

## **For Sale: Savills Singapore Markets Fully Leased Suntec Office Portfolio With More Than 4% Yield**

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**For Immediate Release** – Savills Singapore, as the exclusive marketing agent, is pleased to offer for sale a rare portfolio of three full office floors at Suntec Tower 1 & Tower 2, presenting investors with an opportunity to acquire a fully leased asset with immediate income visibility and yield above 4%.

The offering comprises Level 27 in Tower 1 and Levels 12 and 13 in Tower 2 with five individual strata titles, ranging from 3,498 sq ft to 14,273 sq ft. The portfolio has a total strata area of approximately 40,300 sq ft and is currently 100% occupied, providing stable rental income from day one.

Suntec City is a well-established integrated development featuring five Grade A office towers, one of Singapore's largest retail malls, and a world-class convention and exhibition centre. The development underwent extensive asset enhancement works in 2022, which included upgrades to the entrance lobbies, reception areas, lift lobbies, and common facilities. These improvements have further strengthened its positioning as a core office destination within the Marina Centre precinct. In addition, the development offers exceptional convenience, with over 3,000 parking spaces and dedicated sheltered drop-off points across the towers.

The asset benefits from direct, sheltered connectivity to City Hall, Promenade, and Esplanade MRT stations, providing access to the four MRT lines – North-South, East-West, Downtown, and Circle – and is well-connected to major expressways including the East Coast Parkway (ECP), Ayer Rajah Expressway (AYE), and Pan Island Expressway (PIE).

**Ms. Yap Hui Yee, Executive Director, Investment Sales & Capital Markets at Savills Singapore**, comments: “Fully leased strata office floors with stable income streams remain highly sought after, particularly among investors seeking yield visibility and flexibility in ownership. Suntec City’s established tenant base and central location continue to support resilient demand for quality strata office assets.”

“Beyond asset-specific fundamentals, Singapore continues to attract interest from regional and international investors seeking stability and transparency. These factors have supported sustained demand for well-located commercial assets,” she added.

Recent strata office transactions at Suntec City have demonstrated resilient buyer interest. In 2025, three full office floors were transacted at prices ranging from S\$3,200 to S\$3,364 per square foot (psf). This momentum continued into 2026, with a strata office unit recording a transaction price of S\$3,897 psf in January this year.

The guide price for the portfolio is S\$135 million, translating to an average of approximately S\$3,350 per square foot on strata area. Investors can expect to enjoy a yield above 4% on a fully let basis.

Both foreigners and companies are eligible to purchase, and no Additional Buyer’s Stamp Duty (ABSD) or Seller’s Stamp Duty (SSD) will be payable.

The sale will be conducted through an Expression of Interest (EOI) exercise closing on **15 May 2026, Friday at 3pm**. The floors may be purchased either individually or on a portfolio basis.

**-Ends-**



**For further information, please contact:**

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For over 160 years, Savills has been helping people thrive through place and spaces.

Listed on the London Stock Exchange, we have more than 40,000 professionals collaborating across over 70 countries, delivering unrivalled coverage and expertise to the world of commercial and prime residential real estate.

By applying world research data and trends to local and global settings, we're able to empower our clients with insights from the forefront of the industry – bringing their aspirations to life through innovative, tailor-made solutions.

Whether we are working with a global corporate looking to expand, an investor seeking to sustainably optimise their portfolio, or a family trying to find a new home, we help our clients make better property decisions.

Savills Singapore puts our clients at the forefront of everything we do. And that has led us to where we are today – an award-winning real estate services provider in the Asia Pacific region.

We strive to be visionaries in better crafting astute property decisions for individuals, businesses and investors. We believe that our clients' achievements are a testament to our value-based expertise, and commitment to delivering premium service.

Our team of professionals, with their deep knowledge of specialist property sectors, is dedicated to providing tailored solutions that align with our clients' objectives. We take pride in the comprehensive range of services we offer: transactional advice in investment, industrial, commercial, residential, retail, project management, research and consultancy, property and facilities management and valuation.

Unwavering in our focus to deliver innovative solutions, excellent customer service, and build long-term relationships with our clients, we constantly adapt to meet the evolving needs of our clients. We remain committed to their success and strive to exceed their expectations in every interaction.

For more information about Savills Singapore, visit our website at [www.savills.com.sg](http://www.savills.com.sg)