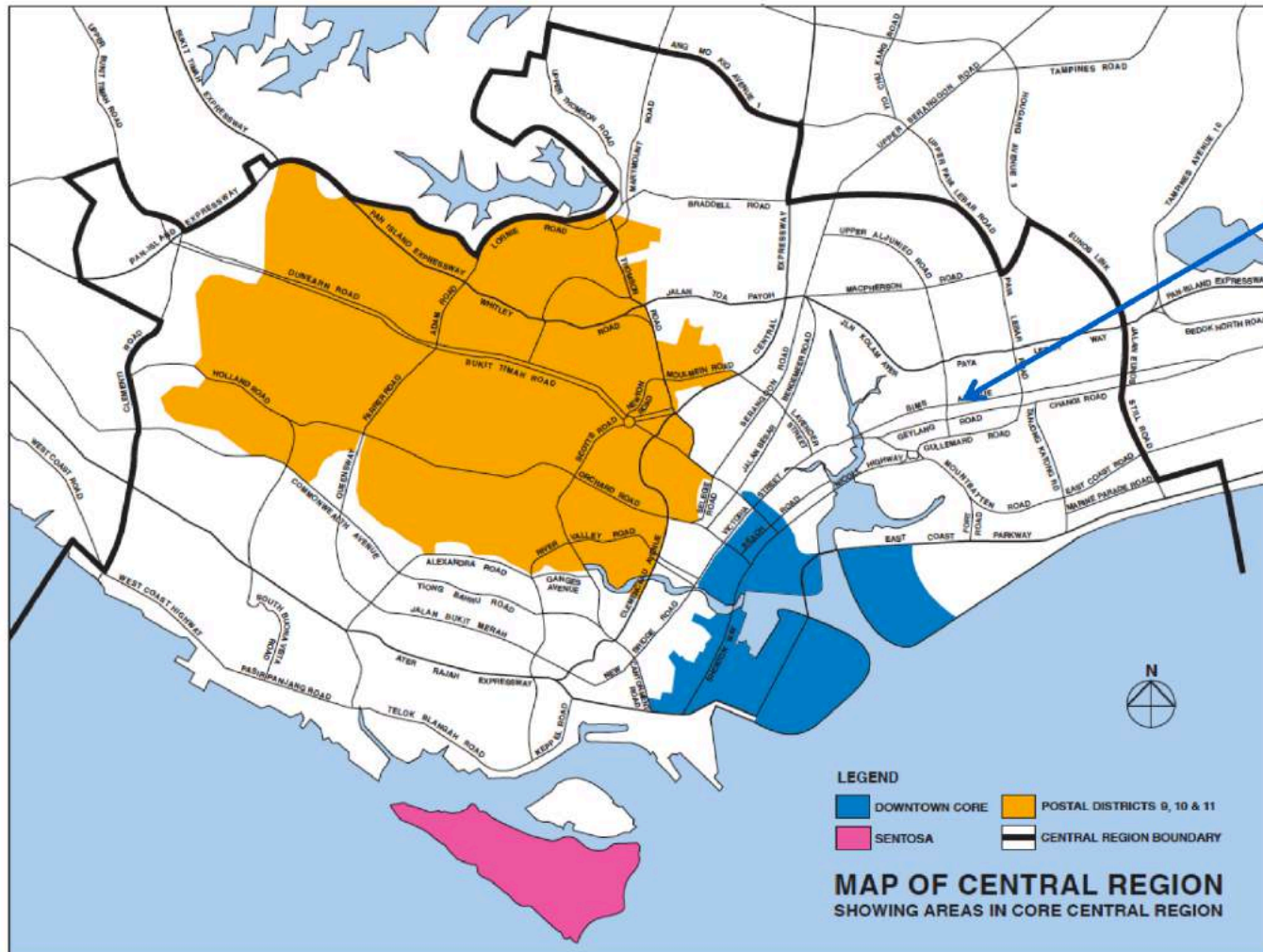
A PERFECT
MARRIAGE OF
URBAN LIFESTYLE
CONVENIENCES
AND THE
SERENITY
OF HOME

BE AT THE CEN *TRE* OF IT ALL
RESIDENCES

WALK THROUGH SHELTERED WALKWAYS
IN **minutes** TO
Aljunied MRT Station

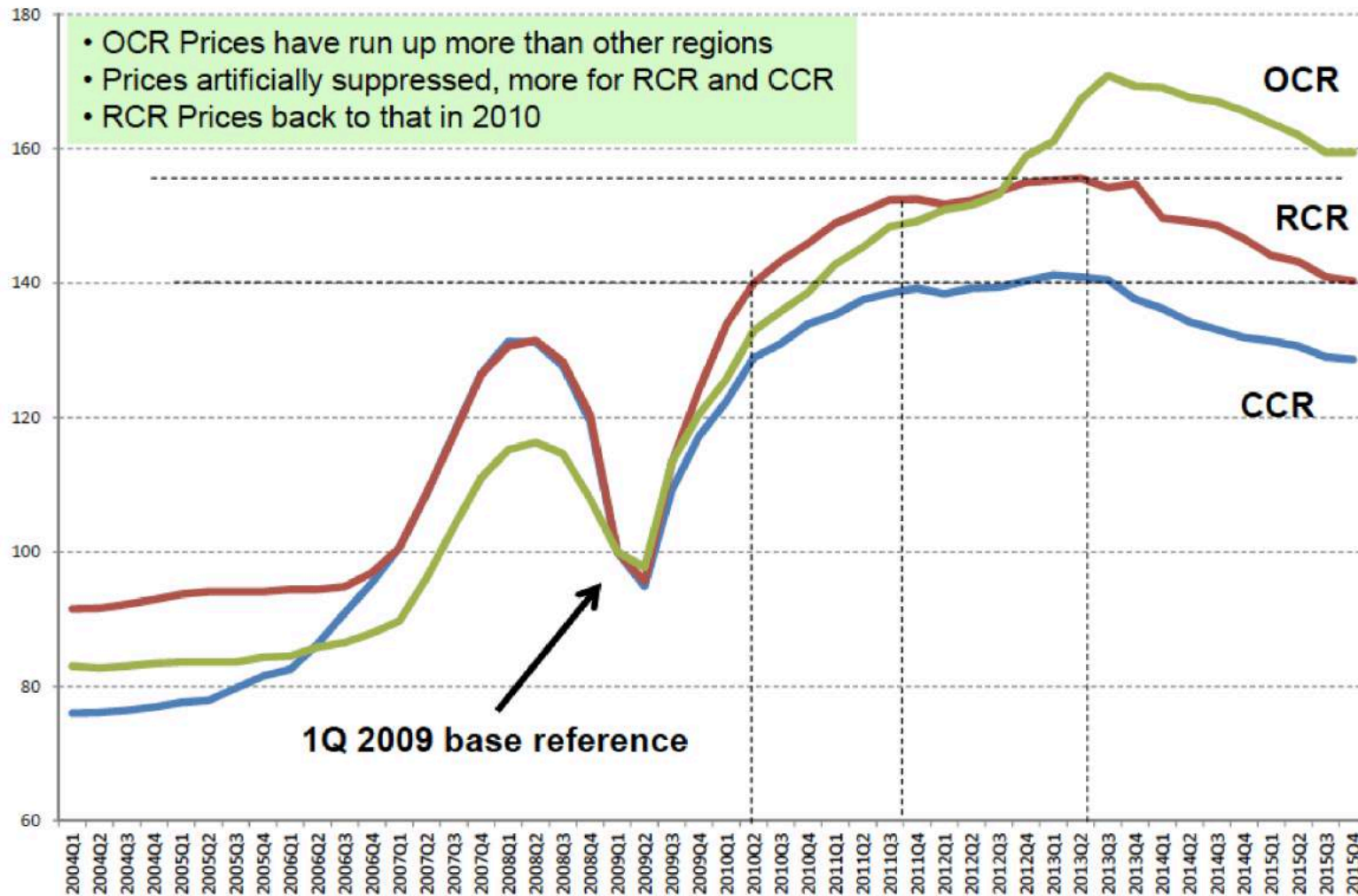
Why TRE Residences has more upside potential compare to nearby new launches

TRE RESIDENCES - SUPERIOR CENTRAL LOCATION



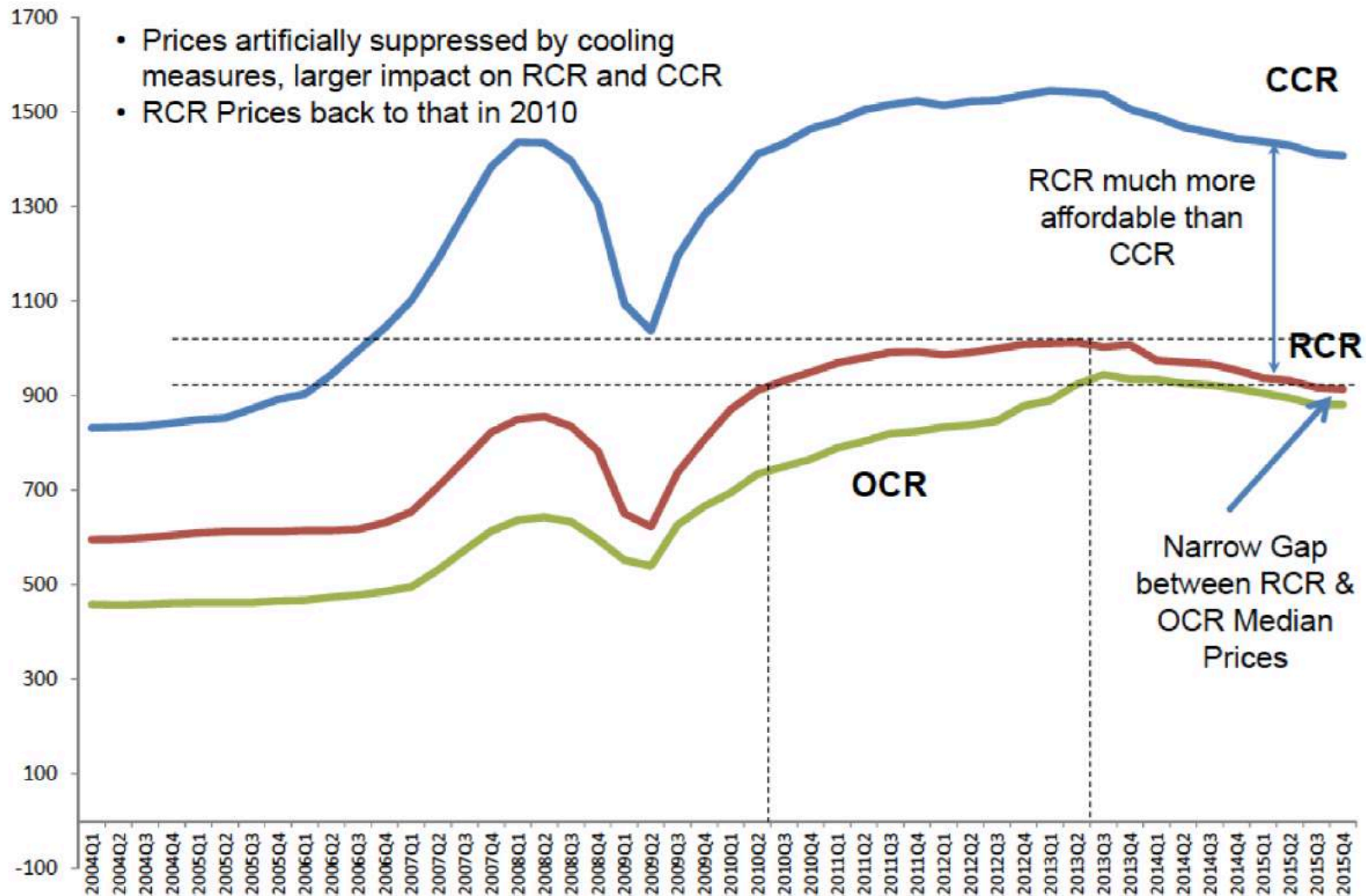
Why TRE Residences has more upside potential compare to nearby new launches

NON-LANDED PROPERTY PRICE INDEX FOR VARIOUS REGIONS



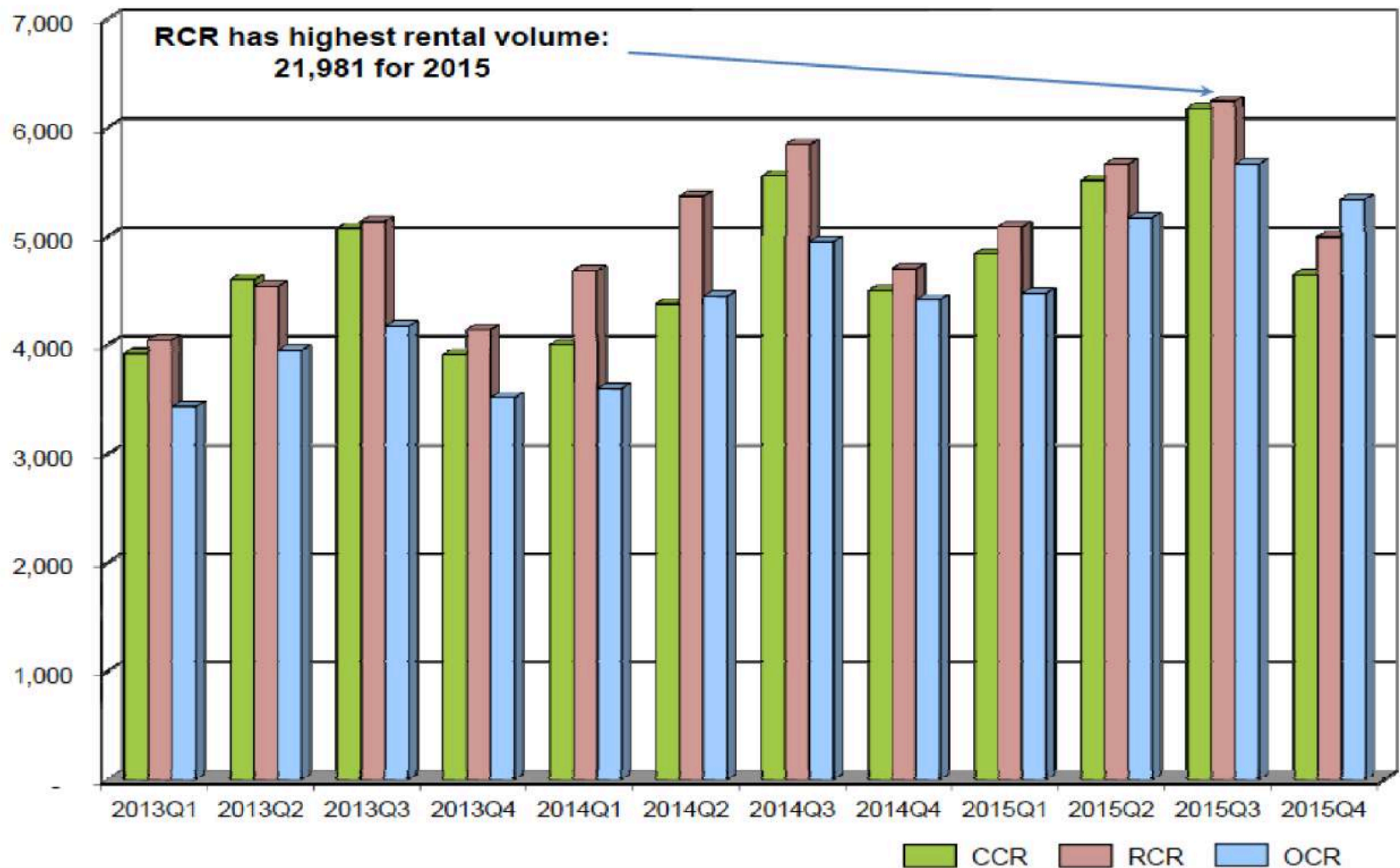
Why TRE Residences has more upside potential compare to nearby new launches

NON-LANDED PROPERTY MEDIAN PRICES FOR VARIOUS REGIONS



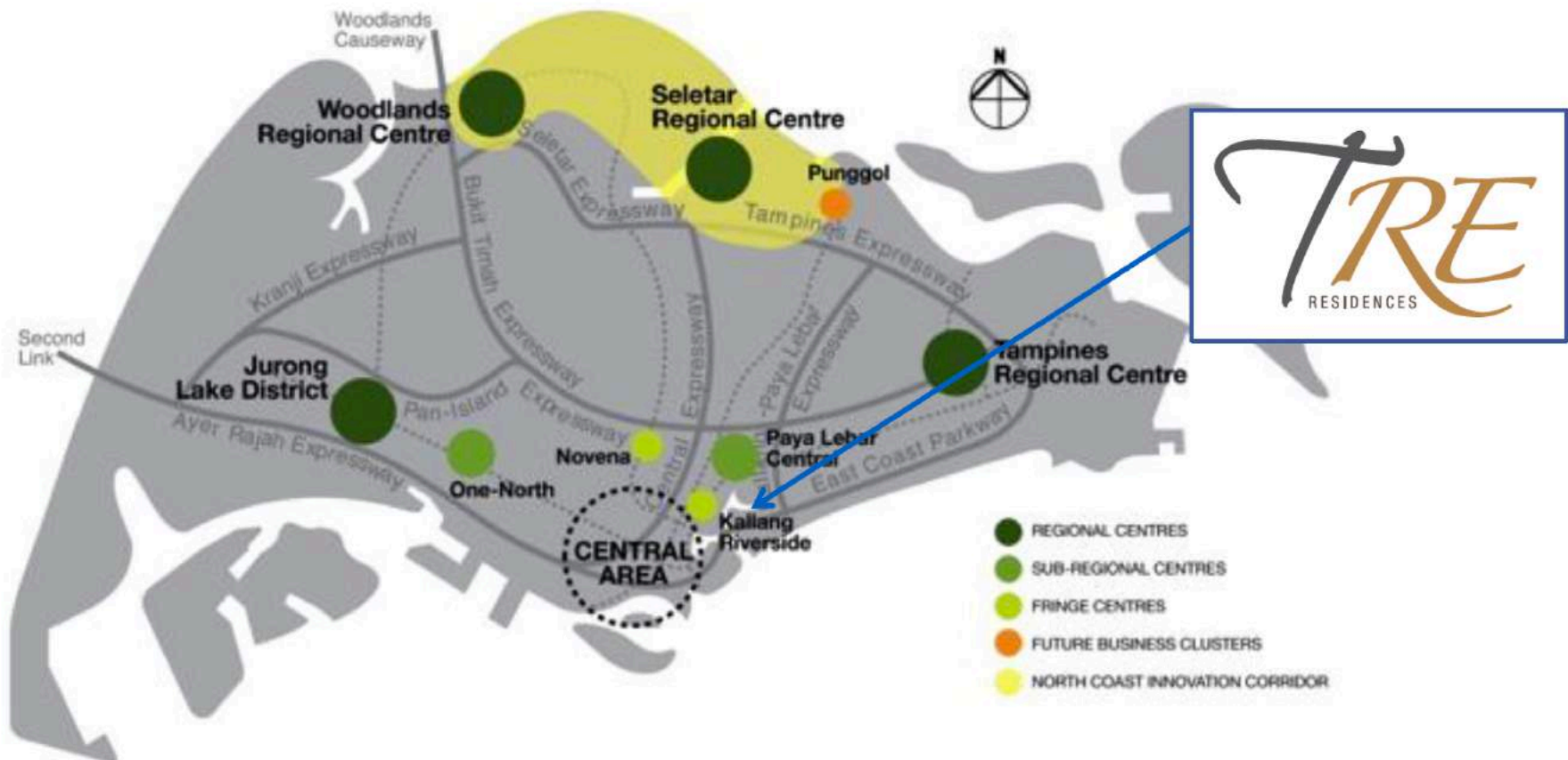
Why TRE Residences has more upside potential compare to nearby new launches

NON-LANDED (EX EC) RENTAL VOLUME BY MARKET SEGMENT

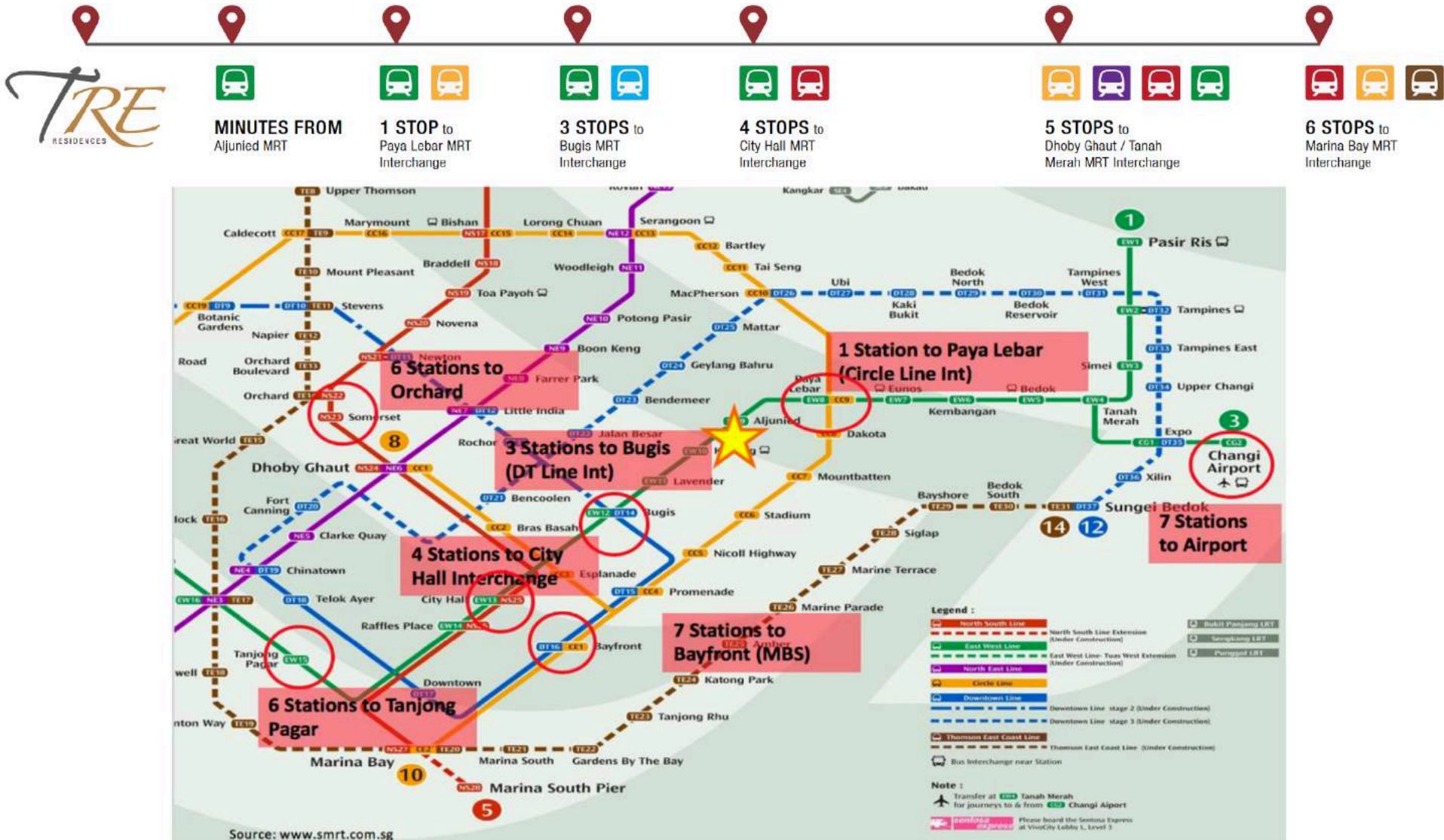


Why TRE Residences has more upside potential compare to nearby new launches

IN THE MIDDLE OF TWO MAJOR COMMERCIAL NODES



Why TRE Residences has more upside potential compare to nearby new launches

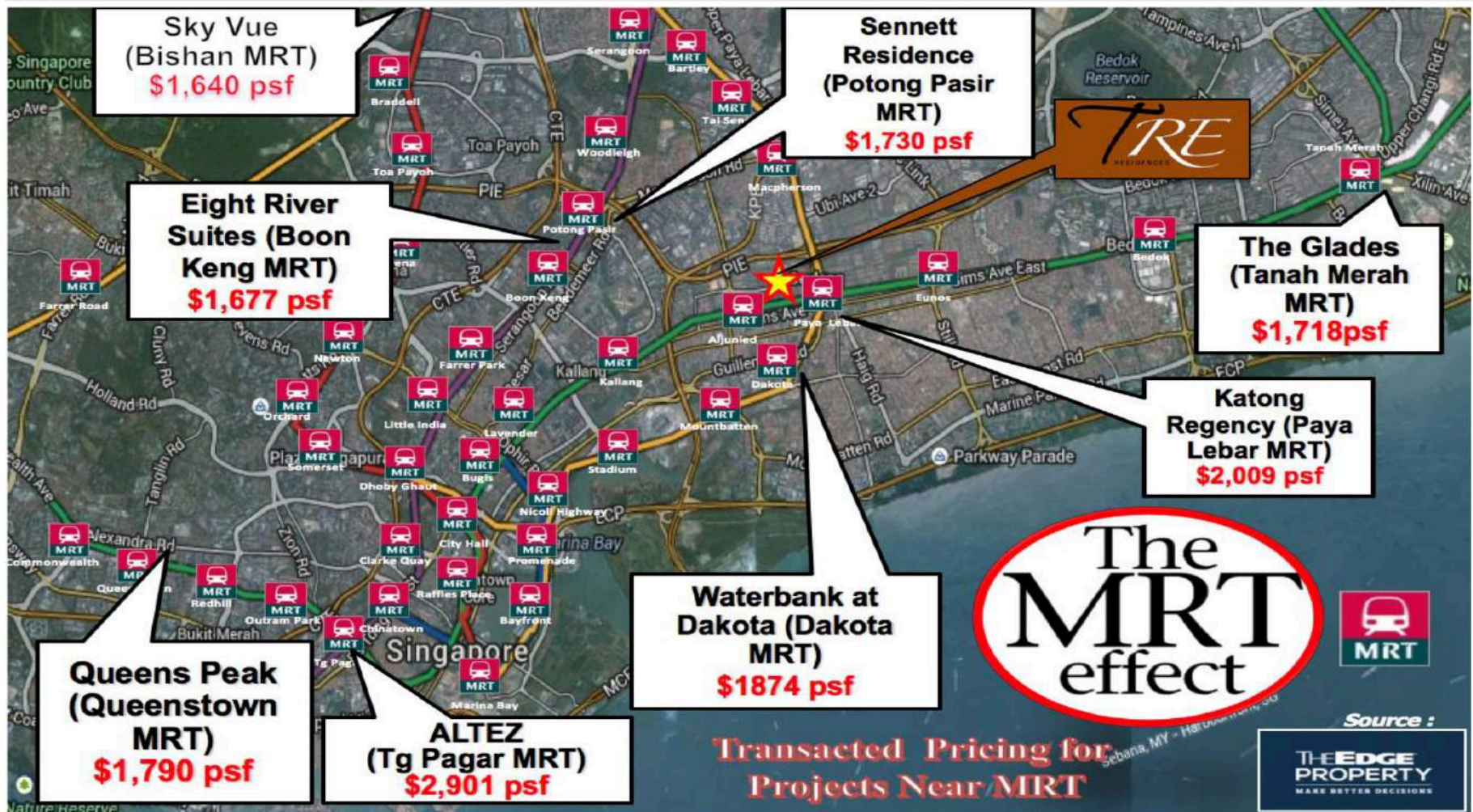


Why TRE Residences has more upside potential compare to nearby new launches



Why TRE Residences has more upside potential compare to nearby new launches

PRICES OF PROPERTIES NEAR MRT STATIONS IN SINGAPORE



Why TRE Residences has more upside potential compare to nearby new launches

TRE RESIDENCES - LOCATED IN THE MIDDLE OF TWO HUGE COMMERCIAL NODES



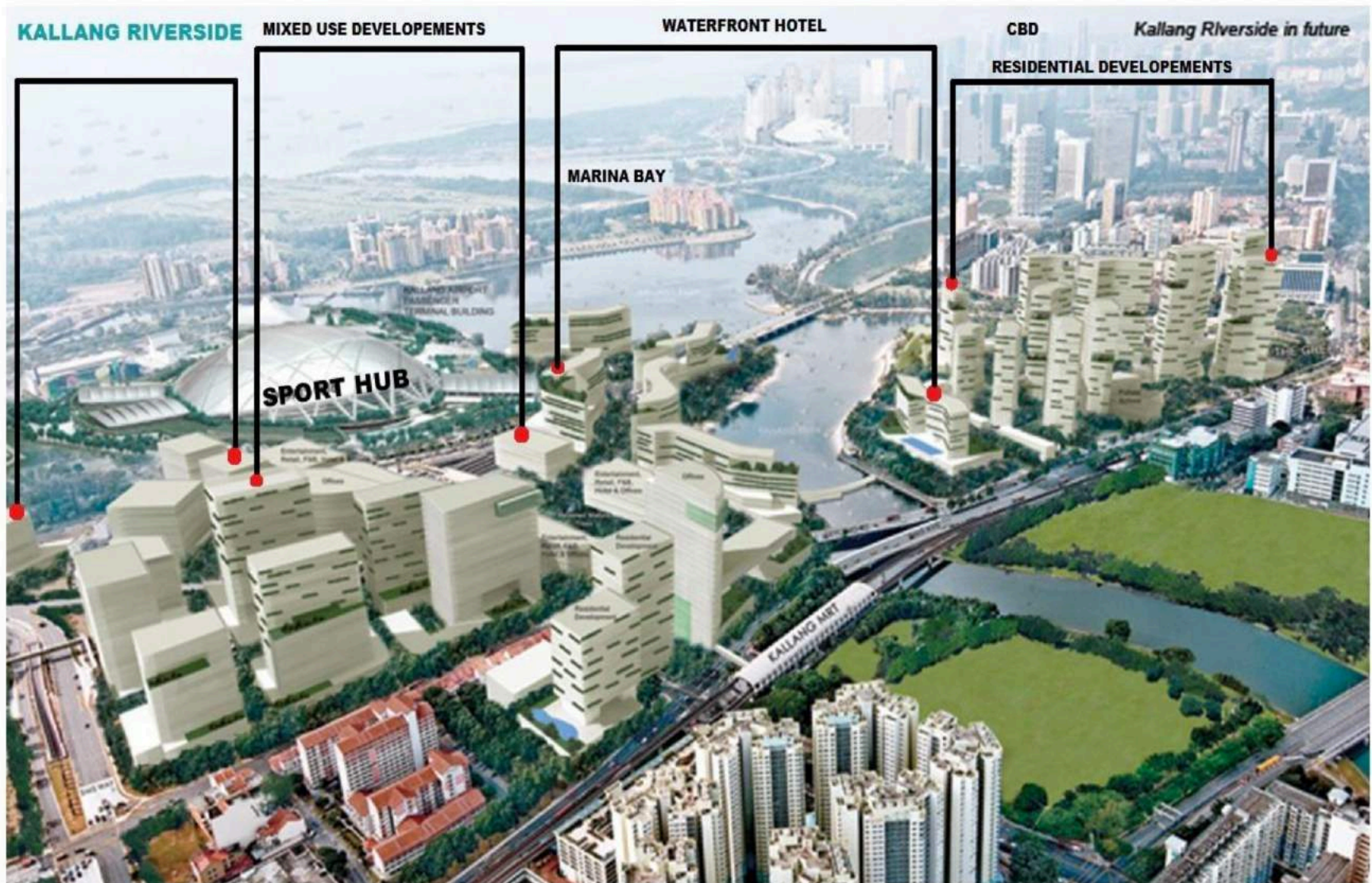
Why TRE Residences has more upside potential compare to nearby new launches

TRE RESIDENCES → KALLANG : 1 DIRECT MRT STOP



Why TRE Residences has more upside potential

KALLANG RIVERSIDE - OVERVIEW



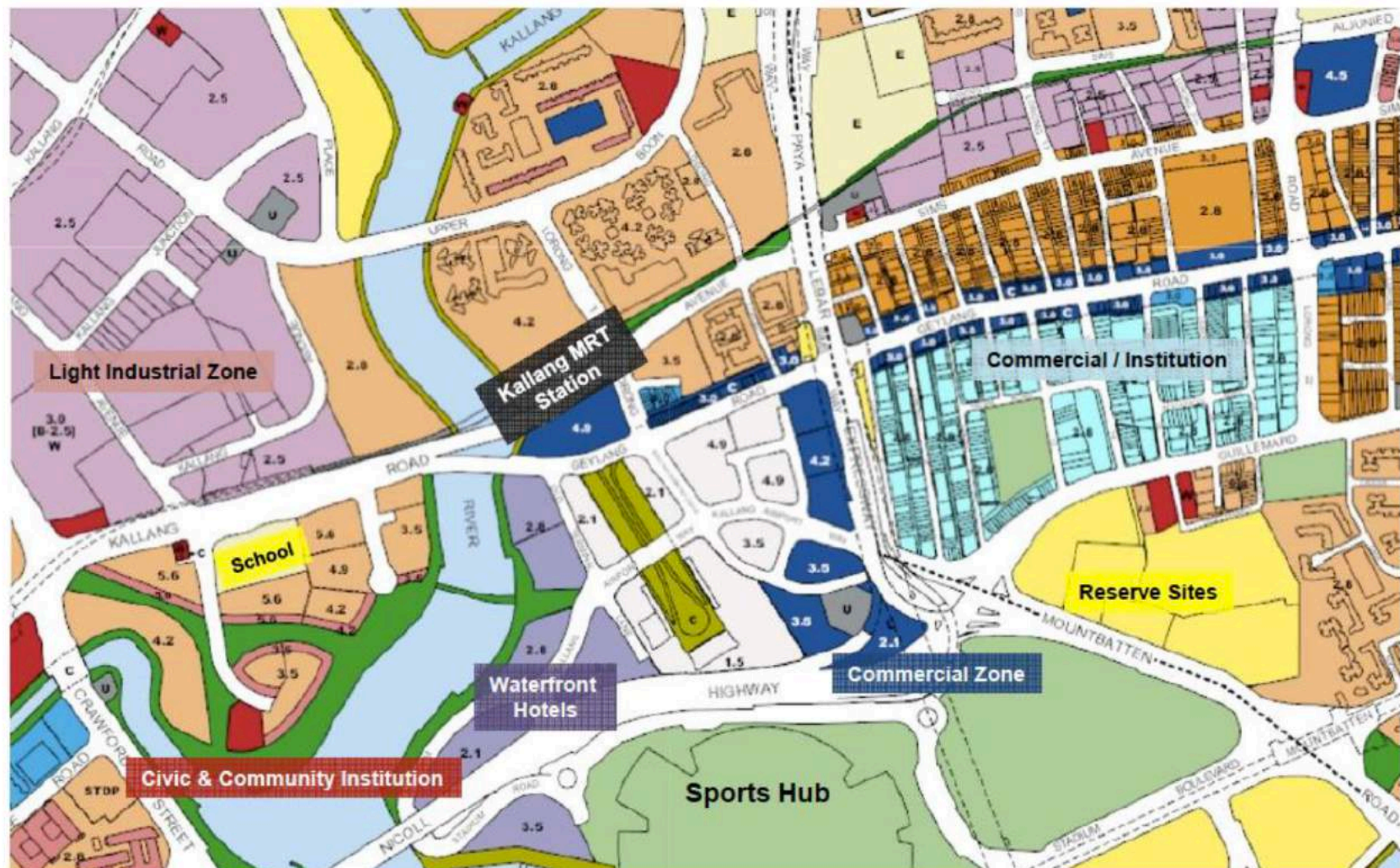
Why TRE Residences has more upside potential compare to nearby new launches

KALLANG RIVERSIDE - FUTURE PLANS



Why TRE Residences has more upside potential compare to nearby new launches

MASTER PLAN 2014 - KALLANG PLANNING AREA



Why TRE Residences has more upside potential compare to nearby new launches

SINGAPORE SPORTS HUB

Just a 10-minute drive or three MRT stops from the Paya Lebar interchange station is the landmark **Singapore Sports Hub**, which is linked to the Stadium MRT station. The Sports Hub is not just a venue for major concerts and sporting events, but also a popular recreational facility for families on weekends. Children can learn to play tag rugby or tchoukball, and families can attempt the tallest indoor rock climbing facility at the **Kallang Wave Mall**. There is also a myriad of shops and eateries as well as a **Fairprice Xtra**.



Why TRE Residences has more upside potential compare to nearby new launches

TRE RESIDENCES - LOCATED IN THE MIDDLE OF TWO HUGE COMMERCIAL NODES



Why TRE Residences has more upside potential compare to nearby new launches

TRE RESIDENCES → PAYA LEBAR : 1 DIRECT MRT STOP



Why TRE Residences has more upside potential compare to nearby new launches

PAYA LEBAR CENTRAL - A BUSTLING COMMERCIAL HUB



Existing and Ongoing Developments at Paya Lebar Central



- A bustling commercial hub set to welcome a new hive of activity with offices, hotels, retail and attractive public spaces
- One of the commercial hubs to be developed outside the city centre as part of URA's decentralisation process
- Existing Singapore Post Centre, and exciting new developments, such as Paya Lebar Square, One KM and the Lifelong Learning Institute
- When fully developed, this key-growth area will be about 500,000 sqm of commercial space for office, retail and residential uses
- Well connected by major expressways with the PIE and ECP
- Direct access to the Paya Lebar MRT Interchange which connects the East West Line

Why TRE Residences has more upside potential compare to nearby new launches

PAYA LEBAR CENTRAL - A BUSTLING COMMERCIAL HUB

TRE Residences, 1 MRT Station to Paya Lebar Central

Paya Lebar Square (10-storey premium grade office tower & three-storey retail podium)
ONE KM (a three-storey shopping mall comprises 170 to 200 shop units)



A Vibrant Commercial Hub

Paya Lebar Central is one of the key growth areas identified by the Government to be developed into a new and vibrant commercial hub.

About 12 ha of land in the area is available for development. This translates to 500,000sqm of commercial floor space. A mixture of land parcel sizes will be available to cater to different commercial needs.

Source: URA



Why TRE Residences has more upside potential compare to nearby new launches

Paya Lebar Quarter set to transform area



Construction site of Paya Lebar Quarter, an urban regeneration mixed-use development bringing together progressive workplaces, dining, shopping and generous green public spaces. PHOTO: THE BUSINESS TIMES

Lendlease's mega project next to MRT stop promises to be pedestrian-friendly

Wong Siew Ying 

Tantalising new details have been unveiled about the massive \$3.2 billion mixed development that will transform the area right next to Paya Lebar MRT station.

The mega project, Paya Lebar Quarter, comprising office space, shops and private housing, will be spread across seven buildings on land the size of eight football fields.

Developer Lendlease yesterday disclosed details of the project's vast retail mall, three office towers and three residential blocks.

Why TRE Residences has more upside potential compare to nearby new launches

HUGE POTENTIAL - RELOCATION OF PAYA LEBAR AIRBASE



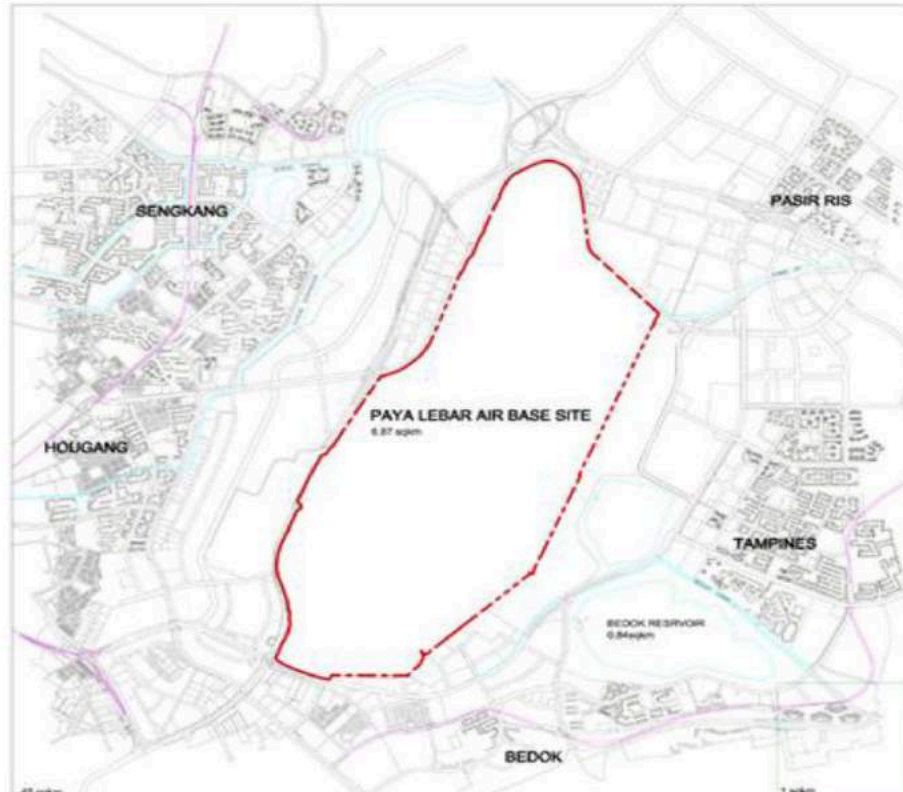
- Paya Lebar Air Base will be shifted to Changi East in order to free up **800ha** of land for homes, parks, offices and factories in 2030
- Fifth terminal at Changi Airport to be built to boost its capacity by two-fold
- Based on the plot ratios and planning parameters, Paya Lebar's space of 800 hectares, an area bigger than Toa Payoh and Bishan
- Accommodate **60,000 to 80,000 homes**, aside from ancillary transport and commercial usage
- Some of these developments should command higher prices given their en bloc potential once the height restrictions are removed

Why TRE Residences has more upside potential compare to nearby new launches

HUGE POTENTIAL - RELOCATION OF PAYA LEBAR AIRBASE

CLEARING LAND IN THE HEART OF SINGAPORE

When Paya Lebar Airbase is relocated to Changi Airport, a large tract of land will be available for redevelopment, and height restrictions on surrounding housing can be eased.



- New flats built there could be 30 to 40 stories as an average height, as well as new condominiums, new office towers -- (all of them) could go up to that height.
- Many warehouses are located near the airbase, these industrial areas may also be expanded.

Why TRE Residences has more upside potential compare to nearby new launches

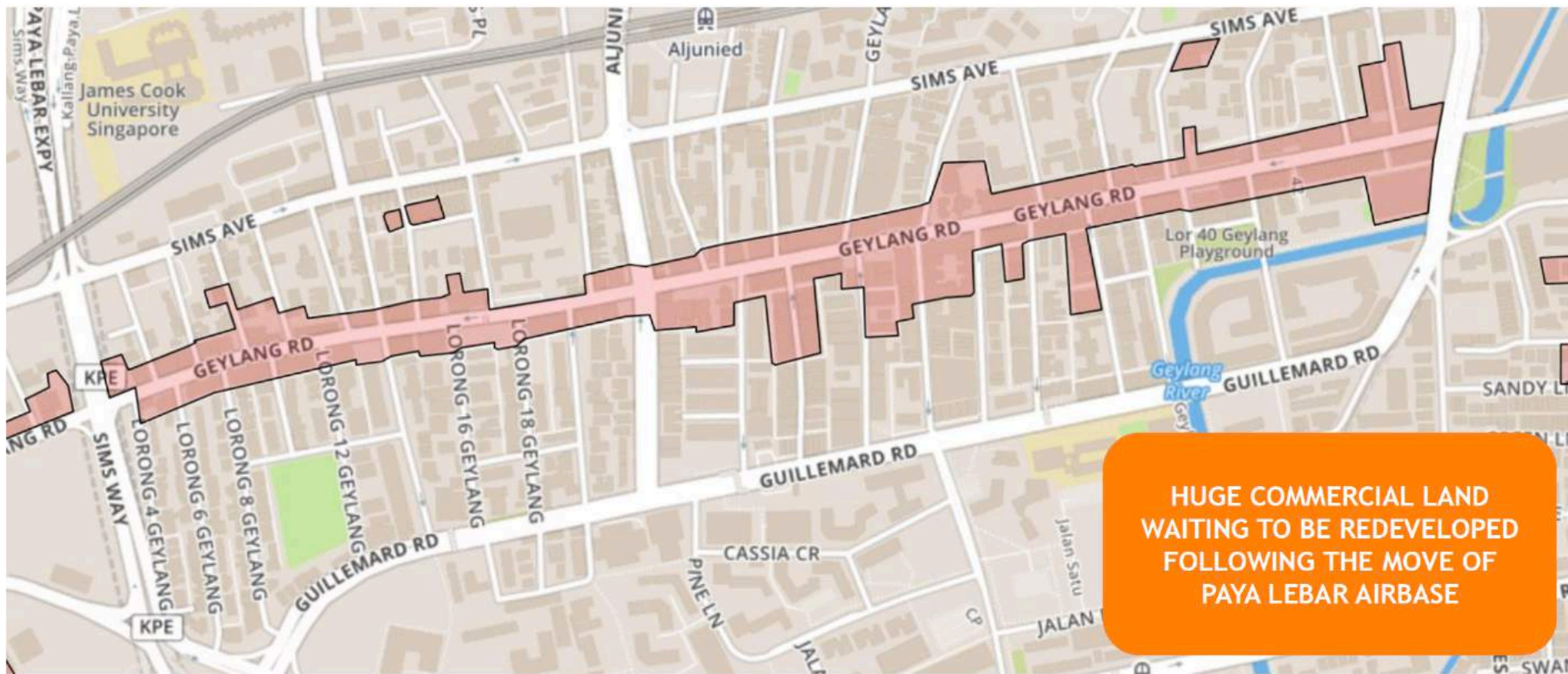
REZONING OF GEYLANG LORONG 4 TO 22 - WHAT DOES THIS MEAN TO YOU?



- URA rezoned parts of Geylang from Residential/Institution to Commercial/Institution
- Lorong 4 to 22 Geylang (14 ha of land): No future approved residential projects
- Plot ratio remain 2.8
- Expected to boost land values and spur collective sales, especially with en bloc market slow now.
- Plot ratio around the area may increase when Paya Lebar Airbase moves in 2030

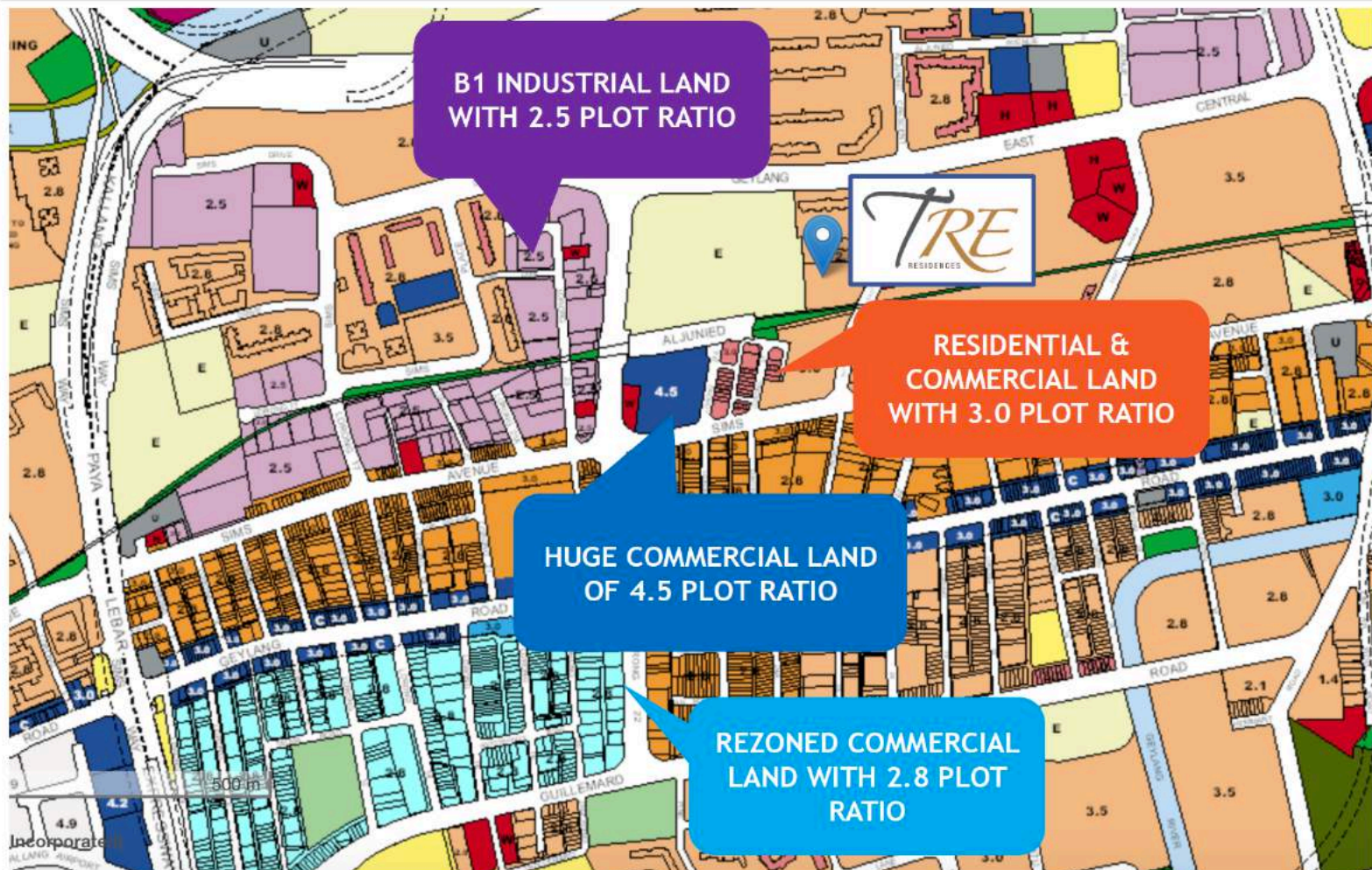
Why TRE Residences has more upside potential compare to nearby new launches

CONSERVATION ZONE IS LIMITED TO THE SHOPHOUSES FACING GEYLANG ROAD



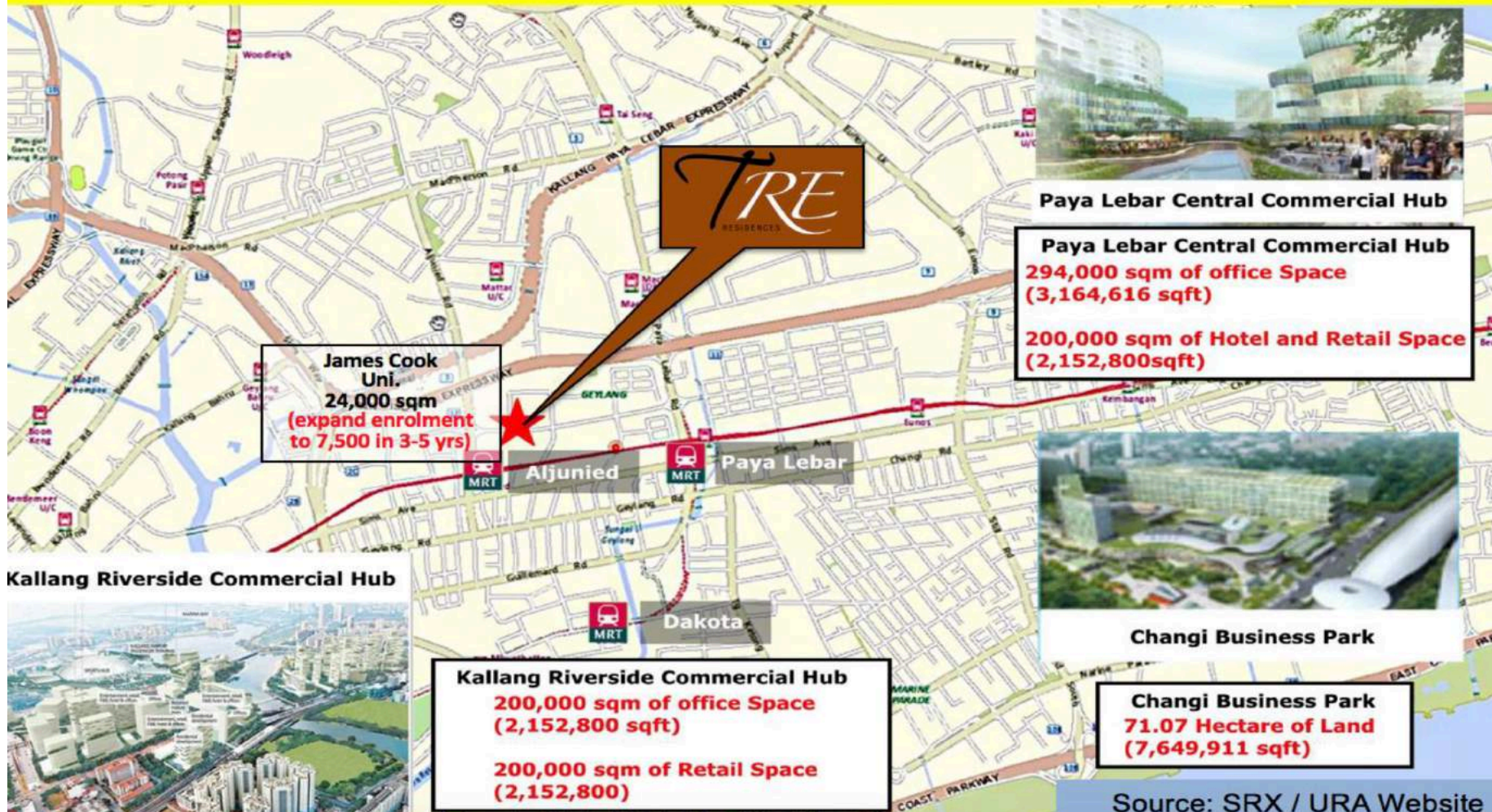
Why TRE Residences has more upside potential compare to nearby new launches

HUGE FUTURE POTENTIAL AROUND TRE RESIDENCES



Why TRE Residences has more upside potential compare to nearby new launches

HUGE POOL OF POTENTIAL TENANTS

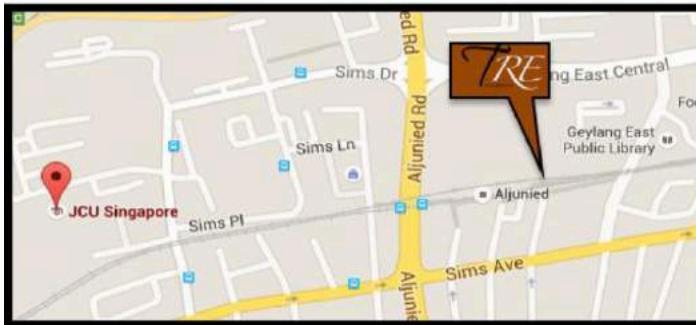


Why TRE Residences has more upside potential compare to nearby new launches

HUGE POOL OF TENANTS

TWO NEW INTERNATIONAL SCHOOLS

Last year marked the opening of the new Singapore campus for **Australia's James Cook University at Sims Drive**. Located on the former site of Manjusri Secondary School, the 24,000 sq m new campus has the potential to grow its student population **to 5,000 by year-end**.



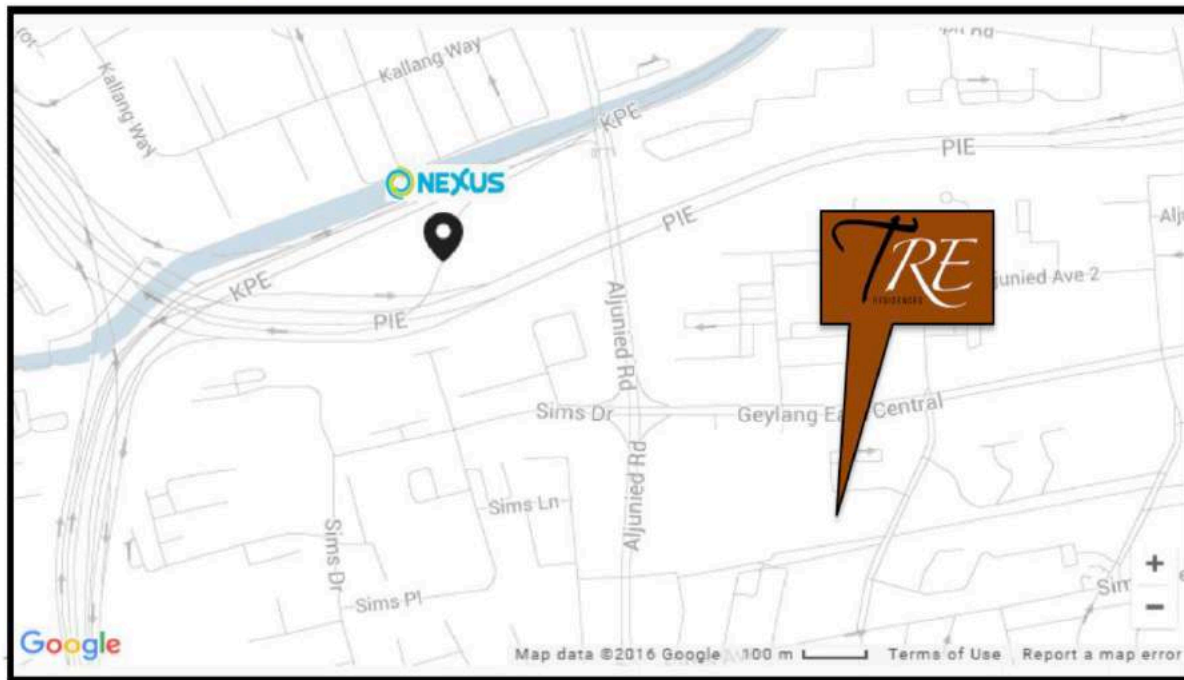
Why TRE Residences has more upside potential compare to nearby new launches

HUGE POOL OF TENANTS

Last December, **Nexus International School announced that it would be building a new \$230 million flagship campus in Aljunied, targeted for completion in 2018.** The campus will have the capacity for 2,000 students. It will have state-of-the-art facilities which will be open to the local community on weekends.

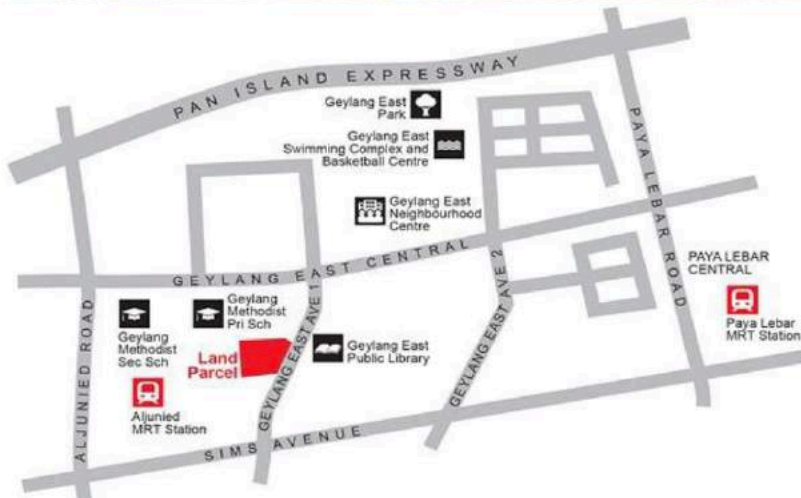
The two new campuses will increase the student population by 7,000 over the next two years.

Such catalytic drivers in an up-and-coming neighbourhood such as Aljunied heralds the future influx of expatriate and local families who want to be located near these schools, which will in turn, spur demand for high-end residences.



Why TRE Residences has more upside potential compare to nearby new launches

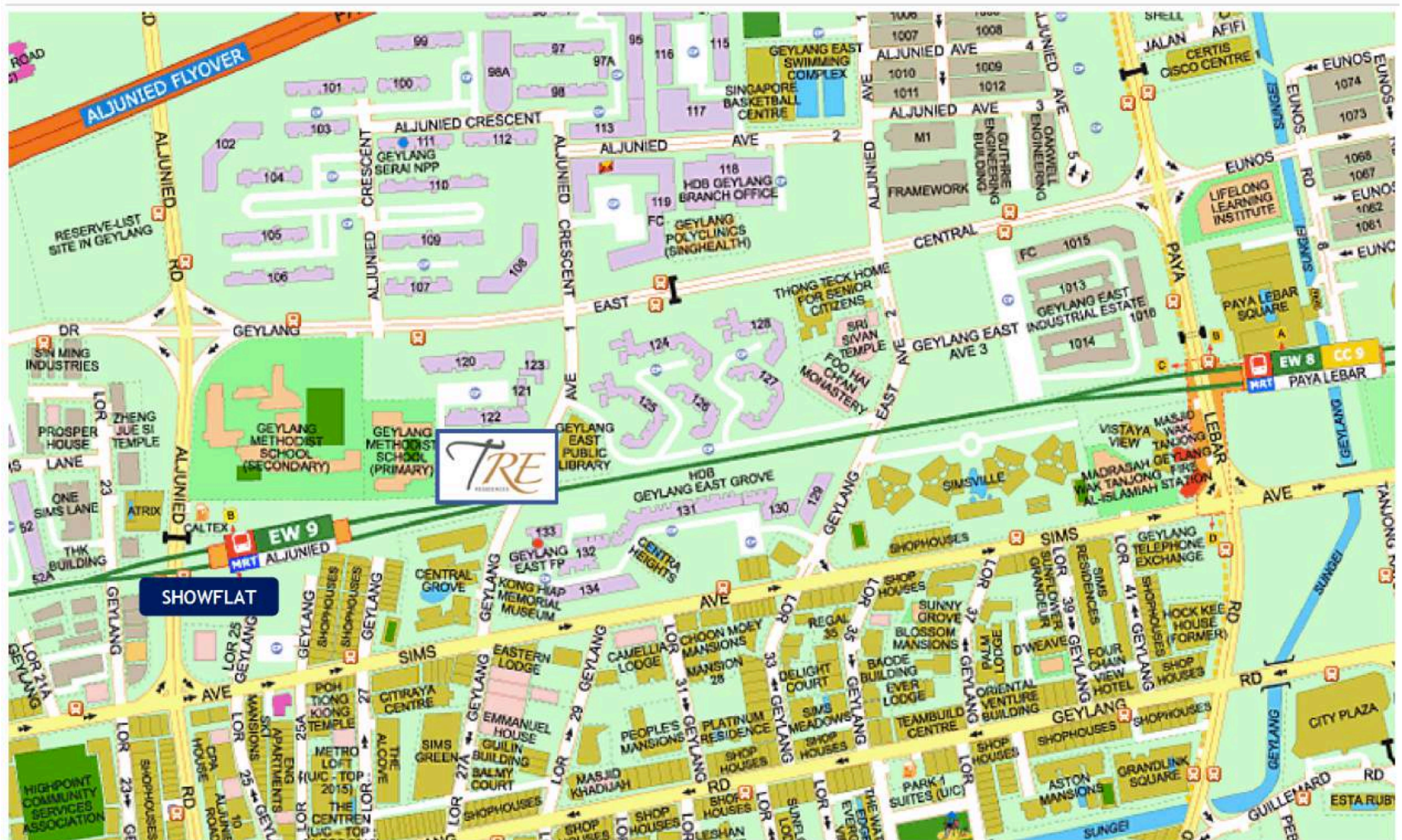
TRE RESIDENCES - SITE INTRODUCTION



RANKING	NAME OF TENDERER	TENDERED SALE PRICE (\$)	TENDERED SALE PRICE IN SPSM OF GFA
1	S L (Serangoon) Pte Ltd	145,890,000.00	8,352.32
2	Tannery Holdings Pte Ltd and Sekisui House, Ltd.	142,777,000.00	8,174.10
3	Verwood Holdings Pte. Ltd. and TID Residential Pte. Ltd.	138,000,000.00	7,900.61
4	Sing Holdings Limited and Keong Hong Construction Pte. Ltd.	133,889,000.00	7,665.25
5	FCL Place Pte. Ltd.	132,180,000.00	7,567.41
6	Gee-I Investments Pte. Ltd.	132,090,000.00	7,562.26
7	EL Development Pte Ltd	130,000,000.00	7,442.61
8	Phoenix 88 Pte Ltd, Logistics Investment Pte Ltd and GPS Alliance Development & Investment Pte Ltd	128,888,888.88	7,378.99
9	TEE Vista Pte. Ltd. and Goldprime Property Pte. Ltd.	126,080,000.00	7,218.18
10	CEL Residential Development Pte Ltd.	125,888,000.00	7,207.19
11	Hoi Hup Realty Pte Ltd, Sunway Developments Pte Ltd and Oriental Worldwide Investments Inc	122,500,000.00	7,013.22
12	Qingjian Realty (Residential) Pte Ltd	115,066,000.00	6,587.62
13	Teambuild Properties Pte Ltd	110,000,000.00	6,297.59
14	Novelty Estates Pte Ltd	107,000,000.00	6,125.84
15	Canary Land Pte. Ltd.	106,000,000.00	6,068.59
16	Alliance Homes Pte Ltd	104,350,000.00	5,974.12

Why TRE Residences has more upside potential compare to nearby new launches

TRE RESIDENCES - 170M FROM ALJUNIED MRT STATION



Why TRE Residences has more upside potential

LOCATION SCAN



Why TRE Residences has more upside potential compare to nearby new launches

MRT Travelling Time



SOURCE FROM SMRT WEB SITE

Estimated Duration to Aljunied MRT (Walk to MRT) 2mins

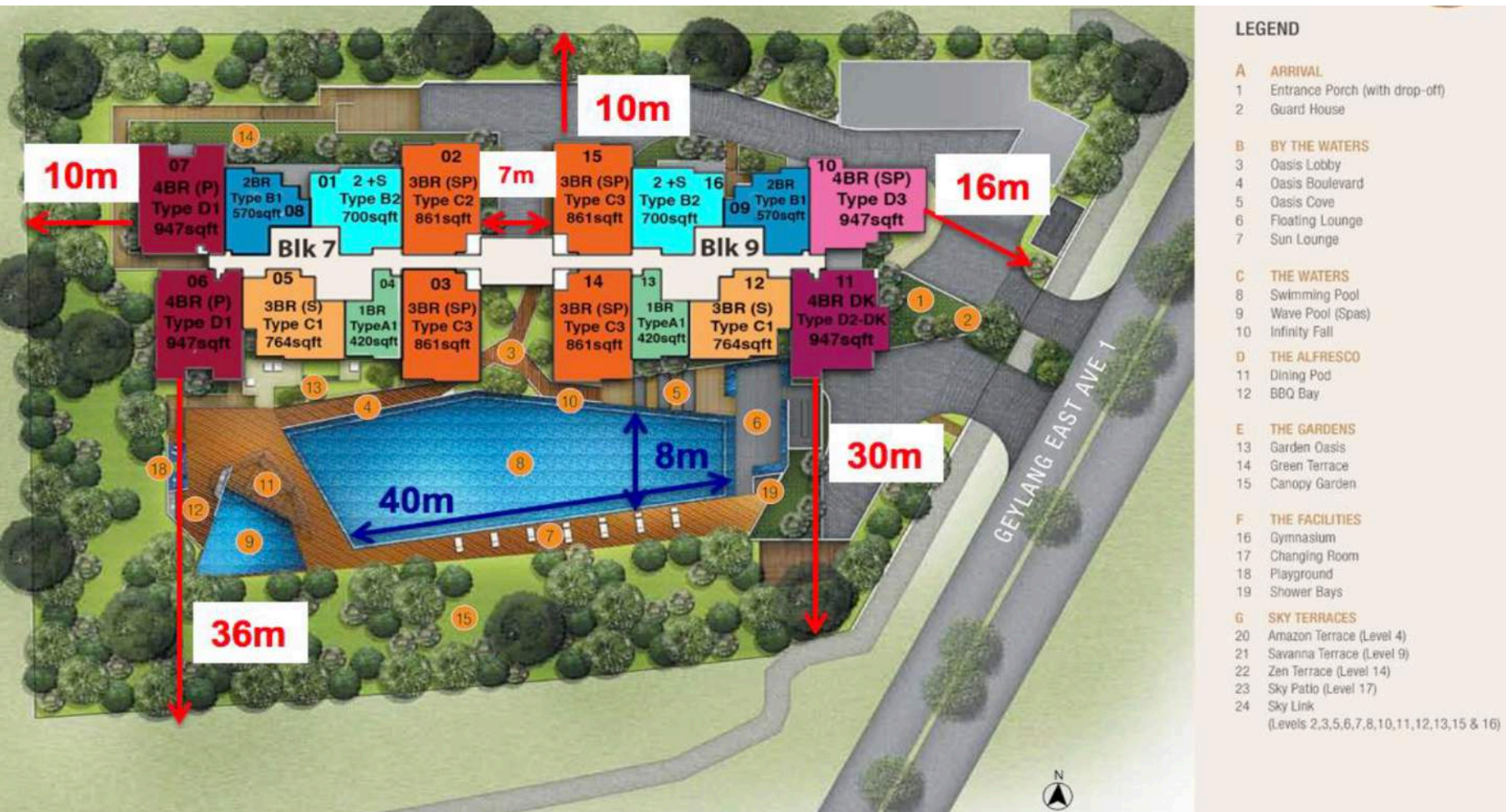
Aljunied	City Hall	4 stations	8mins
Aljunied	Orchard	6 stations	13mins
Aljunied	Stadium	4 stations	8mins
Aljunied	Bayfront (MBS)	7 stations	14mins
Aljunied	Harbour Front (RWS)	9 stations	19mins
Aljunied	Changi Airport	7 stations	18mins

Why TRE Residences has more upside potential compare to nearby new launches






TRE RESIDENCES (UNDER CONSTRUCTION)
PHOTO TAKEN FROM 11th Floor BLK 122 HDB



Why TRE Residences has more upside potential compare to nearby new launches








Why TRE Residences has more upside potential compare to nearby new launches

← Back Latest Sales Transactions	
Transaction Info	
Project: Kallang Riverside Price Range: \$1,135K to \$2,856K PSF Range: \$1,886 psf to \$2,622 psf	
Sales Transaction (30) ⓘ	
51 Kampong Bugis #14-06	
\$1,173K (\$2,271 psf) 517 sqft	Sold on 10 Nov 2016 New Sale · Strata 
51 Kampong Bugis #28-06	
\$1,354K (\$2,622 psf) 517 sqft	Sold on 20 Jun 2016 New Sale · Strata 
51 Kampong Bugis #17-07	
\$2,856K (\$1,995 psf) 1432 sqft	Sold on 09 Nov 2015 New Sale · Strata 
51 Kampong Bugis #06-06	
\$1,941K (\$2,027 psf) 958 sqft	Sold on 08 Nov 2015 New Sale · Strata 
51 Kampong Bugis #03-03	
\$1,277K (\$1,946 psf) 657 sqft	Sold on 26 Oct 2015 New Sale · Strata 

- New Launch Kallang Riverside @ Kallang Basin near to Lavender MRT, Average PSF \$2254 psf
- New Launch Sturdee Residences near to City Square Mall & Farrer Park MRT, Average PSF \$1564 psf

Source: SRX

← Back Latest Sales Transactions	
Transaction Info	
Project: Sturdee Residences Price Range: \$985K to \$1,623K PSF Range: \$1,390 psf to \$1,738 psf	
Sales Transaction (30) ⓘ	
10 Beatty Road #25-03	
\$1,184K (\$1,643 psf) 721 sqft	Sold on 12 Mar 2017 New Sale · Strata 
10 Beatty Road #23-09	
\$1,623K (\$1,555 psf) 1044 sqft	Sold on 12 Mar 2017 New Sale · Strata 
10 Beatty Road #11-12	
\$1,381K (\$1,459 psf) 947 sqft	Sold on 11 Mar 2017 New Sale · Strata 
10 Beatty Road #28-05	
\$985K (\$1,728 psf) 570 sqft	Sold on 06 Mar 2017 New Sale · Strata 
10 Beatty Road #19-02	
\$1,280K (\$1,545 psf) 829 sqft	Sold on 02 Mar 2017 New Sale · Strata 

Why TRE Residences has more upside potential compare to nearby new launches

Latest Sales Transactions	
Transaction Info	
Project: Sims Urban Oasis Price Range: \$750K to \$1,561K PSF Range: \$1,222 psf to \$1,441 psf	
Sales Transaction (30) ⓘ	
10 Sims Drive #13-41	
\$930K (\$1,394 psf) 667 sqft	Sold on 12 Mar 2017 New Sale · Strata
18 Sims Drive #05-63	
\$1,366K (\$1,323 psf) 1033 sqft	Sold on 12 Mar 2017 New Sale · Strata
18 Sims Drive #06-63	
\$1,370K (\$1,326 psf) 1033 sqft	Sold on 12 Mar 2017 New Sale · Strata
2 Sims Drive #16-01	
\$951K (\$1,426 psf) 667 sqft	Sold on 12 Mar 2017 New Sale · Strata
4 Sims Drive #05-19	
\$1,365K (\$1,378 psf) 991 sqft	Sold on 12 Mar 2017 New Sale · Strata

- New Launch Sims Urban Oasis, 5 minutes walk to Aljunied MRT, Average PSF \$1332psf
- Re-Launch of TRE Residences, next to Aljunied MRT, Average PSF \$1453 psf

Source: SRX

Latest Sales Transactions	
Transaction Info	
Project: Tre Residences Price Range: \$663K to \$2,062K PSF Range: \$1,198 psf to \$1,709 psf	
Sales Transaction (30) ⓘ	
7 Geylang East Avenue 1 #15-01	
\$1,034K (\$1,478 psf) 700 sqft	Sold on 12 Mar 2017 New Sale · Strata
7 Geylang East Avenue 1 #14-03	
\$1,246K (\$1,465 psf) 851 sqft	Sold on 11 Mar 2017 New Sale · Strata
9 Geylang East Avenue 1 #17-09	
\$937K (\$1,643 psf) 570 sqft	Sold on 22 Nov 2016 New Sale · Strata
9 Geylang East Avenue 1 #05-09	
\$866K (\$1,519 psf) 571 sqft	Sold on 11 Oct 2016 New Sale · Strata
9 Geylang East Avenue 1 #14-09	
\$910K (\$1,596 psf) 570 sqft	Sold on 17 Sep 2016 New Sale · Strata

Rental Transaction in District 14

Projects	Transaction (Sale)	Transaction (Rent)
Rental Transaction (30) ⓘ		

SRX Waterbank at Dakota
82 Dakota Crescent Level 4 to 6
 \$2,800 (**\$4.49 psf**) Rented on 17 Mar 2017
 624 sqft Condo



SRX Atrium Residences
9 Lorong 28 Geylang Level 1 to 3
 \$3,200 (\$2.61 psf) Rented on 16 Mar 2017
 1227 sqft Apt



SRX Levenue
55 Lengkong Empat Level 7 to 9
 \$1,700 (\$3.43 psf) Rented on 15 Mar 2017
 495 sqft Apt



SRX euHabitat
220 Jalan Eunus Level 1 to 3
 \$2,000 Rented on 15 Mar 2017
 Condo



SRX Tropika East
3 Foo Kim Lin Road Level 4 to 6
 \$2,200 (\$2.62 psf) Rented on 15 Mar 2017
 840 sqft Condo



Projects	Transaction (Sale)	Transaction (Rent)
Rental Transaction (30) ⓘ		

SRX euHabitat
212 Jalan Eunus Level 4 to 6
 \$1,900 (\$3.46 psf) Rented on 13 Mar 2017
 549 sqft Condo



SRX Suites 28
28 Lorong 30 Geylang Level 1 to 3
 \$1,750 (**\$1.89 psf**) Rented on 13 Mar 2017
 925 sqft Apt



SRX Loft 33
33 Lorong 32 Geylang Level 4 to 6
 \$3,300 (\$2.71 psf) Rented on 13 Mar 2017
 1217 sqft Apt



SRX Astoria Park
34 Lorong Mydin Level 13 to 15
 \$2,700 (\$2.82 psf) Rented on 12 Mar 2017
 958 sqft Condo



SRX Esta Ruby
500 Guillemard Road Level 16 to 18
 \$3,500 (\$3.10 psf) Rented on 12 Mar 2017
 1130 sqft Apt



Rental Transaction in District 14

Projects	Transaction (Sale)	Transaction (Rent)
Rental Transaction (30) ⓘ		

SRX The Waterina
57 Lorong 40 Geylang Level 1 to 3
 \$3,800 (\$2.76 psf) Rented on 10 Mar 2017
 1379 sqft Apt



HT... Starville
68 Lengkong Tiga #11-XX
 \$2,350 (\$2.51 psf) Rented on 10 Mar 2017
 937 sqft Condo



SRX Waterbank at Dakota
76 Dakota Crescent Level 10 to 12
\$4,400 (\$3.72 psf) Rented on 10 Mar 2017
 1184 sqft Condo



SRX La Brisa
50 Lorong 28 Geylang Level 1 to 3
 \$2,000 (\$3.57 psf) Rented on 09 Mar 2017
 560 sqft Apt



SRX euHabitat
190 Jalan Eunus Level 1 to 3
 \$3,300 (\$2.64 psf) Rented on 09 Mar 2017
 1248 sqft Condo



Projects	Transaction (Sale)	Transaction (Rent)
Rental Transaction (30) ⓘ		

SRX Centra Residence
8 Lorong 7 Geylang Level 4 to 6
 \$2,200 (\$4.35 psf) Rented on 12 Mar 2017
 506 sqft Apt



SRX D'Casita
38 Lorong Marzuki Level 1 to 3
 \$2,100 (\$3.98 psf) Rented on 12 Mar 2017
 527 sqft Apt



SRX Paya Lebar Residences
27 Paya Lebar Road Level 4 to 6
 \$3,400 (\$2.63 psf) Rented on 12 Mar 2017
 1292 sqft Apt



SRX Canne Lodge
75 Lorong 3 Geylang Level 10 to 12
 \$900 (\$0.70 psf) Rented on 11 Mar 2017
 1291 sqft Apt



SRX Viento
29 Lorong 30 Geylang Level 7 to 9
\$1,680 (\$3.63 psf) Rented on 11 Mar 2017
 463 sqft Apt



Why TRE Residences has more upside potential compare to nearby new launches

Park Place Residences Estimated Launch Price (Paya Lebar MRT)

- 1 bedroom \$780k to \$950k
- 2 bedroom \$ 1m to \$1.4m
- 3 bedroom \$1.6m to \$2m

Sims Urban Oasis Best Buy Guide Price (Aljunied MRT)

- 1 bedroom from \$737k
- 2 bedroom from \$960k
- 3 bedroom from \$1.23m
- 4 bedroom from \$1.356m

TRE Residences Re-Launch Price (Aljunied MRT)

- 1 Bedroom (Fully Sold)
- 2 bedroom \$866k to \$918k
- 2+Study \$988k to \$1.05m
- 3 bedroom 1.08m to 1.3m
- 4 bedroom 1.24m to 1.35m

Sturdee Residences Best Buy Guide Price (Farrer Park MRT)

- 1 bedroom (Fully Sold)
- 2 bedroom (Fully Sold)
- 2+Study from \$1.179m
- 3 bedroom from \$1.316m
- 4 bedroom from \$1.751m

Conclusion

- With lower entry price as compared to surrounding new launch projects, TRE Residences present an opportunities for those 1st time investors to enter the market.
- With future development of Kallang Basin, Paya Lebar Central, and increased of Development Charges (DC Rates) at Jalan Besar area, TRE Residences provides a much better upside capital appreciation as compared to surrounding projects in the near future.

About Patrick Low

- ❖ Semiconductor industry 1998 to 2008
- ❖ Join Real Estate full time in 2008, during Lehman Brothers
- ❖ Top Rookie #3 in DTZ 2009
- ❖ Top 50 in DTZ 2010
- ❖ #56 in OrangeTee 2011
- ❖ #58 in OrangeTee 2012
- ❖ #125 in Huttons 2014
- ❖ #209 in Huttons 2015
- ❖ #105 in Huttons 2016



My Family

- ❖ Husband to a supportive wife
- ❖ Father of two happy and cheerful children
- ❖ Happy “Problem”
 - ❖ Girl in Pri 1
 - ❖ Boy in Pri 6 PSLE



