

PRIME RENTS (\$PSF/MO)

	QOQ Chg	12-Month Forecast
\$35.67 Orchard	▲	▲
\$20.44 Other City Areas	▲	▲
\$32.76 Suburban	▲	▲

ECONOMIC INDICATORS Q2 2024

	YOY Chg	12-Month Forecast
2.9% Real GDP Growth	▲	▼
2.8% Inflation Growth	▼	▼
-1.8% Retail Sales Change [^]	▼	▲

Source: Ministry of Trade & Industry (MTI), Singapore Department of Statistics (DOS)

[^] Sales drop in chained volume terms (excludes motor vehicle) as of July 2024 YTD

RETAIL SALES TO IMPROVE IN H2 2024

Singapore retail sales index fell 1.8% ytd (as of Jul 2024) reflecting slower consumer spending amidst inflationary pressures. Nonetheless, retail consumers continue to spend on experiences such as F&B while cutting back on spending on goods. Sales dropped most in Optical Goods & Books, Mini marts & Convenience Stores and Watches & Jewellery. In contrast, Food & Alcohol maintains the highest growth, driven by resilient demand for essentials by locals and tourists despite the stronger Singapore dollar and GST hike. Retail sales could pick up in H2 2024 with the year-end holidays and major events like the 2024 Singapore Grand Prix. The tight labor market and government measures to ease living expenses could support domestic consumption, while the visa exemption with China and the upcoming Chinese Golden Week may boost tourist levels.

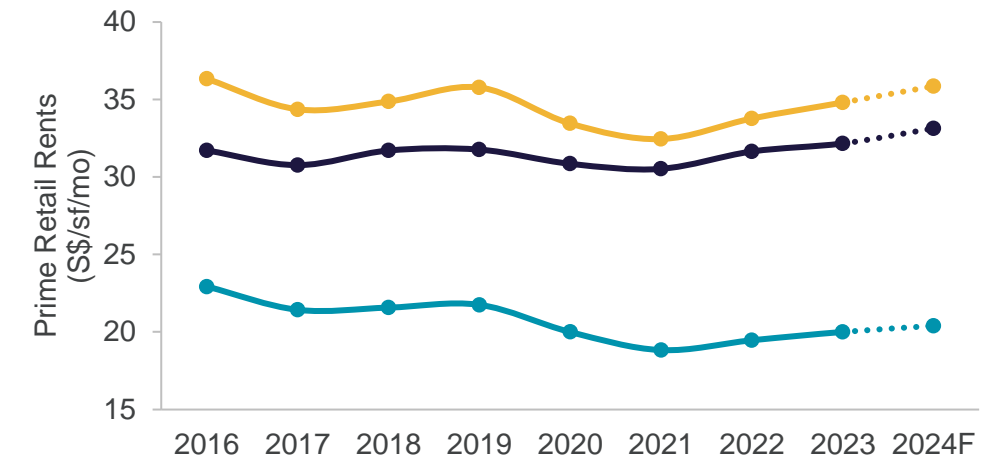
STRONG TAKEUP FOR SUBURBAN SPACES

Despite higher suburban/city fringe retail supply, overall suburban vacancy rates have remained low at 5.9% in Q2 2024, compared to 7.1% in Orchard and 8.2% in other city areas. Both local and international retailers remain keen to expand and open in tier-1 suburban retail malls. For example, Tampines 1 attained 100% committed occupancy with 68 new-to-mall concepts before its AEI completion in Sep 2024. Newly opened Pasir Ris mall has also achieved a healthy pre-commitment rate. Chinese F&Bs Bingz, Bantianyao Grilled Fish, Summer Bliss, Micun Bibimbap and Ging Sun Ho King of Bun have debuted at suburban malls. Hong Kong cosmetic chain Sa Sa also expanded four more suburban outlets this year after reopening at Jurong Point, also a suburban mall, in December 2023. While suburban/city fringe supply will rise sharply in 2025, it is about the same level as the pre-pandemic historical (2015-2019) annual average of 0.6 msf.

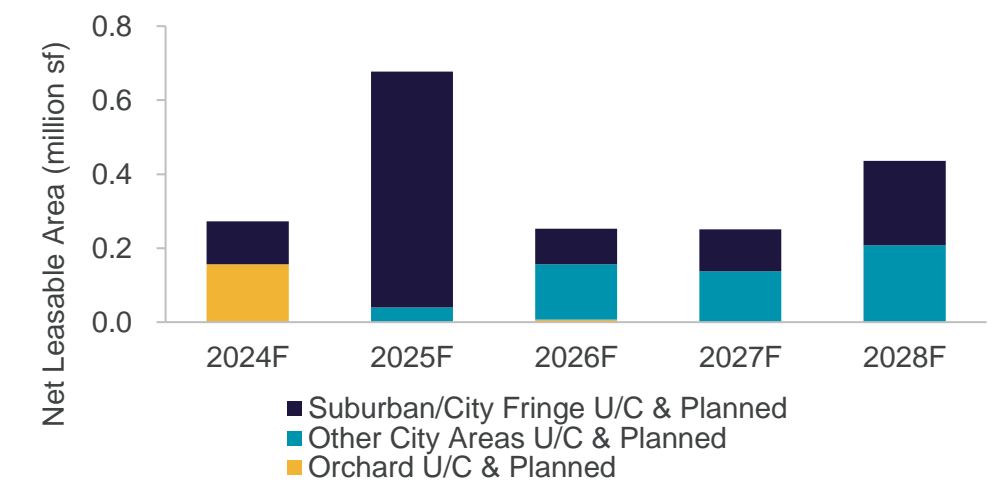
RETAIL RENTS CONTINUE TO GROW

Islandwide retail rents continued to grow by 0.7% qoq to \$29.62 psf/mo in Q3 2023, only about 0.2% below the pre-pandemic rate of \$29.68 psf/mo, indicating a steady recovery path underpinned by limited new supply and resilient demand. Supported by ongoing tourism recovery, prime retail rents in Orchard and Other City Areas increased by 0.5% and 0.7% qoq respectively. Fuelled by low vacancy rates and robust retailer demand, Suburban prime rents saw the strongest growth at 0.9% qoq.

PRIME RETAIL RENTS



RETAIL SUPPLY PIPELINE



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT SPACE (SF)	OVERALL VACANCY RATE	Q2 2024 OVERALL NET ABSORPTION (SF)	Q2 2024 OVERALL NET SUPPLY (SF)	PLANNED & UNDER CNSTR (SF)	PRIME GROSS EFFECTIVE RENT (\$\$/SF/MO)	QOQ 2024 CHANGE (%)
Orchard	7,169,000	506,000	7.1%	0	22,000	164,000	35.67	0.5
Other City Areas	18,245,000	1,496,000	8.2%	108,000	65,000	535,000	20.44	0.7
Suburban	42,819,000	2,508,000	5.9%	388,000	377,000	1,190,000	32.76	0.9
SINGAPORE TOTAL	68,232,000	4,510,000	6.6%	495,000	463,000	1,889,000	29.62	0.7

*Market statistics reflect data for Q2 2024 except for rents that reflect average gross effective rates at prime spaces for Q3 2024

NOTABLE RETAIL OPENINGS Q3 2024

PROPERTY	SUBMARKET	TENANT	ESTIMATED SF	TYPE
Pasir Ris Mall	Suburban	Timezone	9,900	Arcade
Raffles City	Other City Areas	Lumine	7,000	Department Store
Raffles City	Other City Areas	Vivino	2,000	Wine Store

KEY CONSTRUCTION COMPLETIONS Q3 2024 YTD

PROPERTY	SUBMARKET	MAJOR TENANTS	NET LEASABLE AREA SF ²
Pasir Ris Mall	Suburban	Cold Storage, Cantine by Kopitiam, Timezone	257,000
Tampines 1 AEI	Suburban	Notable new tenants - Hawkers' Street, Tiong Bahru Bakery	Additional 8,000 sf of NLA

KEY RETAIL PROJECTS PLANNED AND UNDER CONSTRUCTION

PROPERTY	SUBMARKET	NET LEASABLE AREA SF ²	EXPECTED COMPLETION DATE
Punggol Coast Mall	Suburban	165,000	2025
CanningHill Square	Other City Areas	87,000	2026
Lentor Modern	Suburban	96,000	2026
RWS Expansion by Genting Singapore	Suburban	228,000	2028

² Estimated Net Leasable Area

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