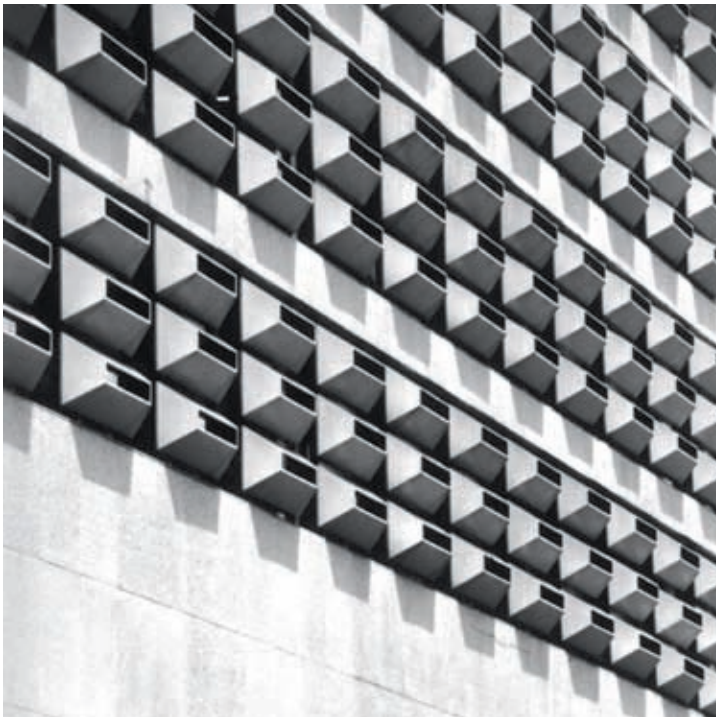


Office Review

A summary of current office market conditions in Singapore



Recent leasing successes

Lloyds of London Asia
Salamander Energy
Tullett Prebon
Imerys Pigments
Germartrans
Whittingham

One George Street
UOB Plaza 1
International Plaza
80 Robinson Road
Lippo Centre
One George Street

DEMAND

Strong demand - highest take up for 5 years

Demand for office space last year ballooned, resulting in a take-up of nearly 2 million sq ft which is double the previous year's take-up and is the highest recorded in the last five years. There is a clear correlation between growth in GDP and the increase in demand for office space. The country's GDP grew by 6% last year and this was definitely reflected in the office market. Many companies are growing out of serviced office space, but more new companies are coming into Singapore and moving straight into conventional office space. The existing larger companies that are expanding tend to have a greater impact because their size requirements are often larger than new set ups.

One Raffles Quay continued to steal the show in terms of major office movers. Major multinational companies to recently commit to this landmark development include Barclays Bank (50,000 sq ft), Société Générale (40,000 sq ft) - both expanding away from their current locations, RZB Bank Austria, Ernst & Young (120,000 sq ft) - relocating from Ocean Building, and Capital International (40,000 sq ft) relocating from OUB Centre. Reuters are leasing one floor in the North Tower (17,000 sq ft) consolidating their offices out of Singapore Land Tower and OUB Centre. This scheme of 1.3 million sq ft is now over 75% full, 2 months before completion of even Phase One - South Tower.

The other established new development on the market, One George Street, is still attracting strong tenant interest as the rental is slightly

more competitive. Two whole floors (60,000 sq ft) are under negotiation with one large financial institution. One whole floor is being reserved for a Scottish bank and half a floor is being reserved for another bank relocating from Equity Plaza. Other new tenants in this scheme include XL Re, Ariba International / Freemartets (relocating from 6 Battery Road), Alphadyne Asset Management and Man Financial moving from Commerce Point. It is expected this scheme will be close to full occupancy by the middle of the year.

Elsewhere, Samsung have already moved into Samsung Hub (previously known as 3 Church Street) and Servcorp have agreed to lease the penthouse floor. Other smaller tenants include law firm Clyde and Co. and Intentia moving from PWC Building. Wan Hai Shipping Lines have leased one whole floor at Keppel Towers (15,000 sq ft), B2B media company Terrapin has leased the penthouse floor (15,000 sq ft) at Harbourfront Tower 1. Waters Asia moved from BP Tower to PSA Building. In Suntec City, Datacraft Singapore have leased a whole floor in Tower 4, and CLSA Management Services have leased a whole floor in this tower as well. Astra Zeneca have leased a whole floor in Tower 1 relocating from Tower 4 to be close to their other offices in Tower 1. Salesforce.com have leased a whole floor in Tower 2 previously occupied by ABSA Bank. IPG are relocating several operations including Weber Shandwick and McCann Erickson Worldwide to McDonald House on Orchard Road.



One Raffles Quay

UOB Plaza 1

Keppel Towers

Temasek Tower

Raffles Place

Movement in this location has been hindered by a lack of supply. 6 Battery Road has very limited supply but Standard Chartered Bank managed to secure the only remaining floor, (predominantly the space given up by Freemartets). The same bank has also taken extra space in **UOB Plaza 1**. Standard Merchant Bank is expanding in UOB Plaza 1. Pioneer Investments have also expanded here. Other new tenants in UOB Plaza include Delong Holdings, AMB Properties and Alpine Creations. In Caltex House, Visa International has leased an extra floor and in Hitachi Tower, RSA Security are leasing half a floor relocating from SGX Centre. New whole floor tenants in OUB Centre include Heathe.com and Satyam Computer Services. Marcus Evans have leased a whole floor at Bank of China Building and Adroit Innovations have moved from Suntec City to Commerce Point. E-fusion are expanding in Clifford Centre to lease space given up by Ong Kim Eng Securities.

Robinson Road/Shenton Way

Leasing activity in this location has been reasonable. Nipponkoa Insurance have leased one whole floor at City House relocating from Lippo Centre. Imerys Pigments have leased half a floor at 80 Robinson Road. Shipping company NTL Naiga have also leased half a floor at 80 Robinson Road, relocating from Cecil Court. Eximinus have relocated to Robinson Point from Shaw House. Other new tenants here include Hill & Associates from Wisma Atria and ESRI. Container Bridge have moved into SIA Building and law firm Chris Chong have leased a floor at MNB Building. Associated Insurance Brokers have moved from Natwest Centre to Asia Chambers. Radix have leased 12,000 sq ft in UIC Building relocating from Millenia Tower.

Tanjong Pagar

Movement in this area has been healthy because it remains one of the most competitive locations

in terms of rental. New tenants to **Keppel Towers** include Hay Management, IMS Health Asia and the Korean Trade Centre. New tenants to Euro-Asia Centre include BIC Products. Air France have moved to 79 Anson Road. ISIS have moved from Anson House to **Temasek Tower**. Verifone have leased one whole floor at RCL Centre.

Suntec City

This scheme has seen its usual movements from one tower to another. Belkin moved from Tower 1 to Tower 2, Equate moved from Tower 1 to Tower 3 and Permal moved from Tower 1 to Tower 4. Baosteel have purchased their own space in Tower 1. Tower 4 has been the busiest in terms of attracting new tenants and new occupiers here include MP Oleo Chemicals, Standard Chartered Bank, Jardine Smith International, Sheppard Moscow, B-K Medical and Super Star Automotive. Tower 2 was the next busiest building where new tenants include Chuu Feng International, DMS Worldwide, and Universal Asset Group.

SOME RECOMMENDED LEASING OPTIONS

Economy Range: \$2.75 - \$3.60 per sq ft

These rentals are our guide only on the possible best effective rates



1. IOI Plaza: \$3.00 psf

- Central Middle Road location
- Flexible air-conditioning
- Unlimited car parking
- Many amenities & MRT closeby
- Units from 1,500 sq ft - 12,000 sq ft

2. UIC Building: \$3.60 psf

- Central Shenton Way location
- Good sea views
- Unlimited car parking
- Well maintained building
- Units from 1,000 - 8,000 sq ft

3. 76 Shenton Way: \$3.20 psf

- Efficient square floor plate
- Column free space
- Good car parking
- Good natural lighting
- Units from 1,500 - 6,000 sq ft

4. Shaw Towers: \$3.50 psf

- Edge of CBD - Beach Road
- Unlimited car parking
- Easy access to Shenton way
- Many amenities within building
- Units range from 1,000 to 4,000 sq ft

5. PSA Building: \$3.30 psf

- Well maintained office tower
- Superb sea views
- Regular buses to Harbourfront MRT
- Efficient square floor plate
- Units from 3,000 - 15,000 sq ft

6. The Adelphi: \$3.30 psf

- Convenient City Hall location
- Competitive rates
- Flexible unit sizes
- Good car parking
- Units from 1,500 - 4,000 sq ft



Alexandra Point: \$3.30 psf

- Modern office tower
- High quality finishes
- Raised flooring, column free
- Floor to ceiling windows
- Average floor plate 8,000 sq ft
- Units range from 3,000 sq ft upwards



Albert Complex: \$2.75 psf

- Good location on edge of CBD
- Close to Bugis MRT station
- Efficient square floor shape
- Average floor size 8,000 sq ft
- Units from 1,000 - 8,000 sq ft
- Excellent value

SOME RECOMMENDED LEASING OPTIONS

Mid Range Buildings: \$4.00 to \$5.25 per sq ft

These rentals are our guide only on the possible best effective rates



80 Robinson Road : \$4.35 psf

- Central business location
- Good corporate building
- Recently upgraded entrance
- Rear service core
- Units from 1,500 - 11,000 sq ft
- Good value for money



The Concourse: \$4.00 psf

- Distinctive modern office tower
- Flush floor trunking
- Good car parking
- Superb sea views
- Units from 2,000 to 15,000 sq ft
- Amenities include shopping



1. The Gateway: \$4.00 psf

- Located just outside CBD
- Close to Bugis MRT
- Good corporate building
- Conference / function room
- Units from 1,500 - 11,000 sq ft

2. 6 Raffles Quay: \$3.50 - 4.50

- Well maintained office tower
- Central location
- Next to Raffles Place
- Efficient shape
- Units from 2,000 to 10,000 sq ft

3. Hitachi Tower: \$5.25 psf

- Raffles Place location
- Superb sea views
- High quality specification
- Column free space
- Units from 2,700 - 9,000 sq ft

4. SIF Building: \$TBC psf

- New 17-storey development
- Average floor size 4,800 sq ft
- Estimated TOP December 2006
- Podium car parking
- Robinson Road location

5. Lippo Centre: \$4.30 psf

- Located edge of CBD
- Near to Tanjong Pagar MRT
- Good car parking
- Good value
- Units from 3,000 - 10,000 sq ft

6. Suntec Towers 1 – 4: \$4.75 - \$5.20

- Good practical corporate space
- Many amenities within scheme
- Good natural lighting
- Large variety of units
- Units from 2,000 to 12,000 sq ft

SOME RECOMMENDED LEASING OPTIONS

Premium Buildings

These rentals are our guide only on the possible best effective rates



1. One George Street: \$6.25 psf

- Brand new office development
- Distinctive triple height lobby
- Private lifts for larger users
- 27- 30,000 sq ft floor plate column free
- Raised floor, good natural lighting
- Units range from 5,000 sq ft upward

2. Republic Plaza: \$7.00 - \$7.25

- 60-storey landmark tower
- Prestige address
- Top quality finishes
- Raised floors, column free
- Excellent views
- Units range from 3,500 to 13,000 sq ft

3. Ngee Ann City: \$6.50 psf

- Prime Orchard Road location
- Efficient square floor plate
- Raised flooring
- Direct underground link to MRT station
- Good car parking
- Units range from 2,000 to 15,000 sq ft

4. Centennial Tower: \$7.00 psf

- Top of the range Grade A building
- Raised flooring
- Magnificent sea views
- Column free
- High quality finishes
- Units from 3,000 - 9,000 sq ft

5. One Raffles Quay - North Tower: \$7.25 - \$7.50

- Estimated TOP date October 2006
- World class office development
- Underground link to Raffles MRT
- Floor size from 18 sq ft
- Raised floor, emergency power
- 2.8m ceiling height
- Column free square shape

6. Samsung Hub: \$5.40 - \$6.00

- Newly completed office tower
- High quality finishes
- Located close to Raffles Place
- Average floor size 13,000 sq ft
- Column free with raised floors
- 2.8m ceiling height
- Unit sizes from 3,000 sq ft upwards

OFFICE SPACE FOR SALE

All prices are just a guide and subject to contract and change

1. Visioncrest: Prices on application

- 11 storey office tower on Penang Road
- Average floor plate 14,000 sq ft
- Units range from 829 sq ft upwards
- Basement car parking
- Freehold tenure
- Ready April 2007

2. The Central@Soho: Prices on application

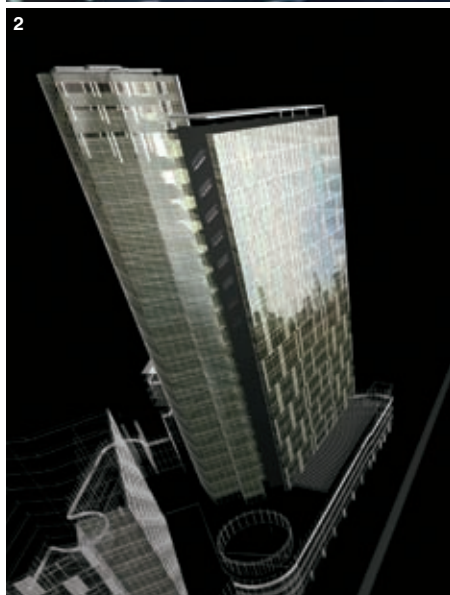
- 11 storey office tower on Clarke Quay
- Average floor plate 18 - 22,000 sq ft
- Units range from 2,000 sq ft upwards
- Part of mixed use development
- Independent air-conditioning
- Tenure 99 years leasehold
- Ready Q4 2007

3. Parakou Building: \$1,200 psf

- 16 storey development
- Estimated TOP June 2006
- Average floor size 5,000 sq ft
- Prominent corner site
- Independent air-conditioning
- For sale only on whole floor basis
- Tenure - Freehold

4. Suntec City Towers 1 & 2: \$1,300 to \$1,500 per sq ft

- Variety of units available
- Part of large multi-function complex
- Units from 4,000 to 10,000 sq ft
- Many amenities within scheme
- Good natural lighting
- Tenure - 99 years leasehold



MARKET FORECASTS

Steady rental growth for next 3 years

We anticipate considerable movement in the market this year as a result of a number of factors. Many tenants with lease renewals this year will witness significant uplift in rental overheads. They have been enjoying rentals that were fixed 3 years ago at the bottom of the market in 2003. A sizeable number of companies who are currently paying around \$4.00 psf will be faced with the prospect of increased rates up to between \$6.00 and \$6.50 psf and we anticipate many will be considering more economical options. We are expecting the increase in new company set ups to continue and more of those businesses in serviced office space to move into the market. We foresee continued expansion of existing companies throughout many sectors. The opportunities to move to new office space at a lower rate will soon be gone.

Often tenants try to find additional space within their current buildings, but this will become increasingly more difficult. We expect more SME's to be considering buying their own space for owner occupation as a hedge against escalating rentals, now that prices for brand new space range from \$900 to \$1,300 psf.

In Raffles Place, renewal rates currently range from around \$6.00 to \$7.00 psf for premium buildings. With such a lack of supply in this location we do not foresee much leasing activity but by the end of the year effective rates could average around \$7.00 to \$7.50 psf for all the premium buildings. With such high quoting rates at One Raffles Quay we expect some tenants may be apprehensive about signing rates above \$7.50 per sq ft and may renew for a further term, taking their chances on what space is around in 3 years time. However rentals are unlikely to be any lower within the next 3 years. Companies arriving in Singapore may lead the way in setting new benchmark rental levels when comparing Singapore with other financial hubs in the region, particularly Hong Kong.

Rates could rise by as much as 15% this year

Most of the activity will be in the good secondary locations where the bulk of supply is and here we expect rates could rise by as much as 15% over the year. Therefore, what can be leased now for around \$4.75 psf could reach around \$5.50 psf by the end of the year. Quoting rates may go as high as \$9.00 psf before the year is over but top effective rates are not expected to go beyond \$7.50 psf this year. 2007 is likely to be a very tough year for tenants to find the right space and they may need to improvise for the short term before more supply comes on stream.

RENTALS

Substantial increases across the board

Rentals last year rose on average around 20%, with a 7% increase in the fourth quarter of last year and a 5% uplift in the first quarter of this year. The days of the bargains have for the most part gone. There are still a few exceptional opportunities, but the best 'value for money' deals are harder to find. The official asking rental at One Raffles Quay is now a jolting \$8.50 psf and this is the benchmark that other buildings are using to support their new rentals. In Raffles Place Singapore Land Tower is quoting \$7.00 psf, OUB Centre is \$6.50 per sq ft and Six Battery Road is around \$7.50 psf. Republic Plaza is now quoting \$8.00 psf for subdivided high floors, and \$7.50 for mid-rise floors.

One Raffles Quay is now quoting \$8.50 per sq ft

Some buildings stand out as good value such as Hitachi Tower around \$5.50 psf and Samsung Hub (3 Church Street) probably offers the best value at the moment for brand new space. The asking rate is \$6.00 psf but effective rates can be secured at around \$5.25 psf for low rise and \$5.85 psf for high rise. At One George Street rates have risen to around \$7.00 psf when only last quarter deals were being agreed at around \$5.25 psf.

On Robinson Road there is little on the open market. 80 Robinson Road looks fair value at \$4.90 psf but SGX Centre on Shenton Way has achieved signing rates of \$5.50 psf. Even the Tanjong Pagar area has seen significant uplift. Keppel Towers and Temasek Tower were two of the most active buildings in the market around the second half of last year. Now the majority of the space has been leased out, asking rates for both buildings have risen to around \$5.00 psf when effective rates were being agreed at around \$3.50 psf only 6 months ago.

Even the Tanjong Pagar area has seen significant uplift

Orchard Road has seen very little leasing activity because rents in this location have always been firm. Ngee Ann City, Wisma Atria and The Heeren all remain at \$6.50 psf. Wheelock Place stands at \$7.50 psf. Shaw House, Shaw Centre and Winsland House look the fairest value in this location.

On Beach Road, The Gateway and The Concourse offer a wide variety of units at fair value around \$4.00 psf effective. Suntec City has edged forward to around \$5.00 psf, but Millenia Tower/Centennial Tower have jumped to around \$7.50 psf.

SUPPLY

Raffles Place around 96% full

The occupancy rate for Raffles Place is estimated to be around 96% with UOB Plaza, 6 Battery Road, Tung Centre, OUB Centre and Caltex House all close to 100% full. A noticeable exception is 1 Finlayson Green directly opposite Raffles Place, which is nearly half empty with 5 whole floors vacant. The widest choice in this prime location can be found in Hitachi Tower, Singapore Land Tower, Clifford Centre and Republic Plaza.

One George Street is still a very important source of supply close to this location, but most of this space could be reserved soon. The most important source of new affordable supply close to Raffles Place is undoubtedly Samsung Hub. Now that Ernst & Young have decided to move to One Raffles Quay there are 12 whole floors available that can be subdivided to suit a far wider range of space requirements from 3,000 sq ft upwards.

On Robinson Road, Robinson Point, Robinson Centre and SIA Building are all virtually full. However, in the Tanjong Pagar area there are several buildings with numerous floors available. They include 76 Shenton Way (5 floors), Fuji Xerox Towers (4 large floors) Euro-Asia Centre (6 floors) and there is a wide variety of space available in Lippo Centre.

Outside the CBD, both Harbourfront Tower 1 and Keppel Bay Towers are full, as is Great World City. The choice of quality buildings outside the CBD near an MRT station is extremely limited. The Alexandra Road corridor probably offers the best quality and widest choice outside the CBD but is further away from an MRT station.

Shortage of supply will soon become a serious concern

New supply this year will be limited to One Raffles Quay (1.3 million sq ft) and three relatively small schemes: Parakou Building and 55 Market Street (both for sale) and SIF Building (for lease). Next year Visioncrest just off Orchard Road will offer good opportunities to purchase space. Generally, the shortage of supply will soon become a serious concern.

Next year there may be a substantial amount of good secondary stock coming available. For instance nearly 200,000 sq ft of space is being released in Suntec Tower 5 alone following the relocation of UBS and Deutsche Bank. Although ABM Amro Bank will be relocating from an entire building, their space may not be coming onto the market if the owners, OCBC, decide to take this for themselves. Also the space given up by Ernst & Young may not come onto the market because Ocean Building is slated for redevelopment.

SUMMARY OF OFFICE DEVELOPMENTS

January 2006 to December 2009

Building Name	Location	Size sq ft	Comments	Est Date of Completion
One Raffles Quay – South Tower	Shenton Way	565,000	For Lease	April 2006
Parakou Building	Robinson Road	70,000	For Sale	April 2006
55 Market Street	Raffles Place	75,000	For Sale/Lease	July 2006
One Raffles Quay – North Tower	Shenton Way	767,000	For Lease	October 2006
SIF Building	Robinson Road	67,500	For Lease	November 2006
Visioncrest	Orchard Road	140,000	For Sale	April 2007
The Central@Soho	Clarke Quay	240,000	For Sale	September 2007
9 Battery Road	Raffles Place	187,000	For Lease	June 2009
Harbourfront Tower 5	Telok Blangah	250,000	For Lease	September 2009
Selegie Road/Middle Road	Dhoby Ghaut	150,000	For Lease	September 2009
Phase 1 BFC	Marina Bay	1,940,000	For Lease	December 2009
Overseas Union House	Collyer Quay	368,000	TBC	TBC

Raffles Place

1 Finlayson Green	\$6.40	OCBC Centre South	Full
1 Phillip Street	Full	OUB Centre	\$6.50
6 Battery Road	Full	Ocean Building	\$4.50
63 Market Street	Full	Ocean Towers	\$6.50
Bank of China Building	TBC	One George Street	\$7.00
Caltex House	\$5.80	Republic Plaza 1	\$7.80
Capital Square	Full	Republic Plaza 2	\$7.00
Clifford Centre	\$5.50	Royal Brothers Building	\$4.00
Commerce Point	\$5.50	Singapore Land Tower	\$7.00
Equity Plaza	\$5.50	The Arcade	\$4.00
Hitachi Tower	\$6.00	Tung Centre	\$6.50
Maybank Tower	Full	UOB Plaza 1	Full
OCBC Centre	\$4.50	UOB Plaza 2	Full
OCBC Centre East	Full		

Robinson Road/Shenton Way

1 Shenton Way	N/A	ICS Building	Full
3 Church Street (Samsung)	\$6.00	International Factors Bldg	\$3.30
4 Robinson Rd	\$3.80	Keck Seng Tower	\$3.50
6 Raffles Quay (J. Hancock)	\$4-\$5	LKN Building	N/A
80 Robinson Road	\$4.90	Marsh & McLennan Ctre	\$5.50
137 Telok Ayer Street	Full	MNB Building	Full
150 Cecil Street	\$3.25	OUT Building	\$2.80
AIA Tower	Full	PIL Building	Full
ASO Building	Full	PWC Building	Full
Bangkok Bank Building	\$3.20	Prudential Tower	\$6.50
Capital Towers	Full	Robinson Centre	Full
Cecil Court	\$4.00	Robinson Point	Full
Cecil House	\$3.00	Robinson Towers	\$3.50
City House	\$5.50	SIA Building	\$4.50
Dapenso Building	Full	SGX Centre	\$5.80
DBS Tower 2	Full	Shenton House	\$3.50
Far East Finance Bldg	Full	The Corporate Building	\$2.30
Far Eastern Bank Bldg	\$3.20	The Corporate Office	\$4.80
GB Building	\$4.50	The Globe	Full
GMG Building	Full	The Octagon	\$3.00
Great Eastern Centre	\$5.50	Tong Eng Building	\$2.85
Hong Leong Building	\$5.80	UIC Building	\$4.50

Orchard Road/Dhoby Ghaut

Albert Complex	\$3.15	Plaza By The Park	\$5.20
Burlington Square	\$4.50	Regency House	\$5.00
Faber House	\$5.50	Shaw Centre	\$4.50
Far East Shopping Ctre	TBC	Shaw House	\$5.30
Fortune Centre	\$3.50	Singapore Power Building	\$5.00
Forum	\$5.00	Sunshine Plaza	\$4.50
Goldbell Towers	\$7.00	Tanglin Shopping Centre	Full
Haw Par Centre	\$5.00	The Atrium@Orchard	Full
International Building	\$5.00	The Bencoolen	\$3.70
IOI Plaza	\$3.20	The Heeren	\$6.50
Liat Towers	Full	The Paragon	\$6.75
NTUC Prinsep House	Full	Thong Sia Building	\$4 - \$4.50
Ngee Ann City Tower A	\$6.70	Thong Teck Building	\$4 - \$4.50
Ngee Ann City Tower B	\$6.50	Tong Building	Full
Orchard Building	Full	Wellington Building	\$4.00
Orchard Towers	\$3.00	Wheelock Place	\$7.50
Pacific Plaza	Full	Winsland House 1	\$6.00
Palais Renaissance	\$5.20	Winsland House 2	\$6.50
Park Mall	\$6.00	Wisma Atria	\$6.50

Tanjong Pagar

76 Shenton Way	\$3.50	Lippo Centre	\$4.80
79 Anson Road	\$5.00	Marina House	\$4.30
Amara Corporate Tower	Full	MAS Building	Full
Anson Centre	\$2.60	Maxwell House	\$2.75
Anson House	\$4.50	RCL Centre	\$3.00
Apex Tower	\$3.50	St. Andrews Centre	\$3.00
Euro Asia Centre	\$3.00	Singapore Tech. Building	\$3.00
Fuji Xerox Towers	\$5.00	Southpoint	Full
International Plaza	\$3.70	Springleaf Tower	\$5.00
Jit Poh Building	\$3.20	Temasek Tower	\$5.00
Keppel Towers	\$5.00		

City Hall/Marina Bay/Beach Road

1 Raffles Link	Full	Prime Centre	\$3.90
30 Hill Street	Full	Raffles City Tower	\$7.00
Bugis Junction Towers	\$6.00	Shaw Towers	\$4.00
Centennial Tower	\$7.50	Stamford Court	\$4.50
Keypoint	\$3.30	Suntec City Towers 1&2	\$5.50
Millenia Tower	\$7.25	Suntec City Towers 3&4	\$6.00
Odeon Towers	\$5.00 - \$5.30	The Concourse	\$4.80
Parkview Square	Full	The Gateway	\$4.50
Peninsula Plaza	\$3.00	The Plaza	\$4.00
Premier Centre	\$2.80	The Adelphi	\$4.00

Chinatown/River Valley Road

Apollo Centre	\$3.50	Kings Centre	\$4.00
Central Mall	\$5.25	San Centre	\$2.60
Chinatown Point	\$3.50	Shell House	\$4.90
Great World City	\$4.50	Valley Point	\$4.00

Others - Edge of CBD

Alfa Centre	\$3.50	HDB Hub Toa Payoh	\$4.50
Boon Siew Building	\$2.50	Novena Square	\$6.50
Central Plaza	\$4.90	SLF Building	\$3.30
Goldhill Plaza	Full	United Square	\$6.00

Others - West

Alexandra Point	\$3.60	Cisco Centre II	\$2.80
Alexandra Techno Park	\$2.60	Chai Chee Tech Pk	\$2.25
Harbourfront Ctre (WTC)	\$4.50	Eastgate Centre	\$3.00
Harbourfront Tower 1	\$5.00	Parkway Parade	\$3.20
Harbourfront Tower 2	\$3.80	Singapore Post Centre	\$3.30
Keppel Bay Towers	\$6.30	Tampines Junction	\$3.60
PSA Building	\$3.50	Tampines Plaza	Full
PSA Vista	\$3.10	Tampines Point	\$3.60
Science Parks 1 & 2	\$2.60	Tech Link	\$2.00
AIA Tampines	\$4.00	Tech View	\$2.10
		Tech Point	\$2.00