

**PVAI – SISV  
JOINT VALUATION CONFERENCE  
16 August – 18 August 2015**

**NEW DELHI, INDIA**



# **Growth of REIT in Singapore**

Presented by

**Teo Li Kim**  
Singapore  
Director, PROJECT  
SISV

# Agenda

1. What is a REIT?
2. Growth of S-REIT Market
3. Type of Real Estate into REITs
  - Office Sector
  - Retail Sector
  - Industrial Sector
  - Hospitality Sector
4. Use of DCF for valuing REIT
5. REIT STRUCTURE
6. REITs -Asset Values by Sectors
7. Market Outlook

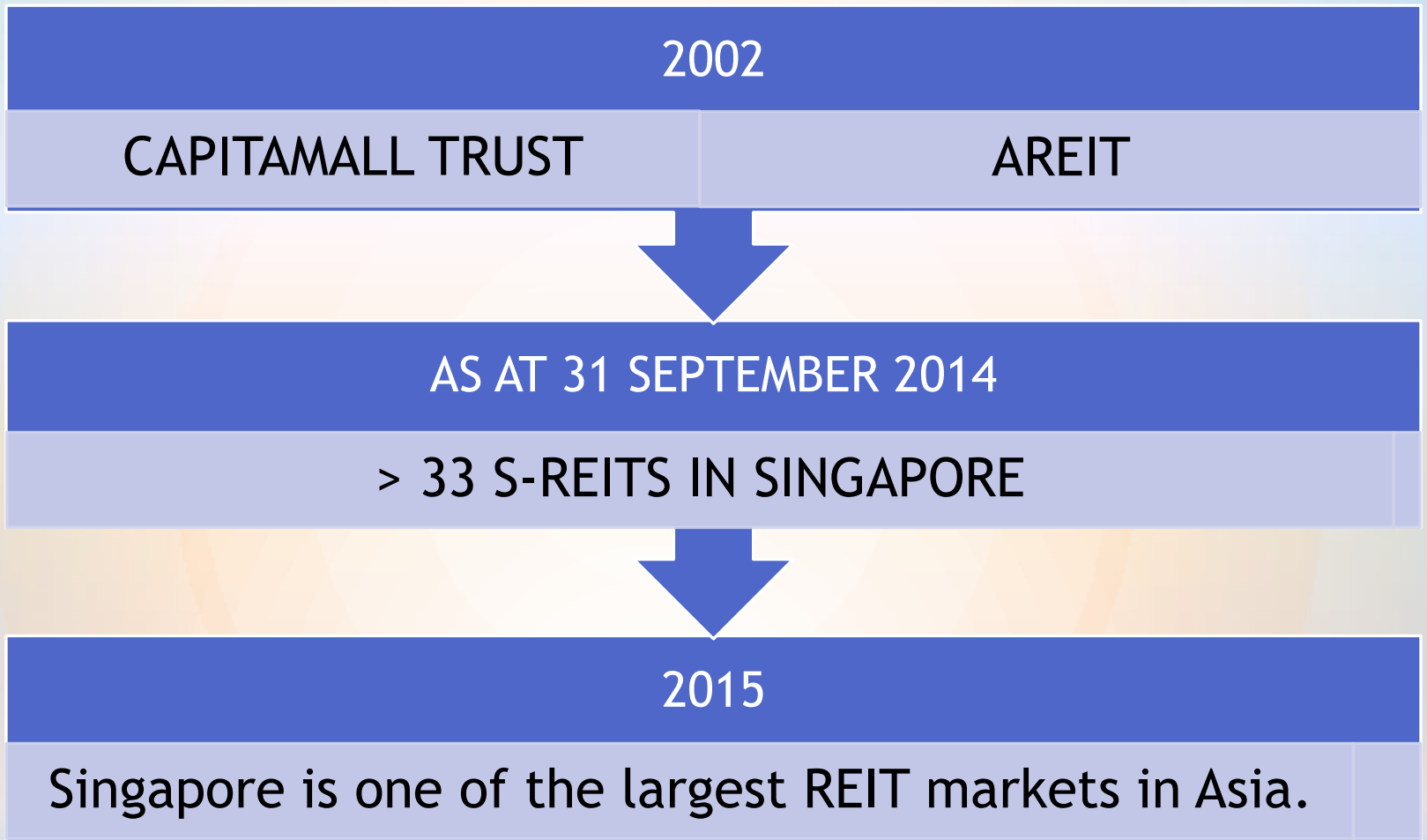
\* REIT is a company that owns and operates income-producing real estate or assets and these are likely to include varied commercial real estate such as office, industrial, retail, warehouse, serviced apartments, hotel rooms and other types of properties in the market.

# \* WHAT IS A REIT

# The Monetary Authority of Singapore (MAS)

Singapore's REITs or S-REITs market was established to provide investors with an opportunity to gain exposure to real estate.

\* REIT - BY MAS



# \* Growth of S-REIT Market



OFFICE



RETAIL



INDUSTRIAL



HOSPITALITY

# \* TYPE OF REAL ESTATE INTO REIT



Tampines Mall



Westgate Mall



RAFFLES CITY SINGAPORE



Clarke Quay



Plaza Singapura



IMM

# \*CAPITAMALL TRUST







Merrill Lynch Harbourfront



PSA Building



\* MAPLETREE  
COMMERCIAL TRUST

**areit**  
ascendas



Nexus@one-north



Acer Building at International Business Park



Aperia



Infineon Building



5 Tai Seng Drive



Changi Logistics Centre

 **AREIT**

  
Singapore Institute of  
Surveyors and Valuers

# \* OUE HOSPITALITY TRUST



2002

- CapitaMall Trust
- Frasers Centrepoint Trust

2006

- Frasers Centrepoint Trust
- Starhill Global REIT (Prime REIT)

2011

- Mapletree Commercial REIT
- SPH REIT

2014

\* Commercial RETAIL  
REITS

2003  
2004

- CapitaCommercial Trust
- Suntec REIT

2005  
2006

- Keppel REIT
- Frasers Commercial Trust

2014

- OUE Commercial REIT

\* Commercial OFFICE  
REITS

2002  
2005

- Ascendas REIT
- Frasers Centrepoint Trust
- Mapletree Logistics Trust

2006  
2007

- Cambridge Industrial Trust
- Sabana Shari'ah Compliant Industrial REIT
- AIMS AMP Capital Industrial REIT

2010  
2013  
2014

- Cache Industrial Trust
- Mapletree Industrial Trust
- Soilbuild Industrial REIT
- Viva Industrial REIT

# \* INDUSTRIAL REITS

2006

- Ascott Residence Trust
- CDL Trust

2012

- Far East Hospitality REIT

2013

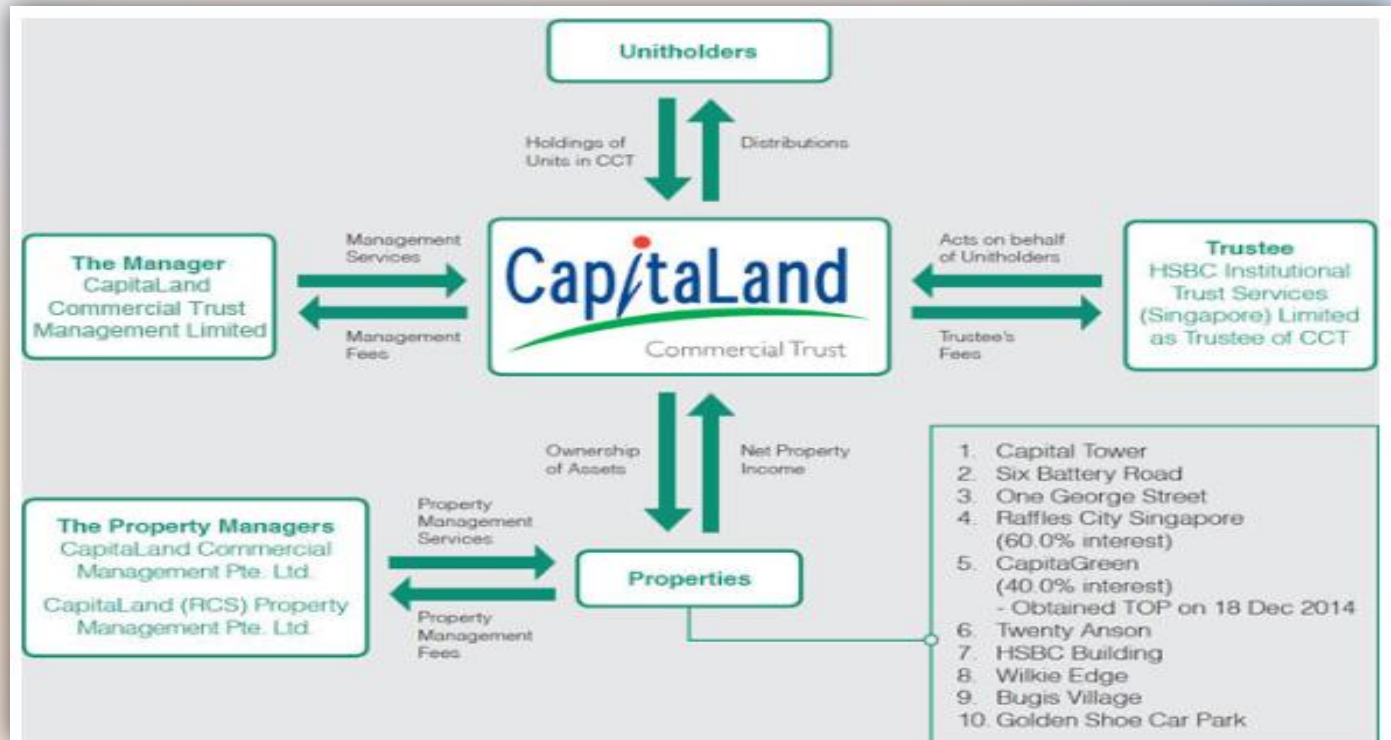
- OUE Hospitality Trust

# \* HOSPITALITY REITS

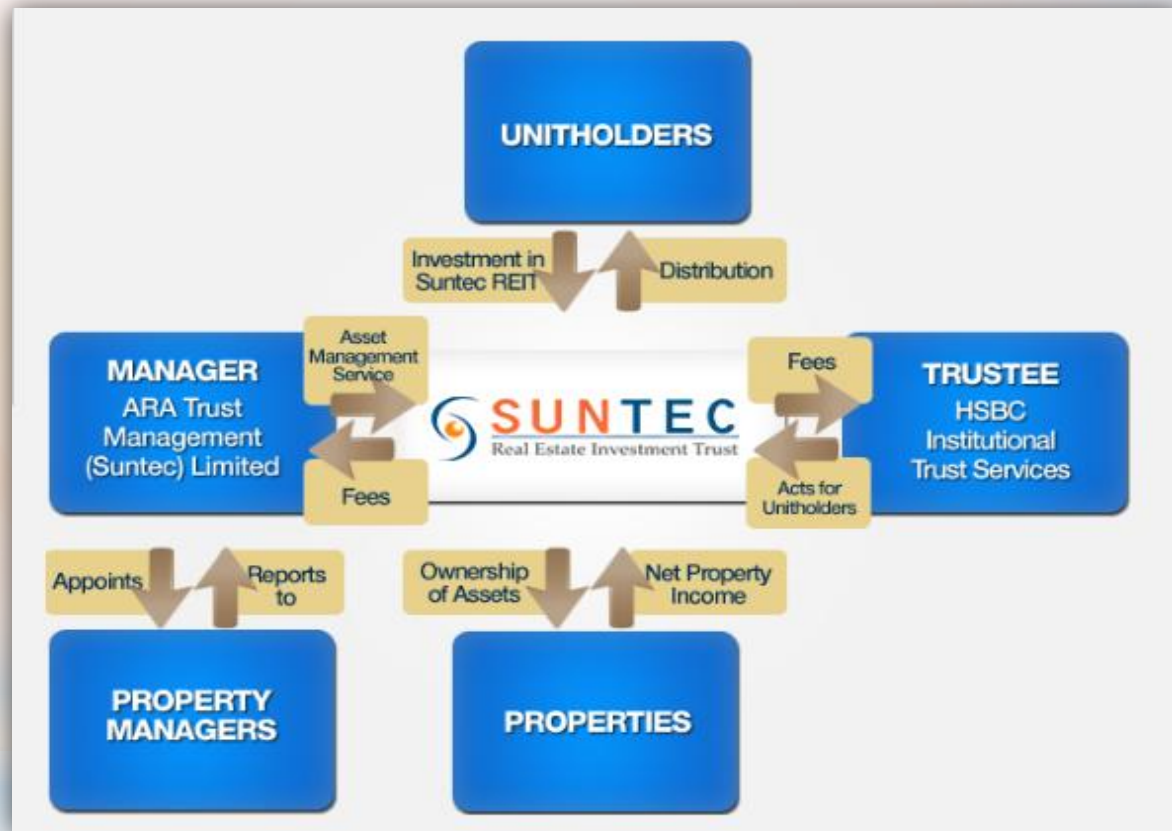
- \* Discounted Cash Flow is typically applied when computing a property that is income producing such as the REIT.
- \* Timing of the Income generating revenue and expenses of the property as well as rental growth, future increase in expenditure and disposal of the property at end of investment period

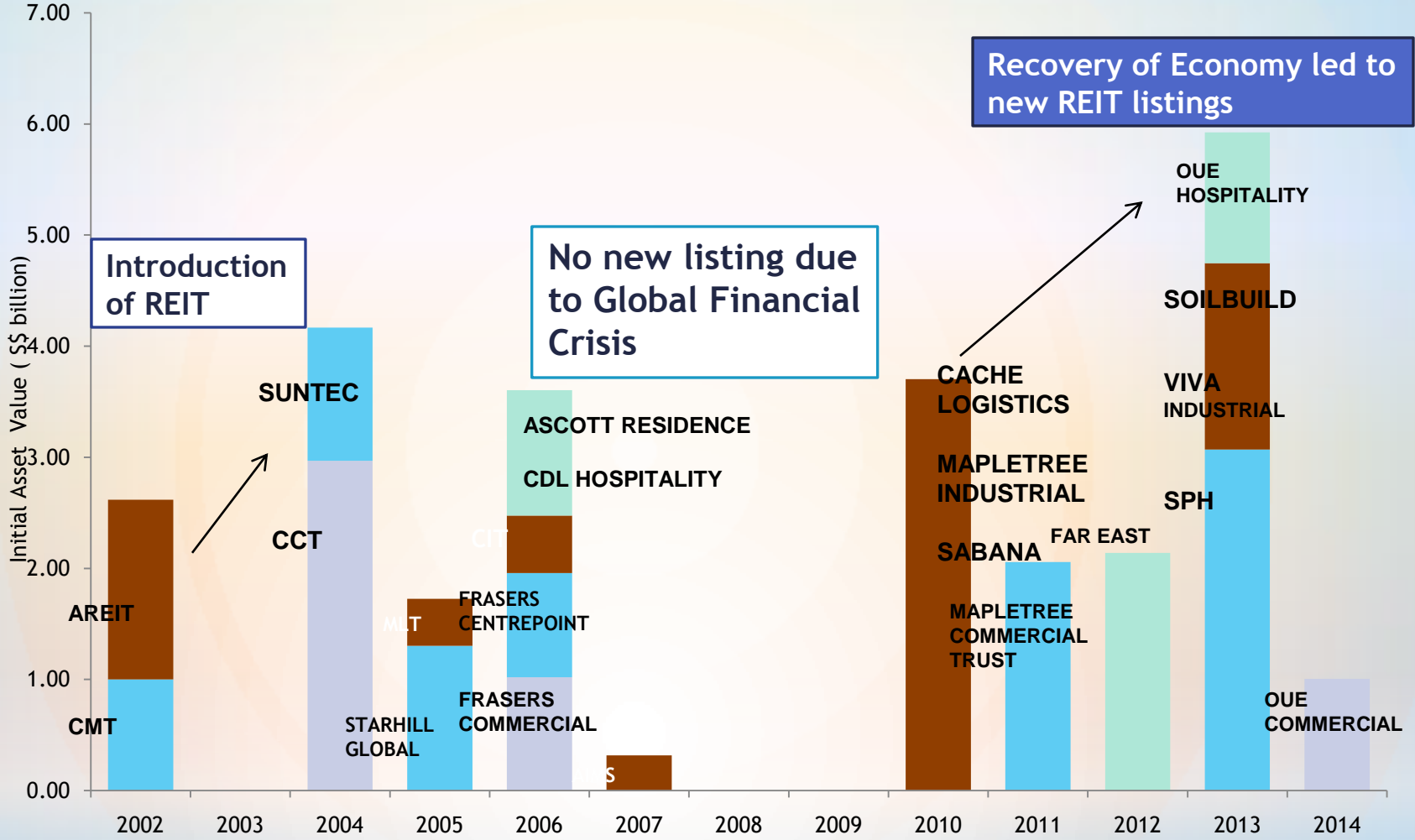
# \* DCF FOR REIT VALUATION





# \* REIT STRUCTURE



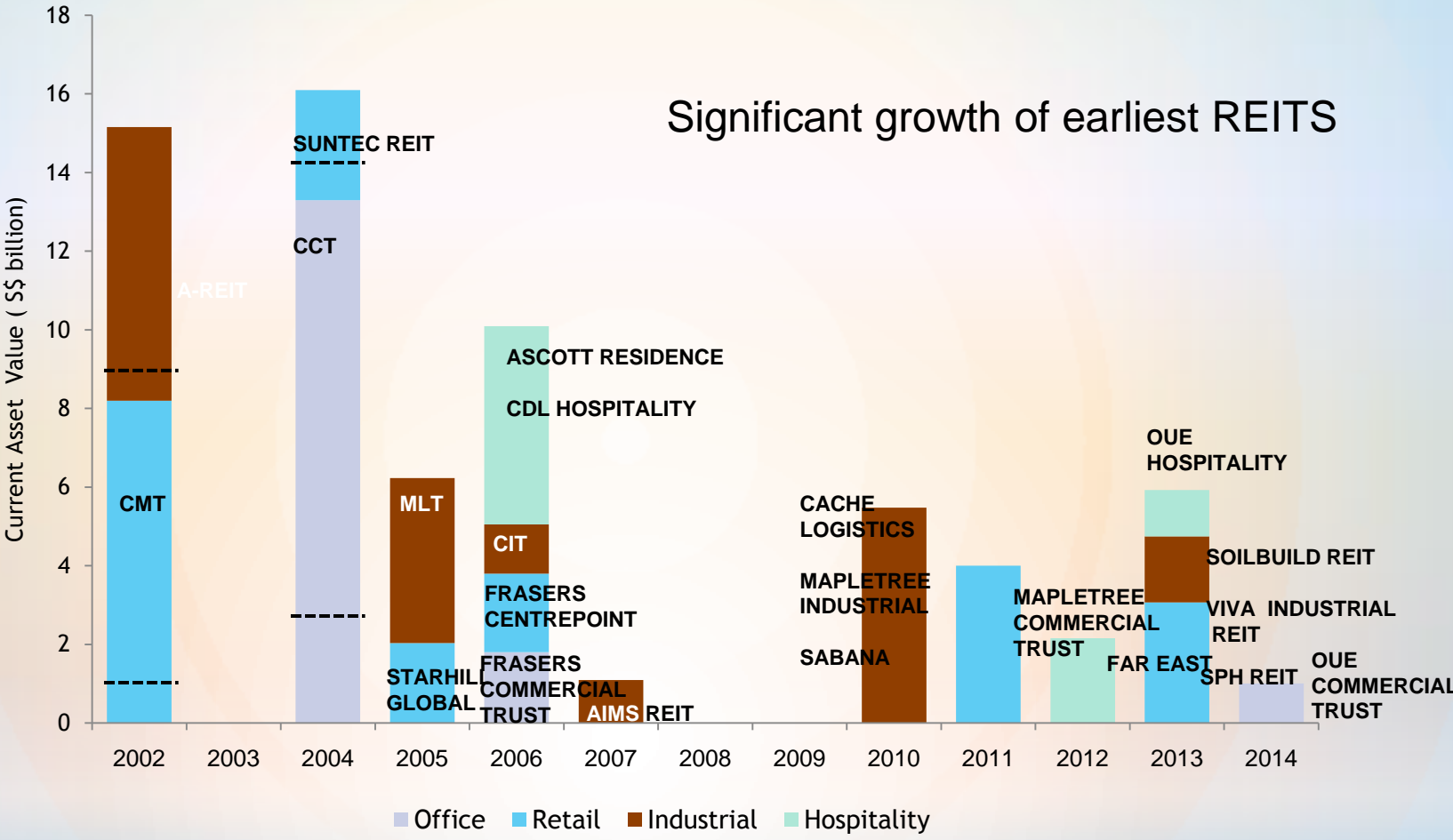


■ Office   
 ■ Retail   
 ■ Industrial   
 ■ Hospitality

# \* S-REITS – INITIAL ASSET VALUE BY SECTORS

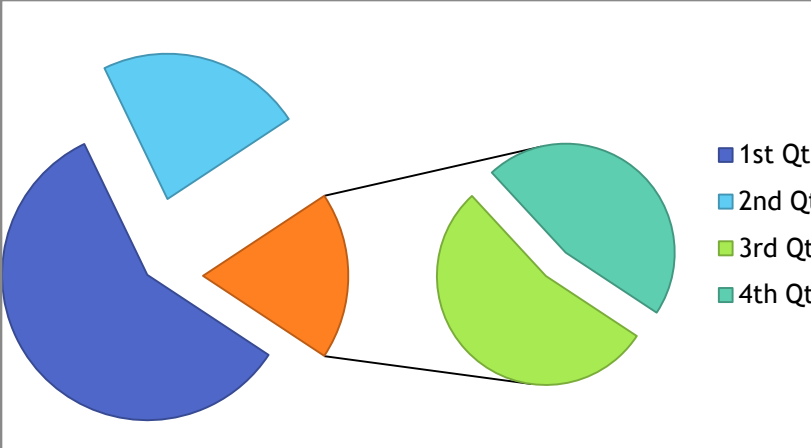


# Significant growth of earliest REITS



# \* S-REITS - END 2013 ASSET VALUE BY SECTORS





# \* OUTLOOK