

ASIANPRIME



ASIANPRIME

Properties | Assets | Capital

2024

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www.asianprimeproperties.sg



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REAL ESTATE

AsianPrime is one of the leading boutique real estate companies in Singapore. We also provide professional real estate investment consultancy and property management services, catering to our client's needs.

Our experienced team of agents are well-versed in the Singapore market, having been in the industry since 2005. We understand the ever-evolving trends of Singapore's property market and are committed to providing our clients with the best and most comprehensive service.

We are committed to helping you find the ideal property for your needs and providing a platform for the best deals.

We are dedicated to providing an enjoyable and satisfying property-buying experience. With a commitment to customer service and satisfaction, AsianPrime Properties is your trusted partner in the Singapore property market.

ASIANPRIME

ASIANPRIME
enquiry@asianprime.sg



It all began in late 2005 when our founders, Martin Koh and Sherry Tang, decided to join the property industry. The dynamic husband and wife team had a vision – to gather some of the finest property consultants to provide the best service for their clients and strong leadership in the property industry.

The hardworking couple had a brisk start in the property industry even though the market conditions were not favourable then. Throughout the years, they built their reputation in the industry and consistently achieved the top-ranking producer's awards in the various property firms they joined.

Then in September 2014, Martin and Sherry decided to start their property brokerage firm, and AsianPrime Properties Pte Ltd was established.

04 FOUNDING OF ASIANPRIME



ASIANPRIME JOURNEY

ABOUT US

AsianPrime Properties Pte Ltd is a property brokerage firm based in Singapore and has been licensed by the Council of Estate Agencies (CEA) since September 2014.

We specialise in providing our clients with all the finest real estate services in Singapore. With our vast experience and a broad range of market knowledge, we are one of the most experienced boutique real estate agencies in Singapore.

Finding the perfect property or negotiating the best deal should be a stress-free process.

We understand that this is a significant investment and aim to ensure that our clients are satisfied with their real estate purchases.

Our strong track record, established reputation and regional relationships make us the ideal partner for individuals looking to invest in Singapore's local real estate market. We provide homebuyers with detailed advice and customised services, including everything from property scouting, and financing planning, to legal and tax planning.

We pride ourselves on our close relationships with our clientele and strive to exceed expectations with every transaction. We invite our customers to collaborate with us at every step of the transaction process.





亚洲优质产业公司

亚洲优质产业公司竭诚为您提供最优质的房产体验。从销售到租赁，包括组屋、私人及商业房产，本公司都将竭力为客户提供循序渐进的指导，以确保交易顺利进行。

亚洲优质产业公司是一家总部位于新加坡的房地产中介，自2014年9月起获得地产代理协会 (CEA) 的许可。

如今，亚洲优质产业公司已成为新加坡表现最好的中介公司之一。我们将这一荣誉归功于客户和敬业的物业顾问团队。亚洲优质产业公司的目标是成为拥有卓越服务和专业精神的市场领导者。亚洲优质产业公司的热情和信念驱使我们为所有客户提供最优质的物业体验。

这一切都始于2005年底，当时公司创始人许志刚和邓民洁决定加入房地产行业。这一对充满活力的夫妻团队有一个愿景——集合最优秀的物业顾问团队，为客户提供最优秀的物业体验，并在物业行业提供强有力的领导。

这对勤劳的夫妇在入行初期极为活跃，尽管当时的市场条件并不乐观。多年来，他们在行业内建立了自己的声誉，并且在加入的各种房地产公司中经常获得顶级房产经纪人荣誉。

然后在2014年9月，许志刚和邓民洁决定创办自己的房地产经纪公司，由此成立了亚洲优质产业公司。

-2005年：丹尼斯·威地产私人有限公司，集团高级总监

-2009年：新加坡莱坊公司 (Knight Frank)，业务部门副主管

-2010年：戴德梁行有限公司 (DTZ Property)，高级销售总监

-2014年：创立亚洲优质产业公司 (AsianPrime Properties)

-2017年：新加坡科威国际 (Coldwell Banker) 的特许经营公司

-2018年：创立亚洲优质资本公司 (AsianPrime Capital)

-2022年：创立亚洲优质资产公司 (AsianPrime Assets)

公司的成长轨迹

2005

DENNIS WEE PROPERTIES PTE LTD

SENIOR GROUP
DIRECTOR

2009

KNIGHT FRANK SINGAPORE

DEPUTY HEAD
BUSINESS UNIT

2010

DTZ PROPERTY NETWORK PTE LTD

SENIOR SALES
DIRECTOR

2014

ASIANPRIME PROPERTIES PTE LTD

FOUNDED THE
COMPANY

2017

FRANCHISE OF COLDWELL BANKER

ONE OF THE TOP
PRODUCING FRANCHISEE

2018

ASIANPRIME REALTY PTE LTD

NEW
AGENCY

2022

ASIANPRIME ASSETS PTE LTD

ASSET
MANAGEMENT

2024

ASIANPRIME CAPITAL PTE LTD

CAPITAL
MARKET

About Our Founders



SHERRY TANG

Managing Director, KEO
Practitioner Cert-in-PDPA (SMU)
Professional Cert-in-Real Estate (SMU)
Cert-in-REA, CEHA, SAMP, MFP, MCP

Since 2005, Sherry Tang has been renowned for her unparalleled client service, establishing a stellar reputation in the industry. Her work ethic is defined by relentless dedication, meticulous strategic planning, and a focus on delivering personalised service to her clients.

Sherry's remarkable track record is underscored by her frequent recognition as a top producer in multiple agencies she has been part of. Elevating her career further, she successfully passed the REA exam in 2014, ascending to the role of Key Executive Officer (KEO) at an impressively young age, solidifying her status as a standout professional in the field. Tang has had an outstanding reputation for excellent client care since 2005. She complements a dynamic sales history with a philosophy of consistent hard work, strategic planning and personalised service for her clientele.

Sherry consistently delivers exceptional results by achieving the top producers' award in various agencies she joined. In 2014, she passed the REA exam and became one of the industry's youngest Key Executive officers (KEO).



MARTIN KOH

Managing Director, KEO
Cert-in-REA, CEHA, SAMP, MFP, MCP,
B.C Eng (NUS), ACTA, RES/CPD Trainer

Since entering the real estate sector in 2005, Martin Koh has consistently demonstrated unwavering motivation and ambition. Not only is he deeply committed to his own professional growth, but he also harbours a fervent passion for imparting his expertise to fellow property consultants.

Elevating his career to a new level, Martin became the Key Executive Officer (KEO) of AsianPrime Properties upon receiving his REA Certification in May 2017. With a vision for exponential growth, he currently spearheads AsianPrime Capital, the firm's capital market arm, and has gained a reputation as a trusted expert in commercial real estate.

In addition to his work in property consultancy, Martin is a highly esteemed trainer for Continuing Professional Development (CPD) and Real Estate Salesperson (RES) courses, having instructed at the RIA. His multi-faceted skill set and experience make him a sought-after professional in multiple dimensions of the industry.



SHERRY TANG | CHERYL TAN
sherry@asianprime.sg | cheryl@asianprime.sg



EMPOWERING WOMEN



AsianPrime Properties AsianPrime Assets

Meet Sherry Tang, an experienced, knowledgeable and successful Managing Director of AsianPrime Properties Pte Ltd, who has excelled in obtaining listings, negotiating transactions and providing exceptional service throughout the real estate transaction process.

She is well respected by industry peers for her extensive industry knowledge and creative solutions to difficult challenges.

She has a strong ethical code and offers sound advice important to making sound real estate decisions. Her success is evidenced by the numerous satisfied clients she has served and the growth of her business.

Meet Cheryl Tan, a dedicated and customer-focused Managing Director of AsianPrime Assets Pte Ltd, who has built her career on providing outstanding service to her clients.

With a deep understanding of the local real estate market, Cheryl is committed to meeting the unique needs of each and every one of her clients. As a Key Executive Officer, Cheryl has a proven track record of success in customer service and managing foreign customers.

With her extensive knowledge and expertise in these areas, she has been able to consistently exceed expectations and drive positive results for her clients and colleagues alike. Cheryl is the go-to agent for buying and selling a property.

Whether you're a first-time homebuyer or a seasoned investor, you can trust Cheryl to guide you through the process with honesty, integrity, and a commitment to your satisfaction.

MEET OUR TEAM



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TEAM PROFILE



INTRODUCING



MARTIN

CEA REG NO.: R020968Z

Since joining the real estate industry in 2005, Martin Koh has demonstrated not only an unwavering commitment and enthusiasm but also a visionary leadership style, particularly in organisational development. A key strength of his is the ability to develop robust systems within real estate firms, laying the groundwork for efficient operations and increased productivity.

Martin's expertise extends beyond operational management. As the head of AsianPrime Capital, the firm's capital market division, his strategic foresight and leadership qualities are prominent. He has established himself as a respected authority in the field of commercial real estate.

In summary, Martin's expertise in systematising real estate operations and providing exceptional leadership distinguishes him as a uniquely qualified and highly sought-after professional in the varied and competitive realm of real estate.

TEAM PROFILE



INTRODUCING

JONATHAN

CEA REG NO.: R020828D



Since transitioning from a career in engineering with a multinational pharmaceutical firm, Jonathan has been excelling as a Property Consultant since 2007. His approach is grounded in three core values: open communication, unwavering dedication, and complete transparency.

Jonathan is committed to placing his clients' satisfaction at the forefront of his professional endeavors. To this end, he attentively listens to their specific needs and preferences, striving to establish a strong rapport in the process. His goal is to ensure that every transaction not only meets but exceeds expectations, making the buying and selling experience as seamless and stress-free as possible for his clients.

This commitment to his guiding principles has yielded significant rewards; a testament to his success is that over 80% of his business comes from referrals from his extensive network of satisfied clients.



INTRODUCING



EUGENE

CEA REG NO.: R044413A

Since making his foray into the real estate arena in 2007, Eugene has distinguished himself as not just a Property Consultant, but as a passionate, dynamic, and deeply engaged professional in the field. He brings a unique blend of resourcefulness, adept problem-solving, and patience that enables him to assist his clients effectively in making informed decisions.

Before his career in real estate, Eugene honed his business acumen as a Business Development Manager. This previous role provided him with invaluable skills in market analysis, negotiation, and strategic planning.

What sets Eugene apart is his belief that each client presents a unique set of needs and opportunities. Rather than employing a one-size-fits-all strategy, Eugene takes the time to understand each client's specific objectives, financial standing, and long-term goals. By doing so, he crafts bespoke strategies tailored to each individual case.

TEAM PROFILE



INTRODUCING

ALAN

CEA REG NO.: R045164B



Boasting nearly a decade of industry experience, Alan is a Property Consultant whose expertise is highly sought after by clients in various sectors. Before entering the real estate field, he was a Sales Manager at Yeo Hiap Seng Pte Ltd. In this role, he managed an expansive portfolio that included sales to hotels, restaurants, fast-food chains, pubs, nightclubs, dining outlets, industrial canteens, and army camps. This diverse experience has endowed him with a multifaceted understanding of customer needs across different industries.

Alan is an accomplished property investor with a diversified portfolio that includes residential and commercial properties, both domestically and internationally. His success as an investor adds an extra layer of credibility and insight to his advisory services.

His approach is rooted in a deep understanding of market trends and individual client needs, enabling him to offer customised, strategic advice for each unique case.



INTRODUCING

CHRISTINE

CEA REG NO.: R043573F



With over a decade of expertise in real estate, Christine is a seasoned Property Consultant who brings a unique blend of professional experience and personal dedication to her work. Before her foray into real estate, Christine was a flight attendant with Singapore Airlines. That chapter in her life not only honed her customer service skills but also introduced her to a diverse range of people and cultures, enriching her worldview.

Today, she is not only a dedicated professional but also a proud mother of two sons.

She goes beyond the conventional duties of a Property Consultant by offering a deeply personalized service. Christine invests time to understand her clients' unique requirements, lifestyle preferences, and financial considerations. Her approach is holistic, encompassing not only the transactional aspects but also emotional and practical factors, such as neighbourhood amenities, future resale value, and the particular needs of each family member.

TEAM PROFILE



INTRODUCING

SZE YHEE

CEA REG NO.: R043326A



With an industry tenure spanning over eleven years and experience across three distinct agencies, Sze Yhee brings a wealth of knowledge to his role as a Property Consultant. Prior to this, he served as a Project Architect at DP Architects Pte Ltd for a decade, from 1999 to 2009. This architectural background lends him a unique perspective on property evaluation, enhancing his capability to guide clients through complex transactions.

Sze Yhee focuses on various aspects of real estate, including the purchase, sale, and leasing of residential properties. Additionally, he offers financial planning services tailored to assist clients in preparing for property acquisition and portfolio restructuring.

Over the years, Sze Yhee has honed key qualities such as resilience, client rapport-building, and transparency. These traits have become the cornerstones of his practice, enabling him to foster trust and long-term relationships with his clients.

MARKETING STRATEGY

01 

PROPERTY PORTALS

Propertyguru | 99co
SRX | EdgeProp
Google | Juwai

02 

SOCIAL MEDIA

Youtube | Facebook
Instagram | TikTok

03 

CLASSIFIED ADS

The Straits Times
The Business Times
The Edge

04 

VIDEOS PHOTOS

Videography |
Photography
Adobe Edits

05 

VIRTUAL TOUR

360 Virtual Tour
Video Walkthrough

06 

HOME STAGING

Professional Home
Staging Advice

07 

EMAIL MARKETING

Weekly
Email Marketing

08 

SMS BLASTS

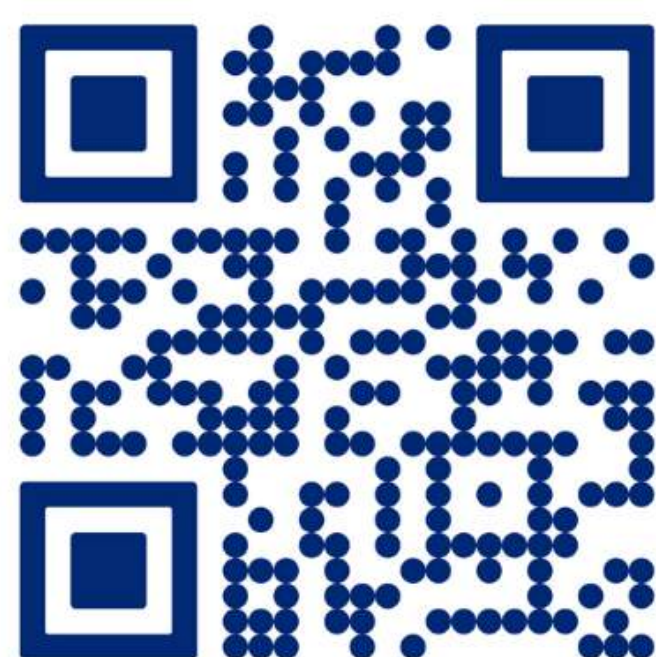
Weekly SMS
Whatsapp Blasts

09 

MARKET TRENDS

Providing Market Trends
Updates and Analysis

Scan and receive
indicative X-Value
for your unit



RESERVED FOR YOU

ASIANPRIME TRACK RECORDS

SOLD



\$11,402,300

One Holland Village Residences
Residential | 3,455 Sqft

SOLD



\$8,326,500

Marina Bay Residences
Residential | 2,479 Sqft

SOLD



\$5,250,000

8 @ Saint Thomas
Residential | 1,744 Sqft

SOLD



\$4,600,000

Skyline 360 @ Saint Thomas
Residential | 2,131 Sqft

SOLD



\$3,750,000

Duo Residences
Residential | 1,529 Sqft

SOLD



\$3,635,035

OUE Twin Peaks
Residential | 1,399 Sqft

ASIANPRIME TRACK RECORDS

SOLD



\$3,284,000

One Balmoral

Residential | 1,410 Sqft

SOLD



\$3,269,900

Mon Jervois

Residential | 1,475 Sqft

SOLD



\$3,150,000

Park Infinia at Wee Nam

Residential | 1,464 Sqft

SOLD



\$2,450,000

The Triling

Residential | 1,518 Sqft

SOLD



\$6,108,888

Inter-Terrace @ Kheam Hock Road

Residential | 3,057 Sqft

SOLD



\$4,500,000

Corner Terrace @ Still Lane

Residential | 2,200 Sqft

ASIANPRIME TRACK RECORDS

SOLD



\$3,500,000

Corner Terrace @ Lor L Telok Kurau
Residential | 2,820 Sqft

This image shows a modern, multi-story residential building with a white facade and large glass windows. A white fence runs along the front, and a paved driveway leads to the entrance. The background features lush greenery and palm trees under a clear sky.

SOLD

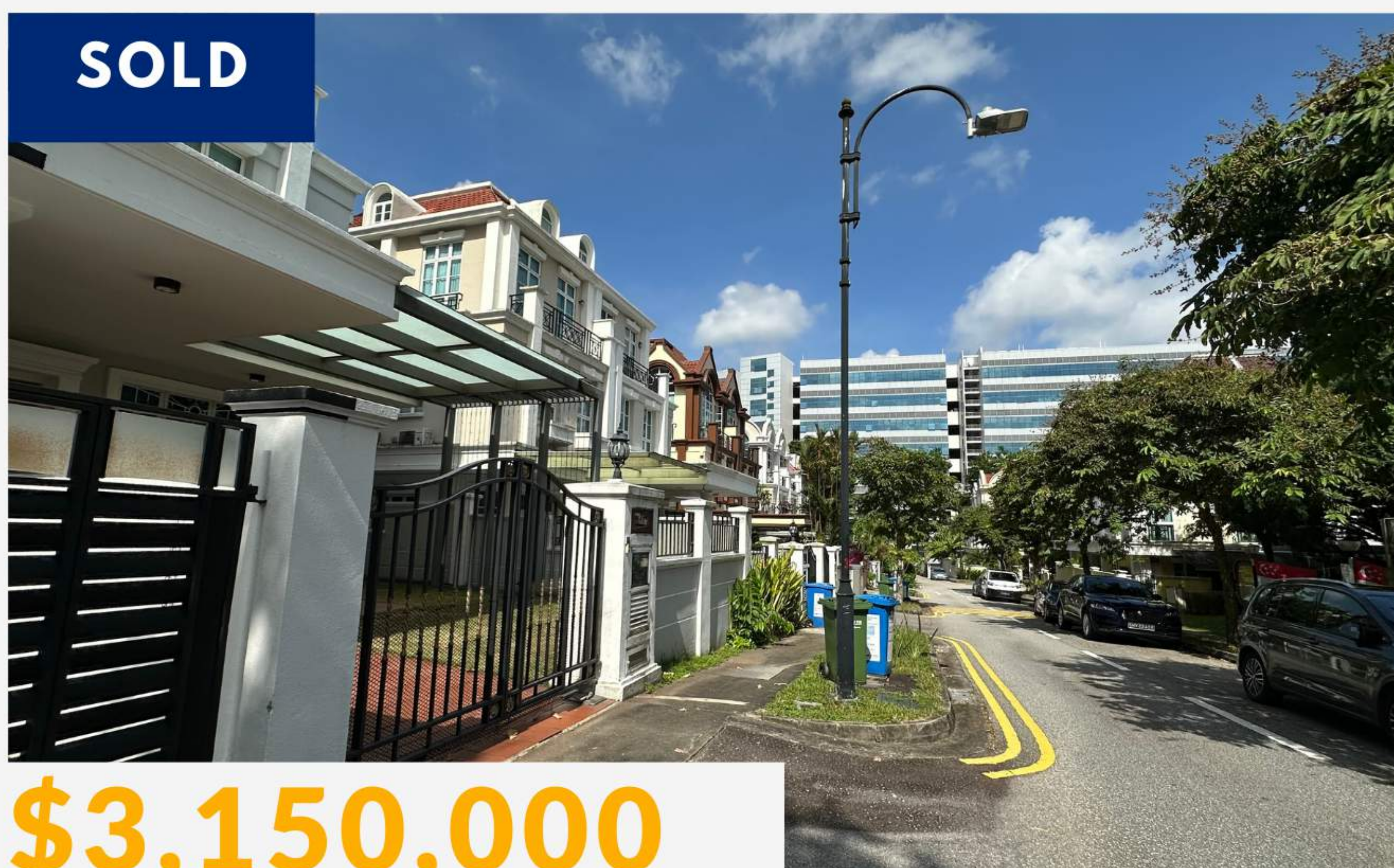


\$3,300,000

Inter-Terrace @ Seagull Walk
Residential | 1,615 Sqft

This image displays a row of colorful inter-terrace houses. The buildings have white, yellow, and grey facades with red-tiled roofs. Large windows and balconies are visible, set against a bright blue sky.

SOLD



\$3,150,000

Semi-D @ Burgundy Hill
Residential | 3,164 Sqft

This image shows a semi-detached house with a white facade and a black metal gate. A paved road with yellow double lines runs alongside the property, with a street lamp and trees in the background.

SOLD

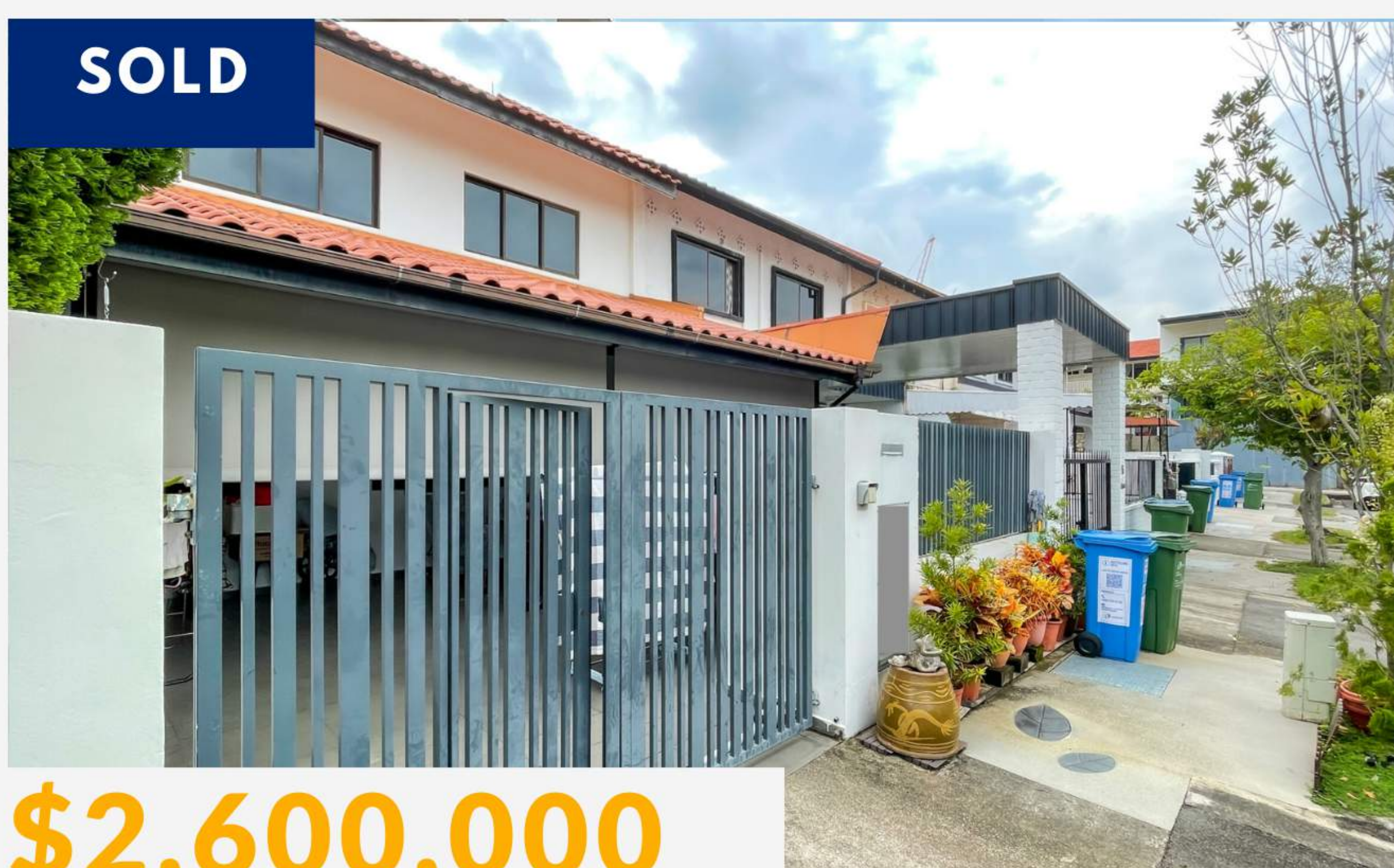


\$2,930,000

Inter-Terrace @ How Sun Road
Residential | 1,265 Sqft

This image features a row of inter-terrace houses with a mix of blue and white facades. A green corrugated metal fence is in the foreground, and a clear blue sky is visible above the buildings.

SOLD



\$2,600,000

Inter-Terrace @ How Sun Avenue
Residential | 1,281 Sqft

This image shows a row of inter-terrace houses with a white facade and a blue metal gate. A paved area with some potted plants and a blue trash bin is in the foreground.

SOLD



\$2,310,000

Inter-Terrace @ How Sun Road
Residential | 1,265 Sqft

This image displays a row of inter-terrace houses with a yellow facade and a white metal gate. A paved area with a black car and some greenery is in the foreground.

ASIANPRIME TRACK RECORDS



SOLD

\$4,788,000

East Village

Commercial | 969 Sqft



SOLD

\$3,269,900

101 Beach Road

Commercial | 2,202 Sqft



SOLD

\$2,460,000

Sembawang Road

Commercial | 1,260 Sqft



SOLD

\$1,258,000

The Pinnacle @ Duxton

HDB | 1,151 Sqft

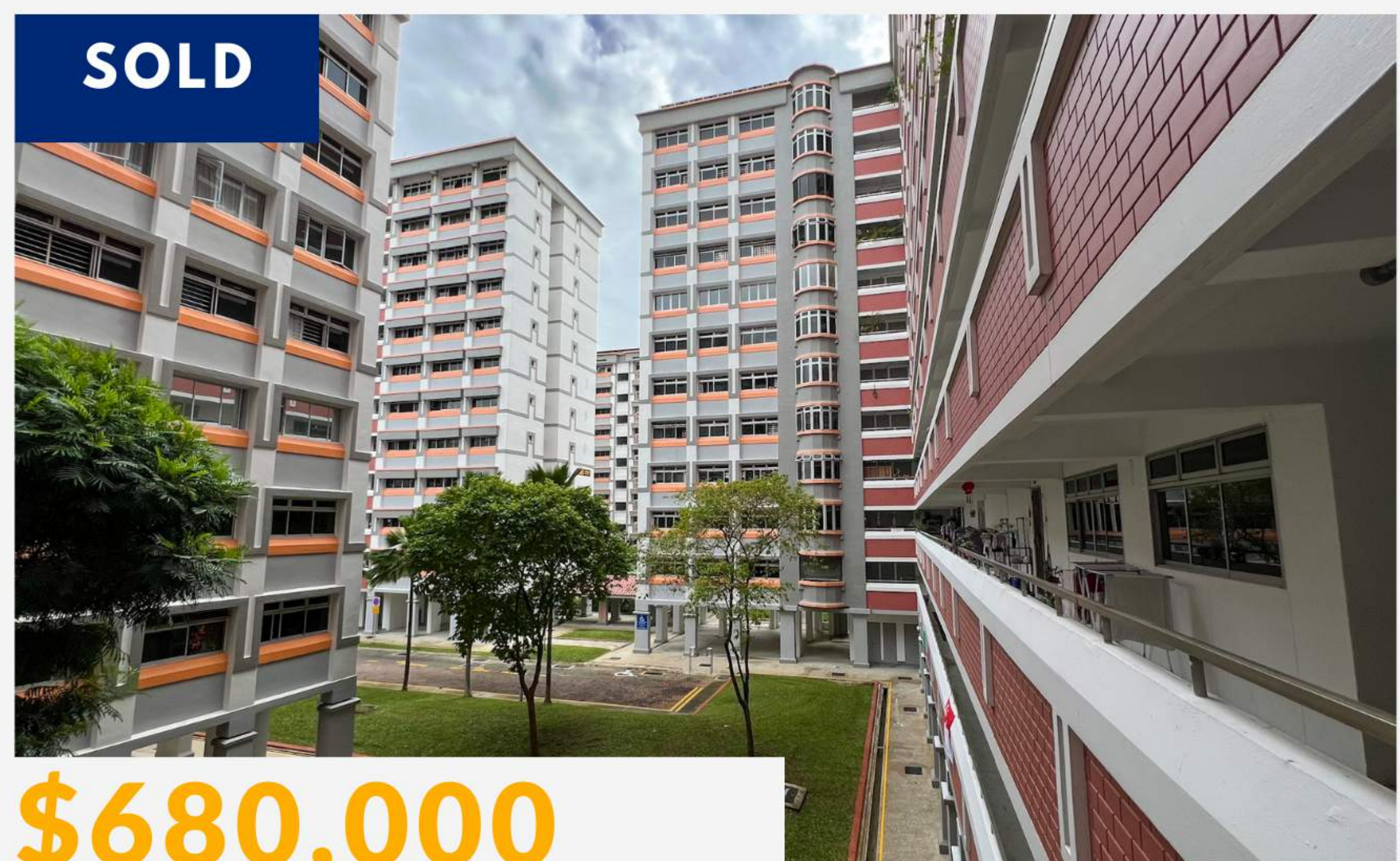


SOLD

\$790,000

61B Strathmore Avenue

HDB | 1,012 Sqft



SOLD

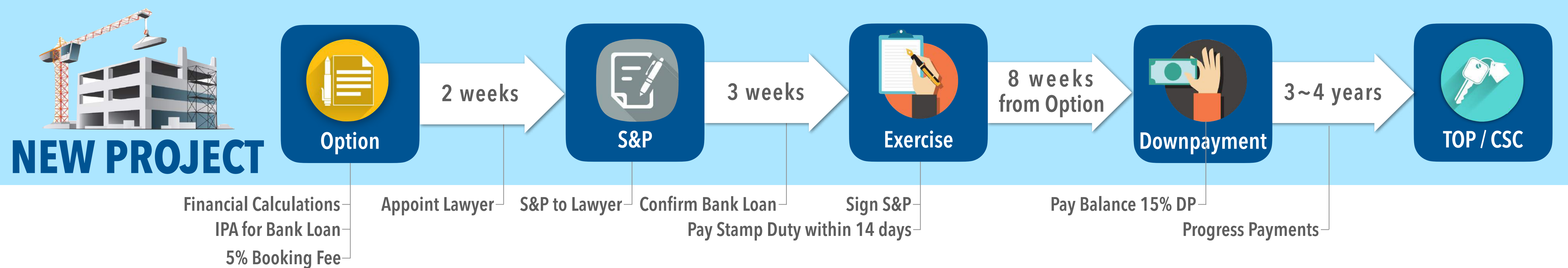
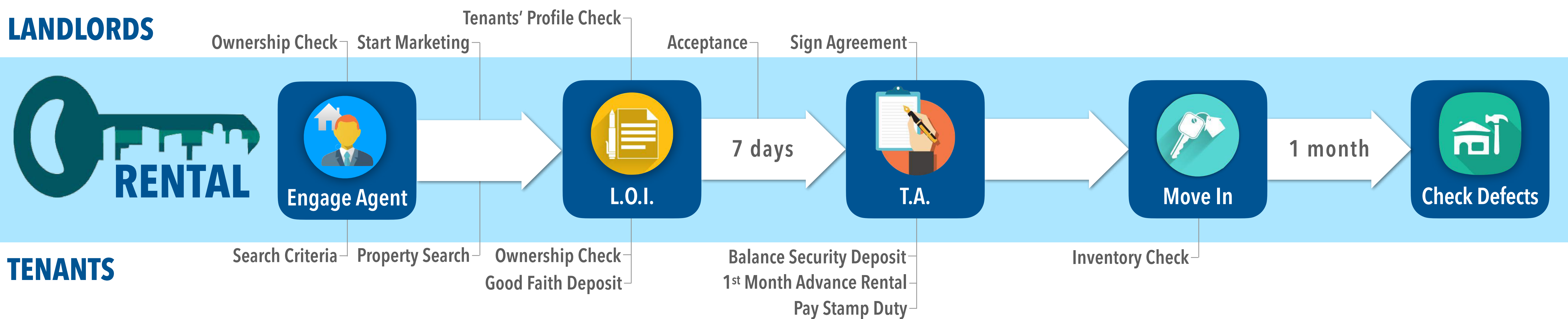
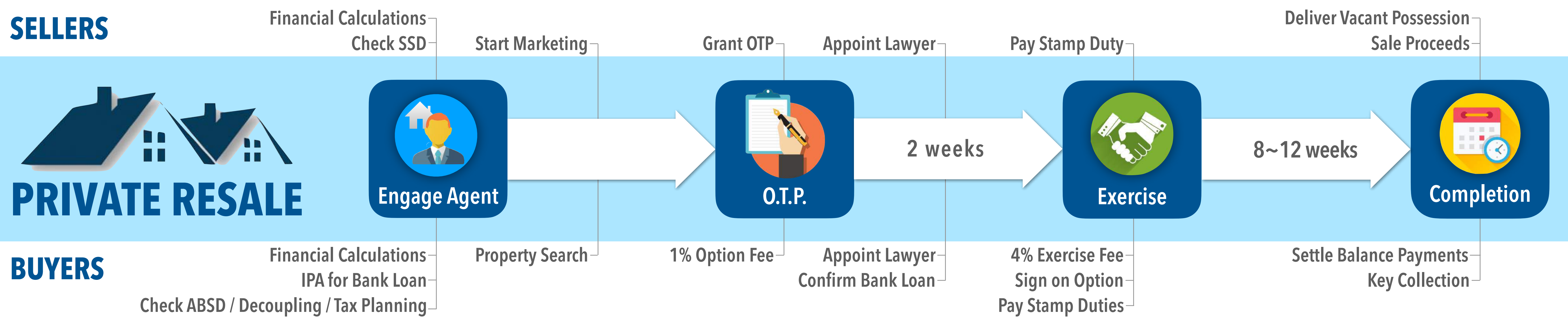
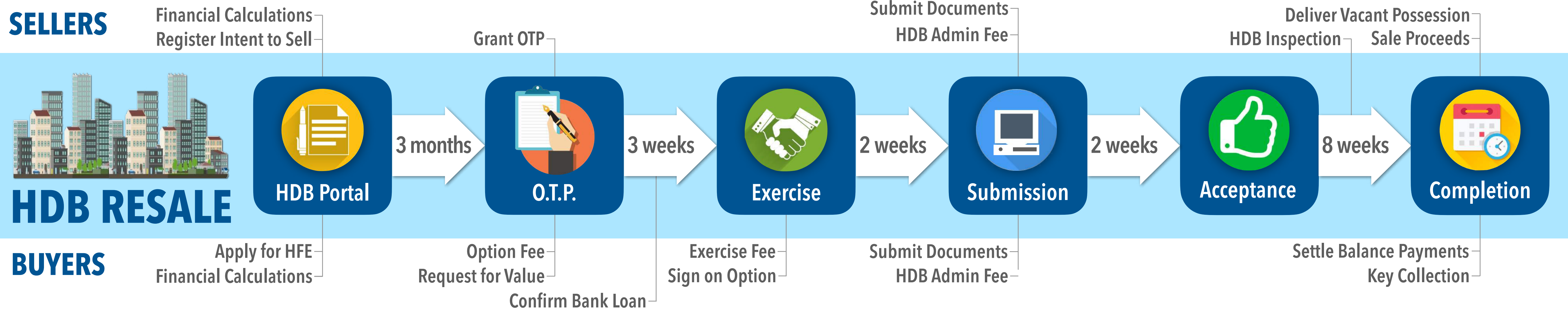
\$680,000

Blk 391 Tampines Avenue 7

HDB | 1,475 Sqft



At A Glance Typical Transaction Procedures & Timelines



Progressive Payment Scheme - Payment Schedule

| | % |
|---|----|
| 1. Booking of unit (5% Option Fee Immediate +20% Exercise Fee within 8 weeks) | 20 |
| 2. Notice that the foundation works of the Unit has been completed | 10 |
| 3. Notice that the reinforced concrete framework of the Unit has been completed | 10 |
| 4. Notice that the Brick Walls of the Unit have been completed | 5 |
| 5. Notice that the Ceiling of the Unit have been completed | 5 |
| 6. Notice that the Door and Windows are in position, and the electrical wiring (without Fittings), the internal plastering and plumbing of the Unit have been completed | 5 |
| 7. Notice that the Carpark, Roads and Drains serving the Housing Project have been complete | 5 |
| 8. Notice of Vacant Possession and the Temporary Occupation Permit or Certificate of Statutory Completion In respect of the Unit (or a certified copy thereof) | 25 |
| 9. On Legal Completion after Certificate of Statutory Completion is issued | 15 |

HOW DO I PLAN THE TIMELINE FOR THE SALE AND PURCHASE OF MY UNIT?

该如何规划买卖的程序和时间的分配?

HOW MUCH WILL I GET UPON SELLING MY UNIT?

房子成交后，我会拿回多少现金?

I CURRENTLY OWN A FEW PROPERTIES. CAN I TAKE UP ANY MORE LOANS?

我目前拥有几间房产，我还可以贷款吗?

I AM RETIRED, OR I DO NOT HAVE ANY INCOME. CAN I TAKE UP A BANK LOAN?

我已经退休或没有任何收入，我可以贷款吗?

HOW DO I DO TAX PLANNING ON ADDITIONAL BUYERS' STAMP DUTY (ABSD)?

我如何通过税务规划节省额外买方印花税?

WHAT ARE THE GOOD DEALS IN THE MARKET?

市场上有什么物超所值的项目吗?

Our Value Added Services
为您提供的最优质的服务



Commercial

商用产业



Industrial

工业用途



Residential

住宅产业



Analysis

市场分析



Loans

贷款咨询



Financials

财务规划



Management

产业管理



Consultancy

咨询服务

Property Cooling Measures



There are multiple cooling measures introduced to cool down Singapore's red-hot Property Market since 2009

Loan to Value

| Loan to Value for Private Residential Properties | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|
| | 1st Loan | | 2nd Loan | | 3rd Loan | |
| Loan Tenure | ≤ 30 yrs | > 30 yrs | ≤ 30 yrs | > 30 yrs | ≤ 30 yrs | > 30 yrs |
| Loan Tenure + Current Age | ≤ 65 y.o. | > 65 y.o. | ≤ 65 y.o. | > 65 y.o. | ≤ 65 y.o. | > 65 y.o. |
| Loan-To-Value | 75% | 55% | 45% | 25% | 35% | 15% |
| Minimum Cash Downpayment | 5% | 10% | 25% | 25% | 25% | 25% |

NOTE: Non-individual Borrowers: Max LTV = 15%

Seller's Stamp Duty (SSD)

| Seller's Stamp Duty w.e.f. 11 March 2017 | | | |
|--|-------------------|--------------------|------------|
| HOLDING PERIOD (HP) | | | |
| HP ≤ 1 year | 1 yr < HP ≤ 2 yrs | 2 yrs < HP ≤ 3 yrs | HP > 3 yrs |
| 12% | 8% | 4% | 0% |

Buyer's Stamp Duty (BSD)

| Buyer's Stamp Duty w.e.f. 14 February 2023 | | | | |
|---|--------------------------------|-------------------------------|--------------------------------|-------------------------------|
| Higher of Purchase Price or Market Value of Property | Residential Property | | Non-Residential Property | |
| | Rates on or before 14 Feb 2023 | Rates on or after 14 Feb 2023 | Rates on or before 14 Feb 2023 | Rates on or after 14 Feb 2023 |
| First \$180,000 | 1% | 1% | 1% | 1% |
| Next \$180,000 Purchase Price > \$180k to ≤ \$360k | 2% | 2% | 2% | 2% |
| Next \$640,000 Purchase Price > \$360k to ≤ \$1m | 3% | 3% | 3% | 3% |
| Next \$500,000 Purchase Price > \$1m to ≤ \$1.5m | 4% | 4% | | 4% |
| Next \$1,500,000 Purchase Price > \$1.5m to ≤ \$3m | | 5% | | 5% |
| > \$3,000,000 Purchase Price > \$3m | | 6% | | |

Additional Buyer's Stamp Duty (ABSD)

| CITIZENSHIP | RESIDENTIAL PROPERTY COUNT | BEFORE | NOW w.e.f. 27 Apr 2023 |
|-------------------------|----------------------------|--------|------------------------|
| Singapore Citizens (SC) | 1st | 0% | 0% |
| | 2nd | 17% | 20% |
| | 3rd or more | 25% | 30% |
| Permanent Resident (PR) | 1st | 5% | 5% |
| | 2nd | 25% | 30% |
| | 3rd or more | 30% | 35% |
| Foreigners (FR) | Any Residential Property | 30% | 60% |
| Entities | Any Residential Property | 35% | 65% |
| Developers | Remittable | | 35% |
| | Non-Remittable | | 5% |

27th April 2023

1. ABSD rates for Singaporeans and SPRs purchasing their first residential property will remain unchanged at 0% and 5%, respectively
2. Rates for individual Singaporeans buying their second property will be raised to 20%, while SPRs ABSD rates will be raised to 30%
3. Rates for individual Singaporeans buying their third property will be raised by 30%, while SPRs ABSD rates will be raised to 35%
4. Rates for individuals Foreigners buying any residential property will be raised to 60% (except for Foreigners Eligible for ABSD Remission under Free Trade Agreements (FTAs))
5. Corporate entity's ABSD rates will be increased to 65%

30th September 2022

1. The Loan-to-Value (LTV) limit for HDB loans will be lowered from 85% to 80%
2. Increase in Total Debt Servicing Ratio (TDSR) and Mortgage Servicing Ratio (MSR) by 0.5%. Bank Loan's interest floor rate is 4% and HDB interest floor rate is 3%
3. Private homeowners will need to wait for 15 months after the sale of their home before they can purchase a non-subsidised HDB resale flat. This 15-month wait-out period will be exempted for seniors aged 55 and above who are moving from their private property to a 4-room or smaller resale flat.

16th December 2021

1. ABSD rates for Singaporeans and SPRs purchasing their first residential property will remain unchanged at 0% and 5%, respectively
2. Rates for individual Singaporeans buying their second property will be raised to 17%, while SPRs ABSD rates will be raised to 25%
3. Rates for individual Singaporeans buying their third property will be raised by 25%, while SPRs ABSD rates will be raised to 30%
4. Rates for individuals Foreigners buying any residential property will be raised to 30% (except for Foreigners Eligible for ABSD Remission under Free Trade Agreements (FTAs))
5. Corporate entity's ABSD rates will be increased to 35%; Non-remittable ABSD on residential developers will be 5%
6. Total Debt Servicing Ratio (TDSR) capped at 55% for property loans
7. LTV for HDB-granted loans reduced to 85%

6th July 2018

1. ABSD rates for Singaporeans and SPRs purchasing their first residential property will remain unchanged at 0% and 5%, respectively; Rates for individuals buying their second and subsequent properties will be raised by 5%, while that for corporate entities will be increased by 10%; Non-remittable ABSD on residential developers 5%
2. LTV limits tightened by 5% for all housing loans granted by financial institutions

11th of March 2017

1. Seller Stamp Duty (SSD) was reduced by 4% for each tier. With this change, SSD will only apply to properties sold within three years of purchase, down from 4 years.
2. TDSR will not apply to mortgage equity withdrawal loans with Loan-to-Value (LTV) ratio equal to or below 50%
3. Introduced Additional Conveyance Duties (ACD) for Property Holding Equity (PHE). ACD plugs a loophole which exempted companies from paying ABSD and BSD in the past. A PHE is a company whose primary (i.e., > 50%) tangible assets are Singapore residential properties.

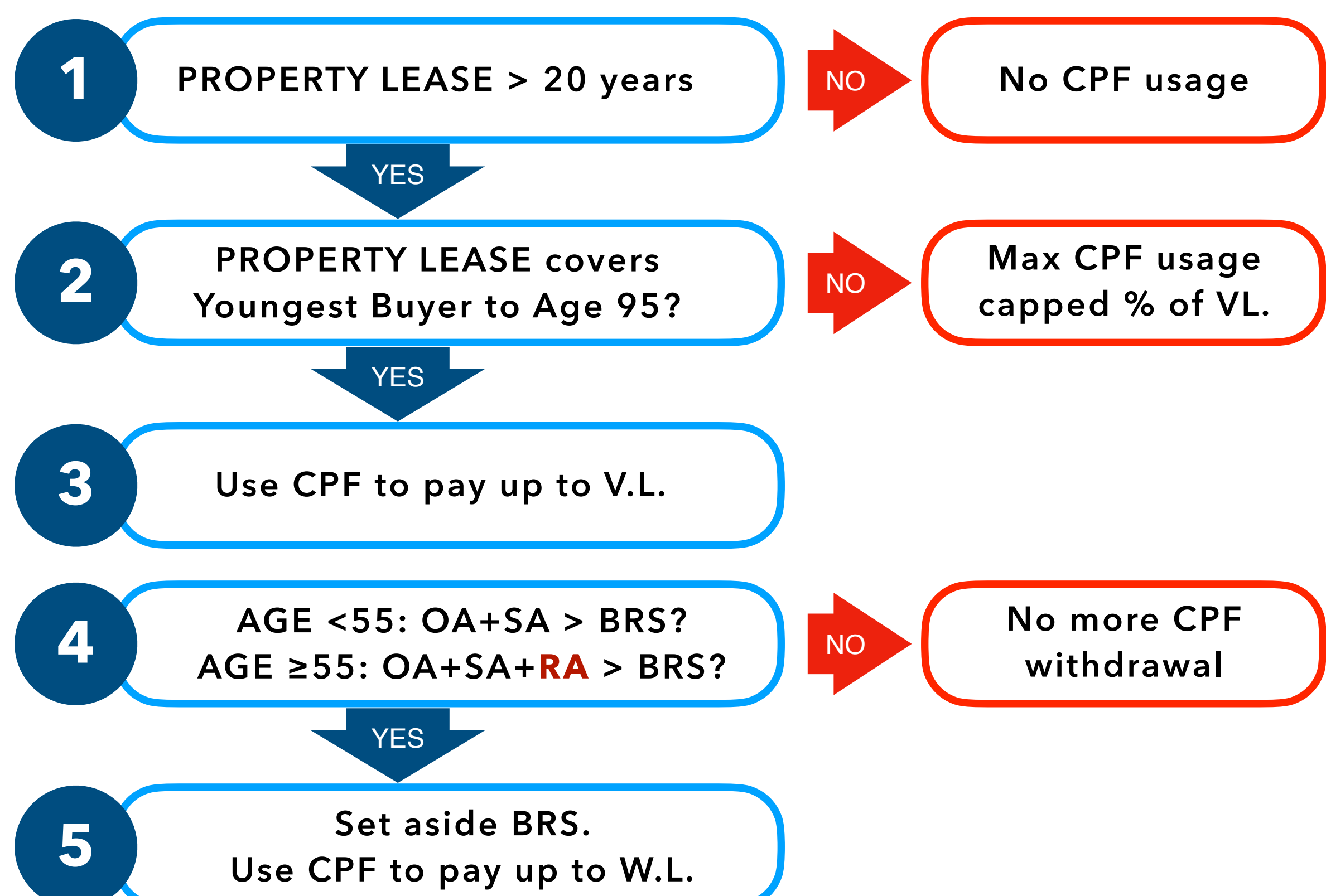
Seller's Stamp Duty Remission

| WHO | CONDITIONS FOR SSD EXEMPTIONS |
|------------------------------------|--|
| Licensed Housing Developer | Need not pay SSD when selling residential properties developed by them. |
| Public Authority | (e.g. HDB and JTC) in exercising their functions and duties need not pay SSD when selling residential properties. |
| Residential Property Owners | When their properties are acquired by the Government under the Land Acquisition Act When disposing their residential properties due to bankruptcy |
| Companies | When disposing of their residential properties upon involuntary winding up |
| Foreigner | When they have to sell their residential properties as required under the Residential Properties Act |
| HDB Flat Owner | Flats have been identified for Selective Enbloc Redevelopment Scheme (SERS) but sell their flats in the open market before HDB claims them. |
| | Flats returned to HDB as a result of re-possession by HDB or under the SERS. |
| | Marries a person who owns another HDB flat and the couple is required under the HDB regulations to dispose of either one of the HDB flats |
| Individuals who inherit a HDB Flat | Under the HDB's regulations is required to dispose of either the inherited HDB flat or the existing HDB flat |
| | Under the HDB's regulations is required to dispose of the inherited HDB flat because they own Private Residential Properties or Overseas Properties |

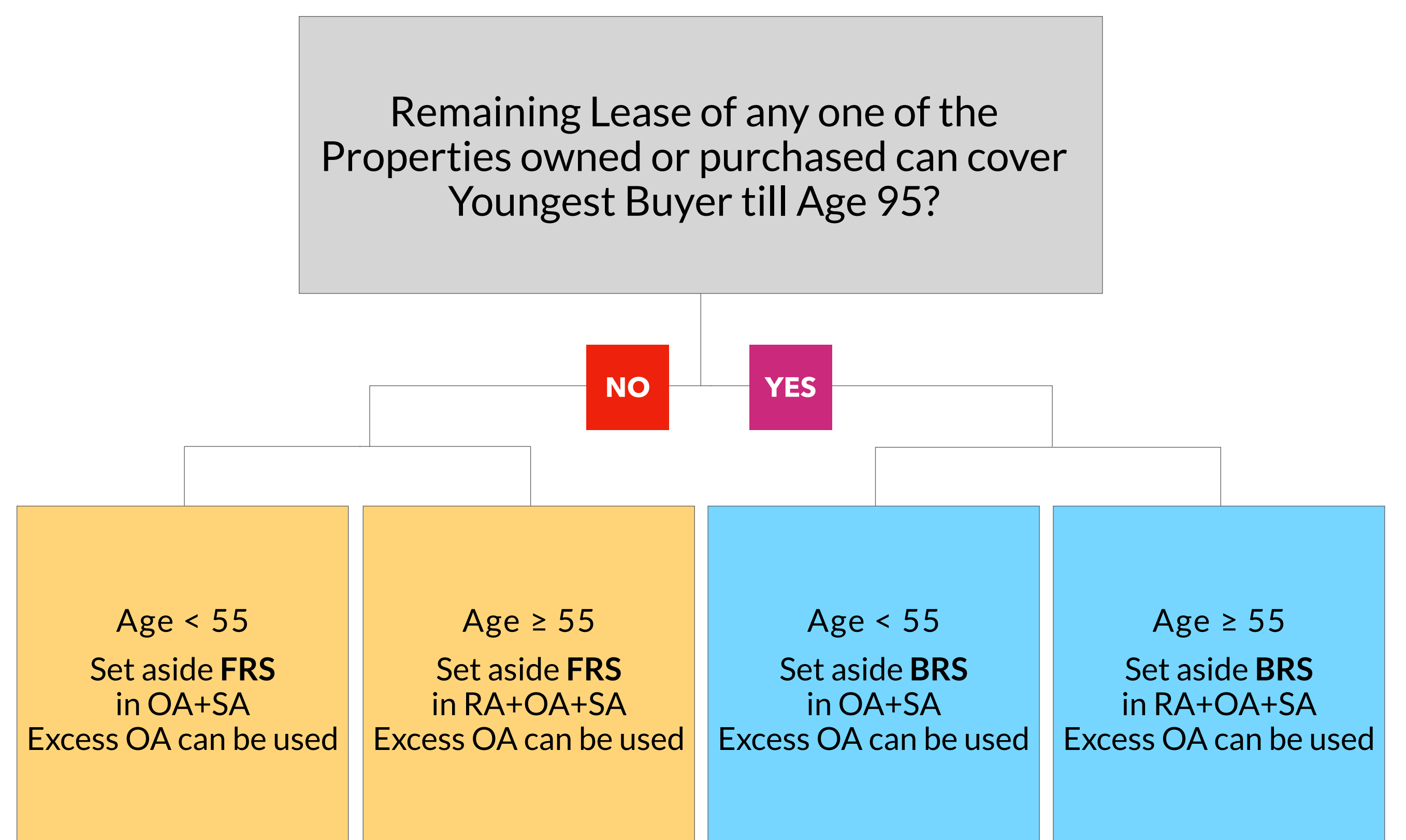
CPF Full and Basic Retirement Sum

| BIRTH YEAR | YEAR WHEN YOU ARE AT AGE 55 | BASIC RETIREMENT SUM (BRS) | FULL RETIREMENT SUM (FRS) |
|------------|-----------------------------|----------------------------|---------------------------|
| 1961 | 2016 | \$80,500 | \$161,000 |
| 1962 | 2017 | \$83,000 | \$166,000 |
| 1963 | 2018 | \$85,500 | \$171,000 |
| 1964 | 2019 | \$88,000 | \$176,000 |
| 1965 | 2020 | \$90,500 | \$181,000 |
| 1966 | 2021 | \$93,000 | \$186,000 |
| 1967 | 2022 | \$96,000 | \$192,000 |
| 1968 | 2023 | \$99,400 | \$198,800 |
| 1969 | 2024 | \$102,900 | \$205,800 |
| 1970 | 2025 | \$106,500 | \$213,000 |
| 1971 | 2026 | \$110,200 | \$220,400 |
| 1972 | 2027 | \$114,100 | \$228,200 |

CPF for 1st Property Purchase



CPF for 2nd Property Purchase





ASIAN PRIME

RHK LAND CORPORATION

THE VELARIS RESIDENCES
SINGAPORE PROPERTY SHOW

OCTOBER 21 & 22, 2023
(SATURDAY & SUNDAY)
10:00AM - 6:00 PM

JW MARRIOTT SINGAPORE SOUTH BEACH
ALPHA-BRAVO, THE ASSEMBLY, LEVEL 1
30 BEACH ROAD SINGAPORE 189763



"ASIANPRIME
PROPERTIES ARE
AMONG THE MOST
COMPETENT"



Mr Chan
Multiple Home Owner

I have worked in many countries
and with one of the best
consultants in the world.
AsianPrime Properties are
definitely among the most
competent.



"IT HAD BEEN A
BREEZE!"



Mr Chan
Investor

Thank you, AsianPrime Properties,
for providing me with the step by
step guidance on my purchase and
managing my property while I was
overseas. It had been a breeze.



"SERVICE-
ORIENTED AND
PROMPT TO MY
ENQUIRIES"



Mr Sim
Multiple Home Owner

AsianPrime Properties has been handling all my properties, including sale and rental management, since 2007. They are service-oriented and prompt to my enquiries.



"WON OUR
FAMILY'S
COMPLETE TRUST
FOR OUR REAL
ESTATE NEEDS"



Mr Tay
Multiple Home Owner

A quintessential real estate professional firm. The consultants from AsianPrime Properties were firm, very truthful and extremely helpful. She has won our family's complete trust for our real estate needs.

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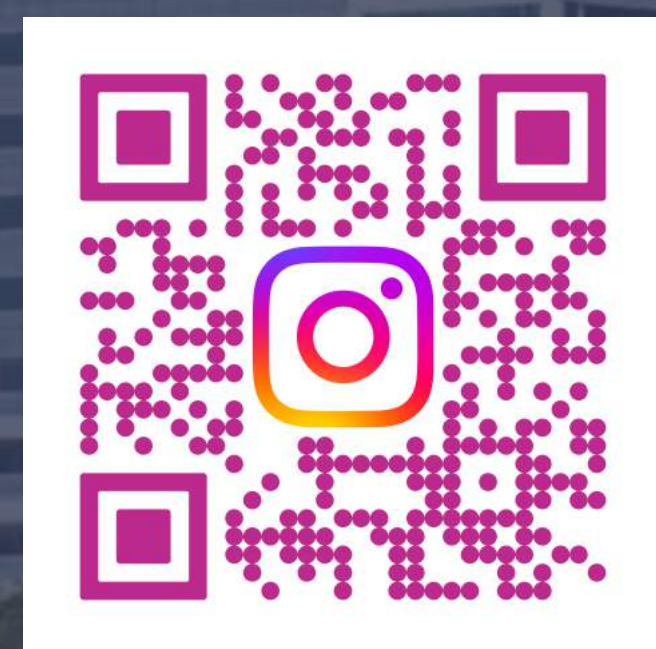
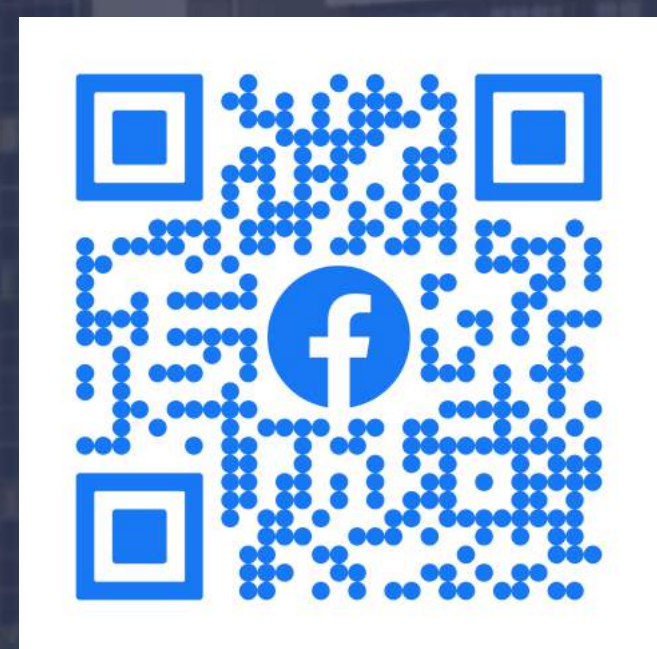
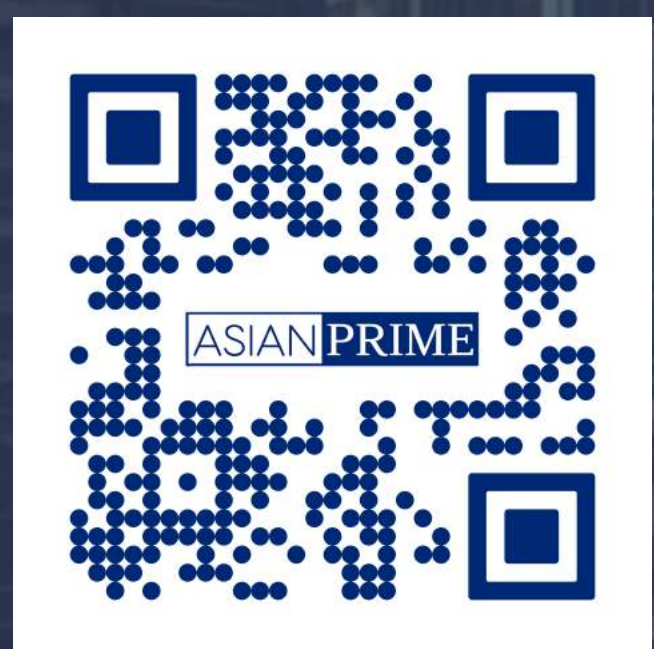
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