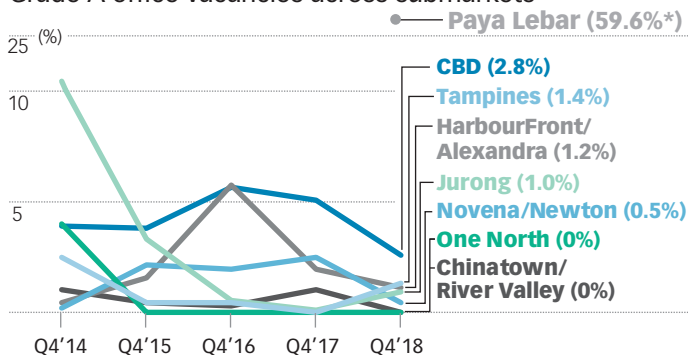


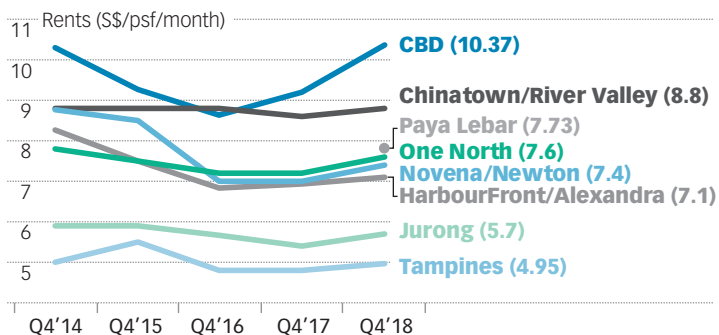
# Changing dynamics island-wide

## Grade A office vacancies across submarkets



\*Paya Lebar vacancy rates improved significantly to 39.8% in the first quarter of 2019, as PLQ has been progressively filled up after TOPed in Q4.

## Grade A office rents across submarkets



## Office stock and incoming supply by location

SUBMARKET (GRADE A)	EXISTING STOCK (SQ FT)	SUPPLY (SQ FT)	TOTAL (SQ FT)
Chinatown/River Valley	325,000	0	325,000
HarbourFront/Alexandra	1,368,565	918,392	2,286,957
Novena/Newton	872,419	0	872,419
one-north	1,037,000	195,000	1,232,000
Jurong	626,857	5,381,950	6,008,807
Tampines	466,801	0	466,801
Paya Lebar	884,575	0	884,575
Woodlands		534,364	534,364
Punggol	0	585,000	585,000
<b>Decentralised</b>	5,581,217	7,614,706	13,195,923
<b>CBD</b>	28,093,515	4,283,575	32,377,090
<b>CBD + Decentralised</b>	33,674,732	11,898,281	45,573,013