

Comparable Market Transactions within Chinatown Historic District For Past 1 Year : June 2025 to June 2026

<u>Date</u>	<u>Property Address</u>	<u>Tenure</u>	<u>No. of Storey</u>	<u>Land</u>	<u>GFA*</u>	<u>PSF*</u>	<u>Price</u>
16/06/2026	22 Keong Saik Road	Freehold	3.5	1,258	3,306	\$4,840	\$16,000,000
20/05/2026	116 Tanjong Pagar Road	99 wef 10 Jul 1989	2	893	1,607^	\$3,484	\$5,600,000
15/05/2026	3 Keong Saik Road	Freehold	3	1,287	3,236	\$6,799	\$22,000,000
05/03/2026	30 Stanley Street	Freehold	3.5	1,691	3,088	\$5,078	\$15,680,000
06/10/2025	78 Pagoda Street	99 wef 28 Aug 1995	3	1,145	3,092^	\$3,882	\$12,000,000

Source: URA

***Disclaimer:** - Gross Floor Area (GFA) Estimates & Data Sources

Transaction data has been compiled from official Urban Redevelopment Authority (URA) records, with supplementary property information obtained from publicly available real estate platforms, market publications and other public sources.

^Gross Floor Area (GFA) information was not publicly available at the time of analysis. The GFA estimates adopted for these properties were derived using an industry-accepted estimation methodology, benchmarked against comparable shophouses and taking into consideration the number of storeys, five-foot way, internal courtyards and other observable building features.

All estimated GFA figures are indicative only and should not be regarded as official measurements. Stakeholders are advised to verify the actual GFA and physical dimensions through official survey plans, title documents or qualified professionals before making any investment, financial, legal or contractual decisions.