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Singapore Property Press Digest



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SINGAPORE STOCK MARKET: Friday, 6th April, 2007
STRAITS TIMES INDEX CLOSE: 3,345.86 (+114.62)

SINGAPORE INTEREST RATE:
PRIME RATE: 5.33%
3-MTH SIBOR: 2.88250%

Friday to Monday, 6th April, 2007 to 9th April, 2007

Buyers ballot for units at Upper Thomson condominium (The Straits Times, 6th April 2007)

95 units in Thomson V, located along Sin Ming Road, were sold by balloting due to overwhelming response.

Thomson V is a mixed development that consists of 2 blocks. Block 1, which is 99 years leasehold, comprises 21 small office home office (SOHO) and 12 commercial outlets. Block 2, which is freehold, comprises 74 residential apartments and 48 commercial outlets.

The development's freehold residential apartments went for an average of S\$880 per sq ft, while the remaining leasehold units fetched an average of S\$760 per sq ft.

CapitaLand buys Shanghai site for 33.25 million yuan (The Business Times, 6th April 2007)

CapitaLand has acquired a 95 per cent stake in Shanghai Guang Nan, a company whose sole asset is a 1.53 million sq ft site in Shanghai's Qingpu district for 33.25 million yuan (S\$6.65 million). The residential site has a 70-year leasehold tenure and a plot ratio of 0.44, which translates into a potential gross floor area of 676,909 sq ft.

Liang Court's S\$40 million makeover (The Straits Times, 7th April 2007)

The 24-year-old Liang Court Shopping Centre's S\$40-million revamp will begin next month. Work will be carried out in phases to minimise disruption to business and is expected to be completed by the third quarter of next year. There will be no physical increase in gross floor area, but the mall's interior

will be reconfigured for easier access to shops.

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