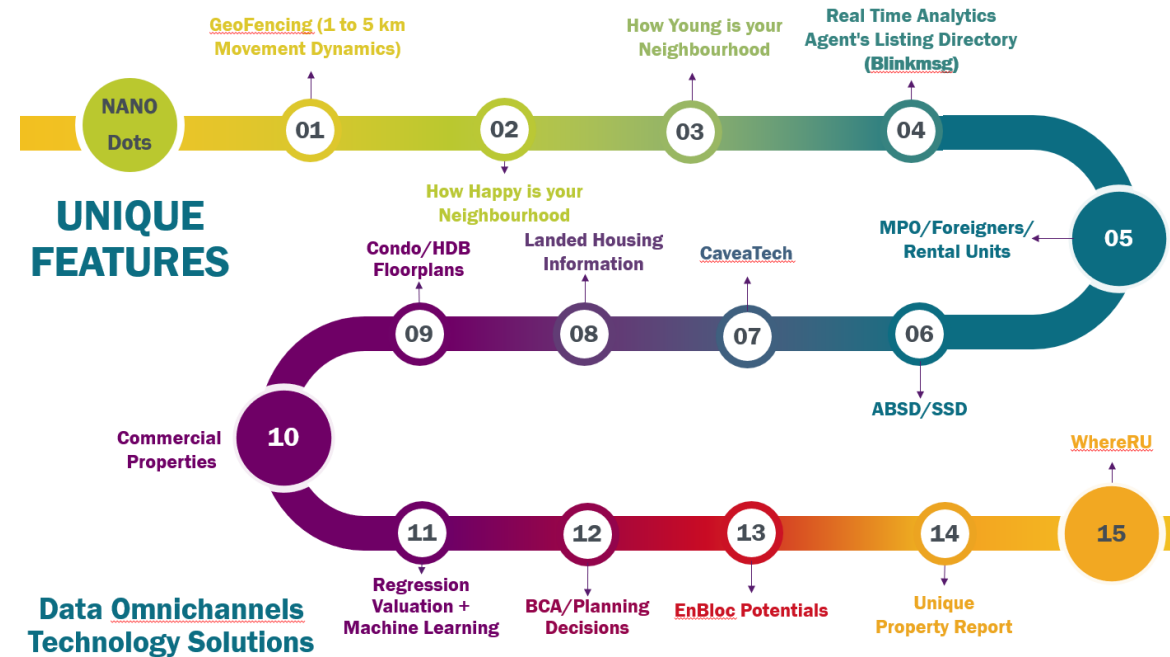


Amicus 2023

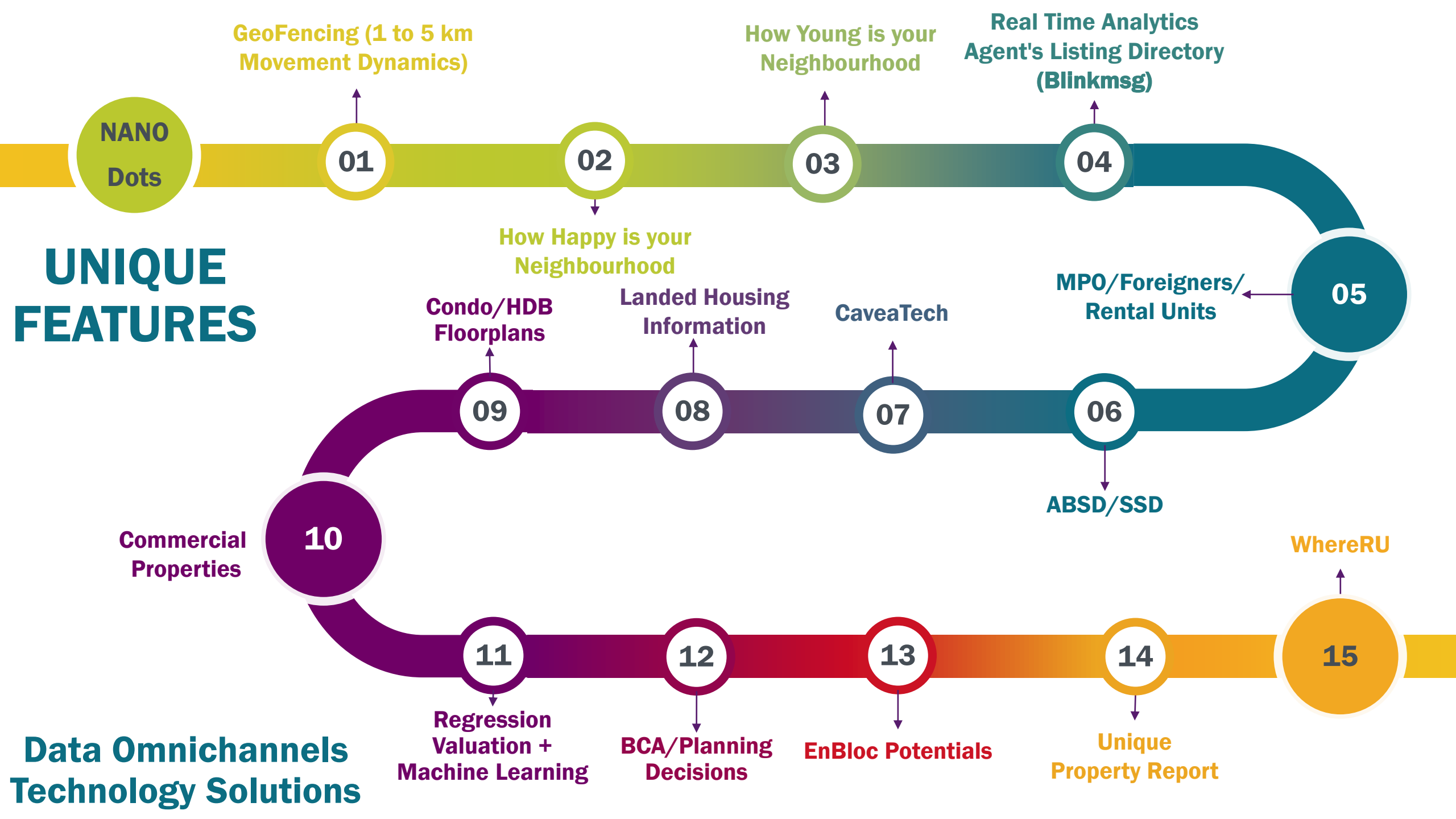
*The Imagination Of
Unreasonable Man*

**Listings Beyond 2023
Automated
Prescriptive Push Tech
(APPT)**



Futuristic Property Portal

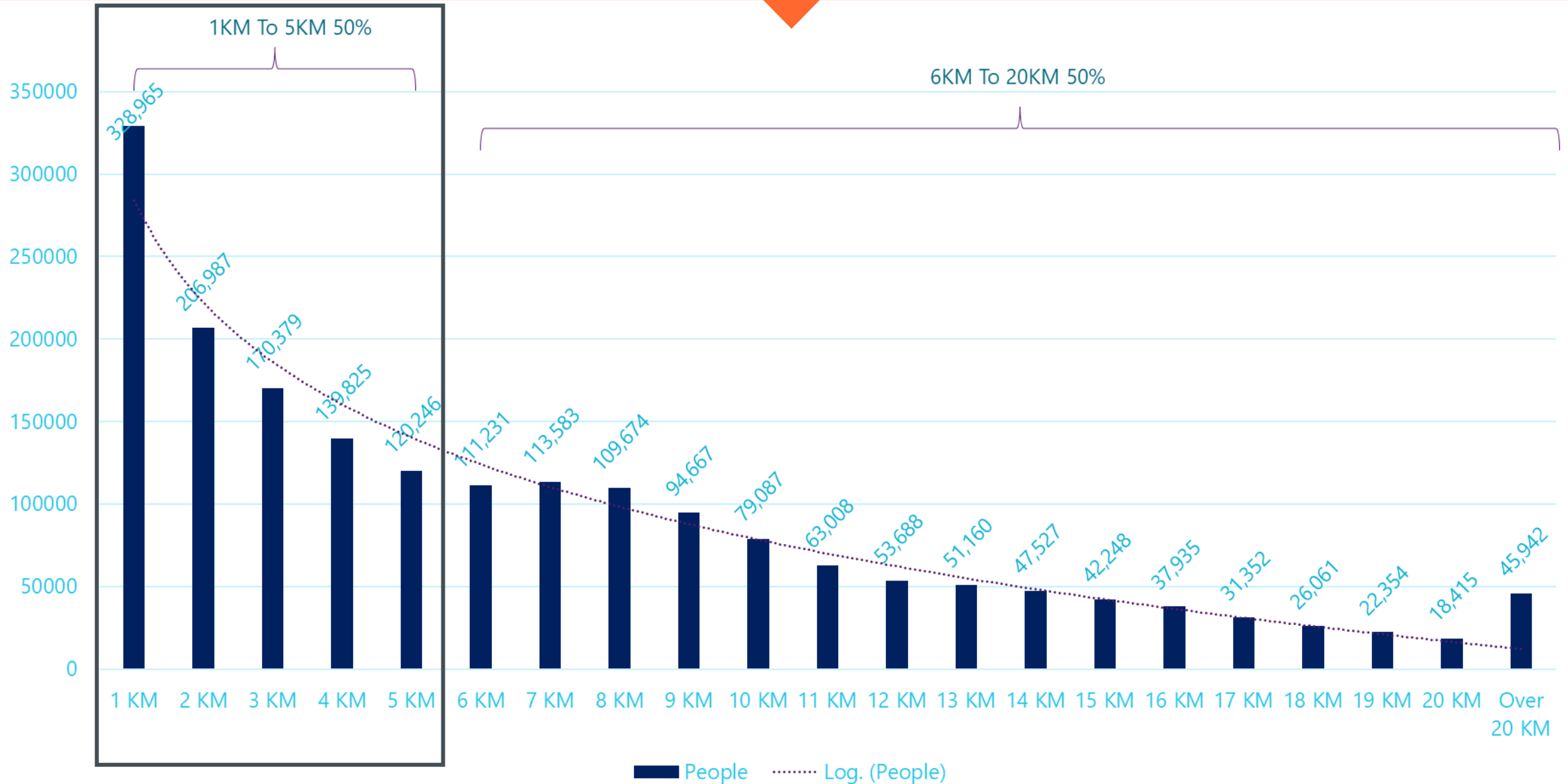
- ✓ Strictly Unique Listing, Authenticated & Validated by Independent Verification Platform
- ✓ Push Technology – Geofencing & Psychometric Machine, Predictive & Prescriptive Software
- ✓ Deep Dive Data engineered for Real Estate Ecosystem
- ✓ Tomorrow Analytics Now



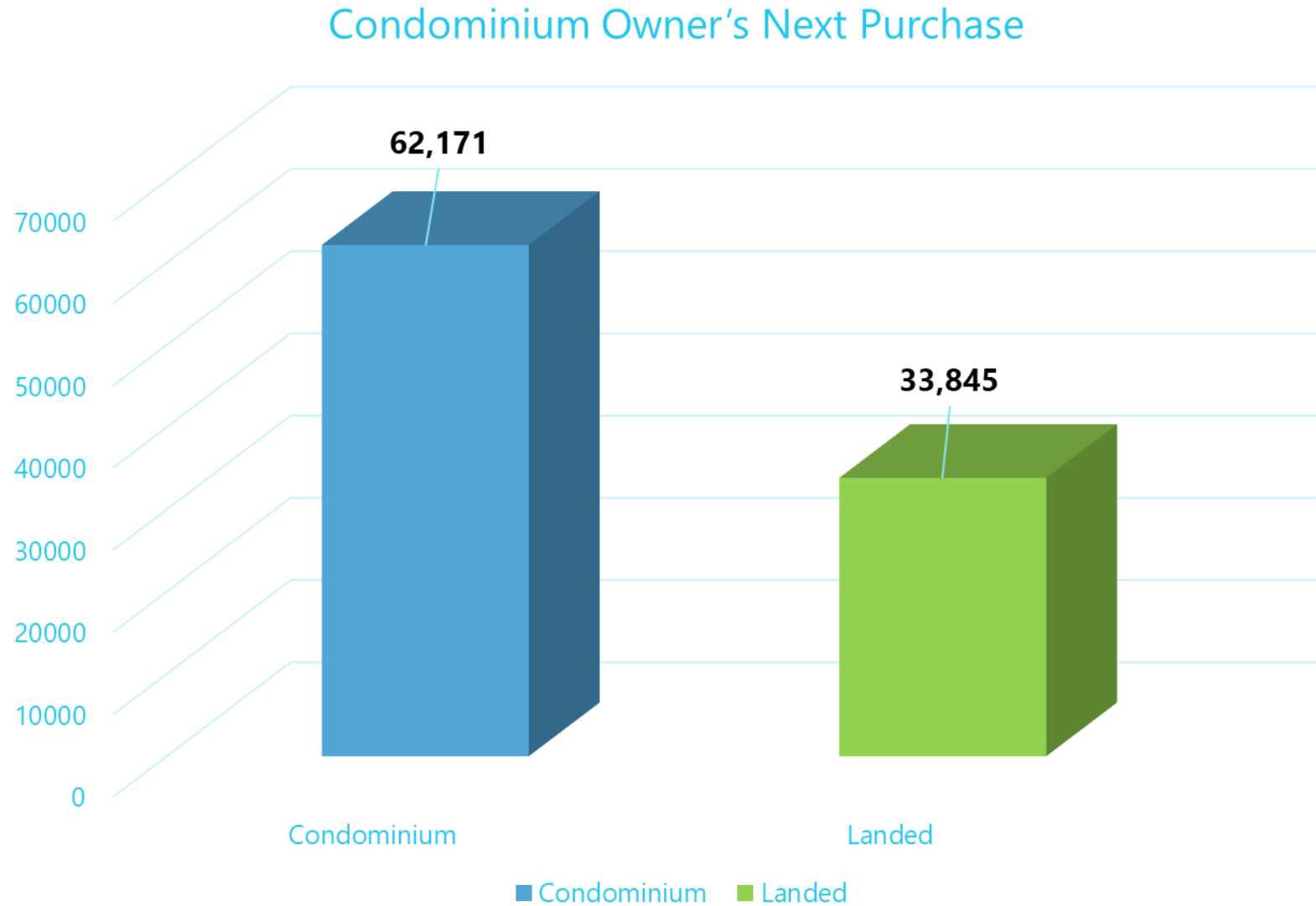
01. Predictive & Prescriptive Approach

- ✓ Agents will be able to advertise using DOTS Push Tech. The only Push Tech found in all SG listing portals
- ✓ Reach out to 1/2/3 km radius of the advertised property.
- ✓ Aggregate count are 1.25 Million HDB, 71k Landed Houses and 330k Condo units

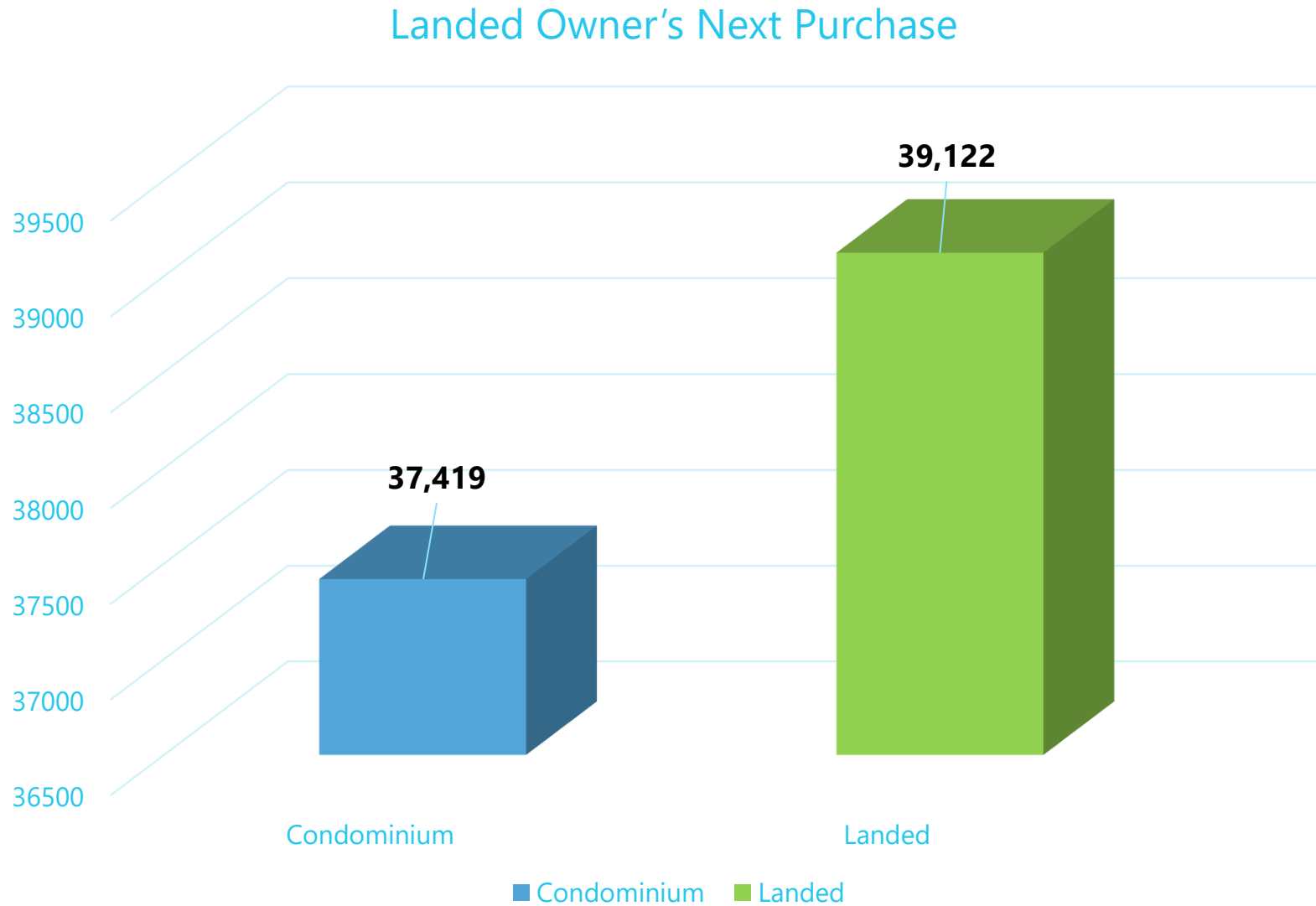
Movement Dynamics Crunched Over Last 22 years Transacted Data



Movement Dynamics Crunched Over Last 22 years Transacted Data

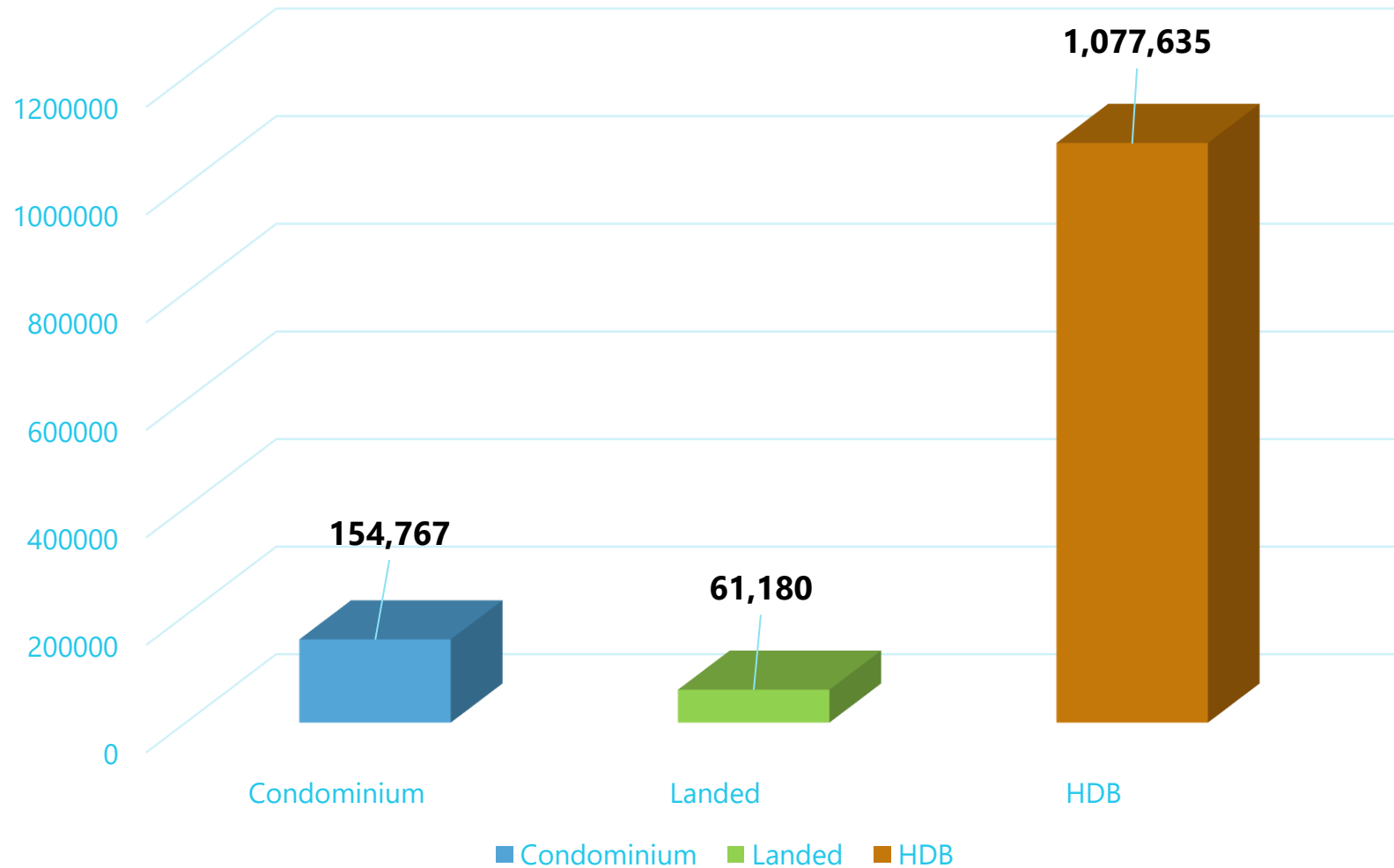


Movement Dynamics Crunched Over Last 22 years Transacted Data



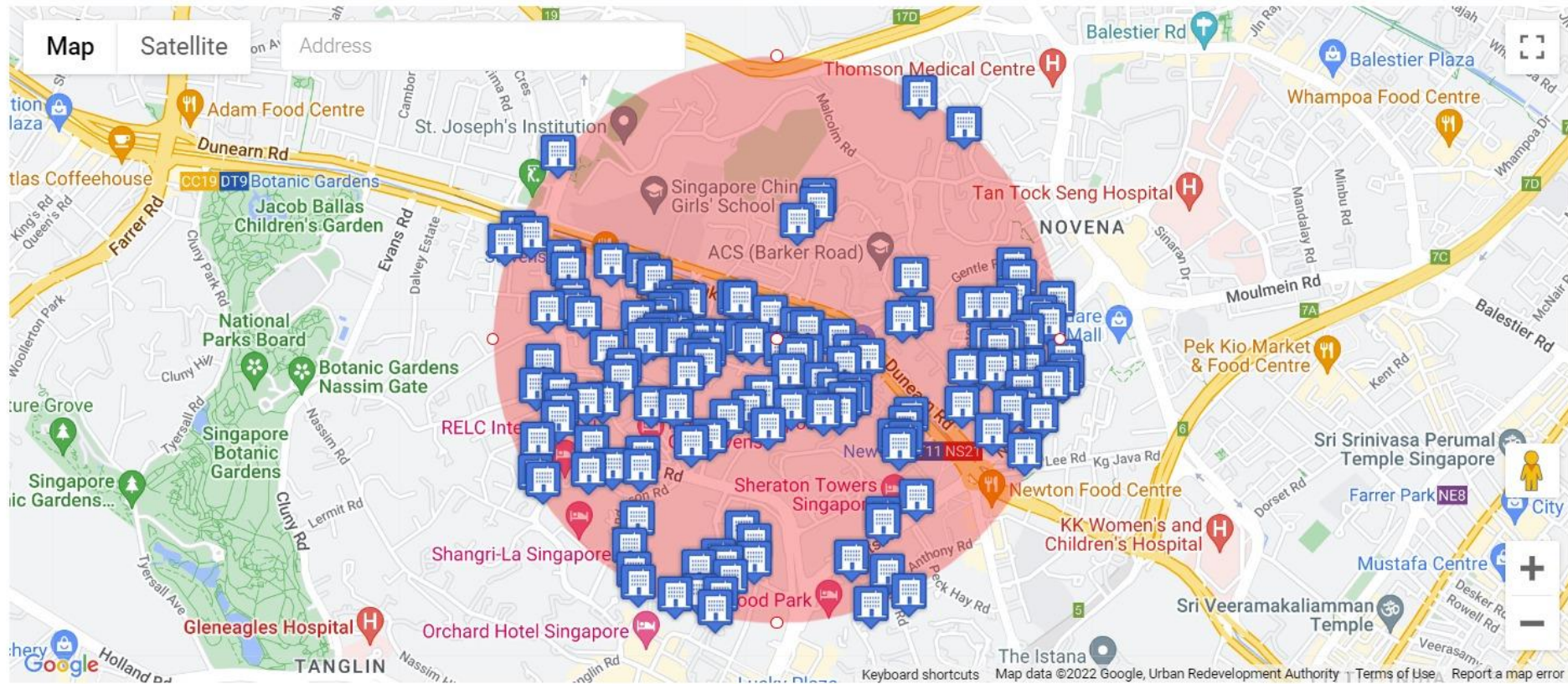
Movement Dynamics Crunched Over Last 22 years Transacted Data

HDB Owner's Next Purchase



Geo Fencing

Geofencing of PERFECT TEN



02. How Happy is your Neighbourhood

Psychometric Approach

- ✓ How happy is your neighbourhood is determined by capital gain of each property nearby & ML Valuation

HDB

Million Dollars Unit

42,000 Households
owning private
properties

Condo

Capital Gain over
50%

EnBloc Potential

MPO

Landed

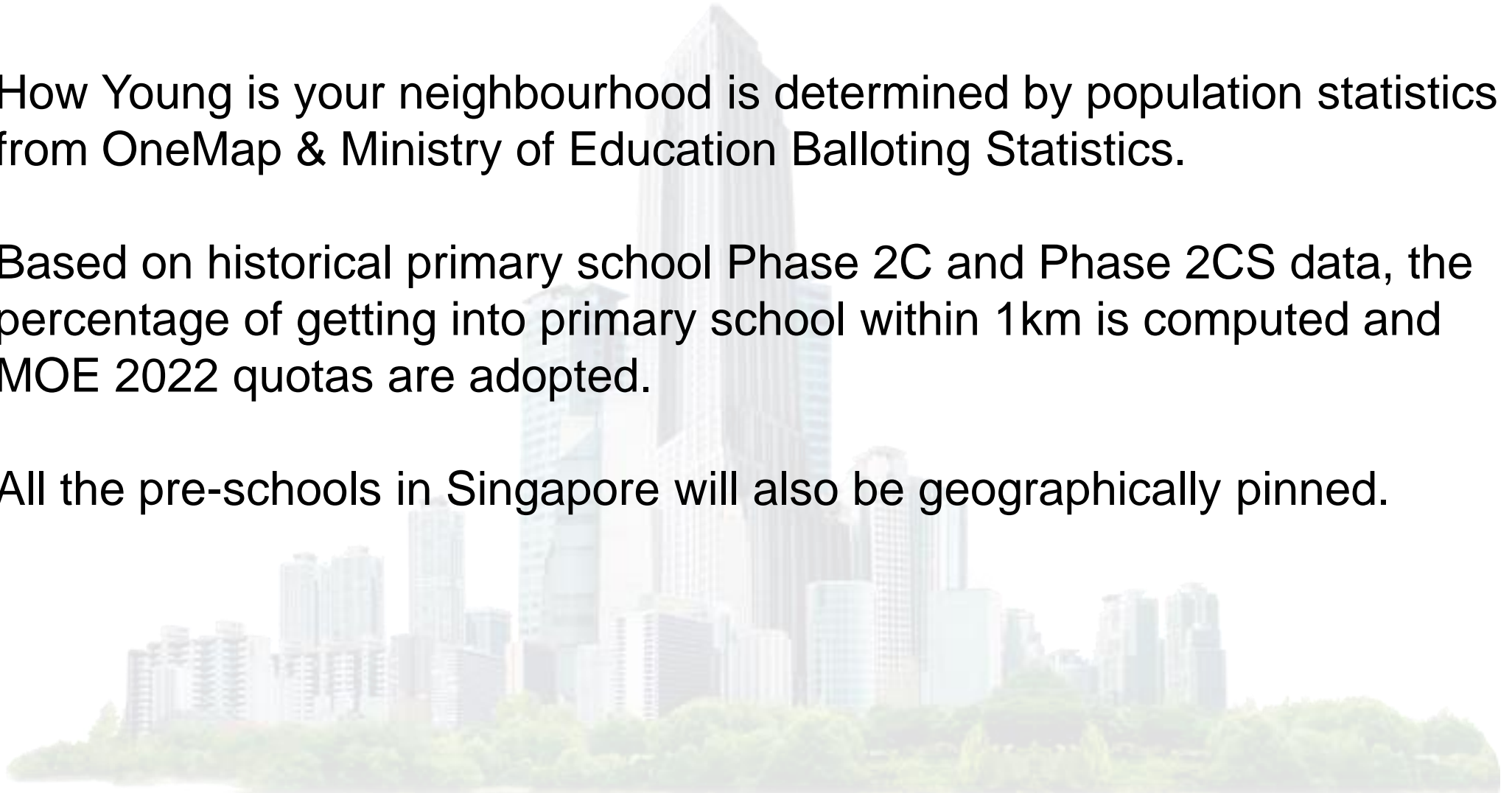
ML Valuation

Capital Gain

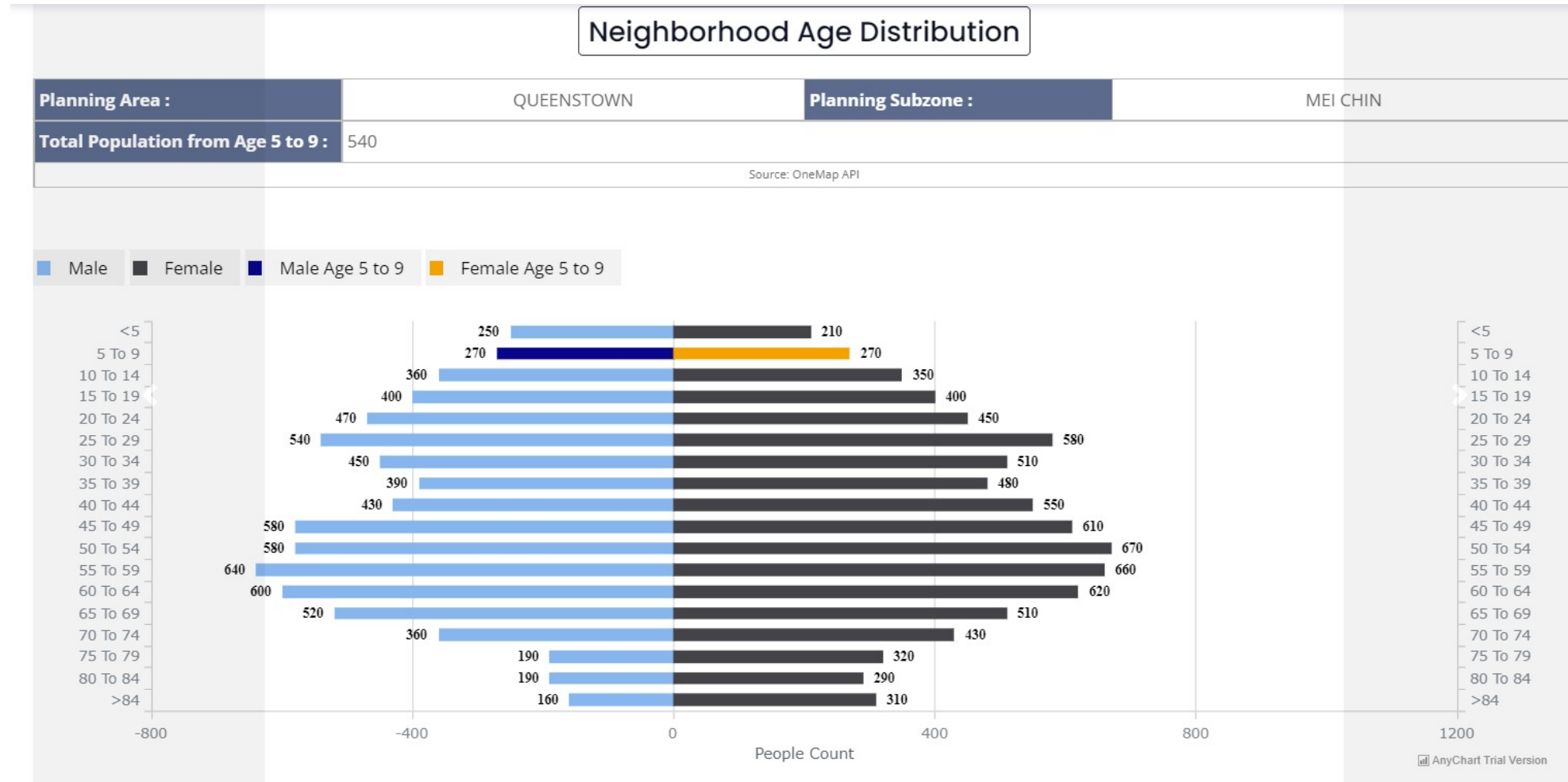
Rental Unit

03. How Young is your Neighborhood

- ✓ How Young is your neighbourhood is determined by population statistics from OneMap & Ministry of Education Balloting Statistics.
- ✓ Based on historical primary school Phase 2C and Phase 2CS data, the percentage of getting into primary school within 1km is computed and MOE 2022 quotas are adopted.
- ✓ All the pre-schools in Singapore will also be geographically pinned.



03. How Young is your Neighbourhood



03. How Young is your Neighbourhood

Every School Is A Good School But Parents Love Them Differently

Total Predictive 2023 Phase 2C Vacancy (375)

Total Predictive 2023 Phase 2CS Vacancy (215)

School	Predictive Vacancy for 2023						
	2C	2C (%)	Registration(2C)	2CS	2CS (%)	Registration(2CS)	Phase 3
📍 NEW TOWN PRIMARY SCHOOL ⓘ WITHIN 1 KM 300 TANGLIN HALT RD	226	100%	20	NIL	NIL	NIL	126
📍 QUEENSTOWN PRIMARY SCHOOL ⓘ WITHIN 1 KM 310 MARGARET DR	149	100%	115	NIL	NIL	NIL	NIL
📍 ALEXANDRA PRIMARY SCHOOL ⓘ WITHIN 1KM To 2KM 2A PRINCE CHARLES CRESCENT	NIL	NIL	NIL	NIL	NIL	NIL	NIL
📍 BLANGAH RISE PRIMARY SCHOOL ⓘ WITHIN 1KM To 2KM 91 TELOK BLANGAH HEIGHTS	NIL	NIL	NIL	105	100%	19	84

03. How Young is your Neighbourhood

Chances Of Getting into NEW TOWN PRIMARY SCHOOL

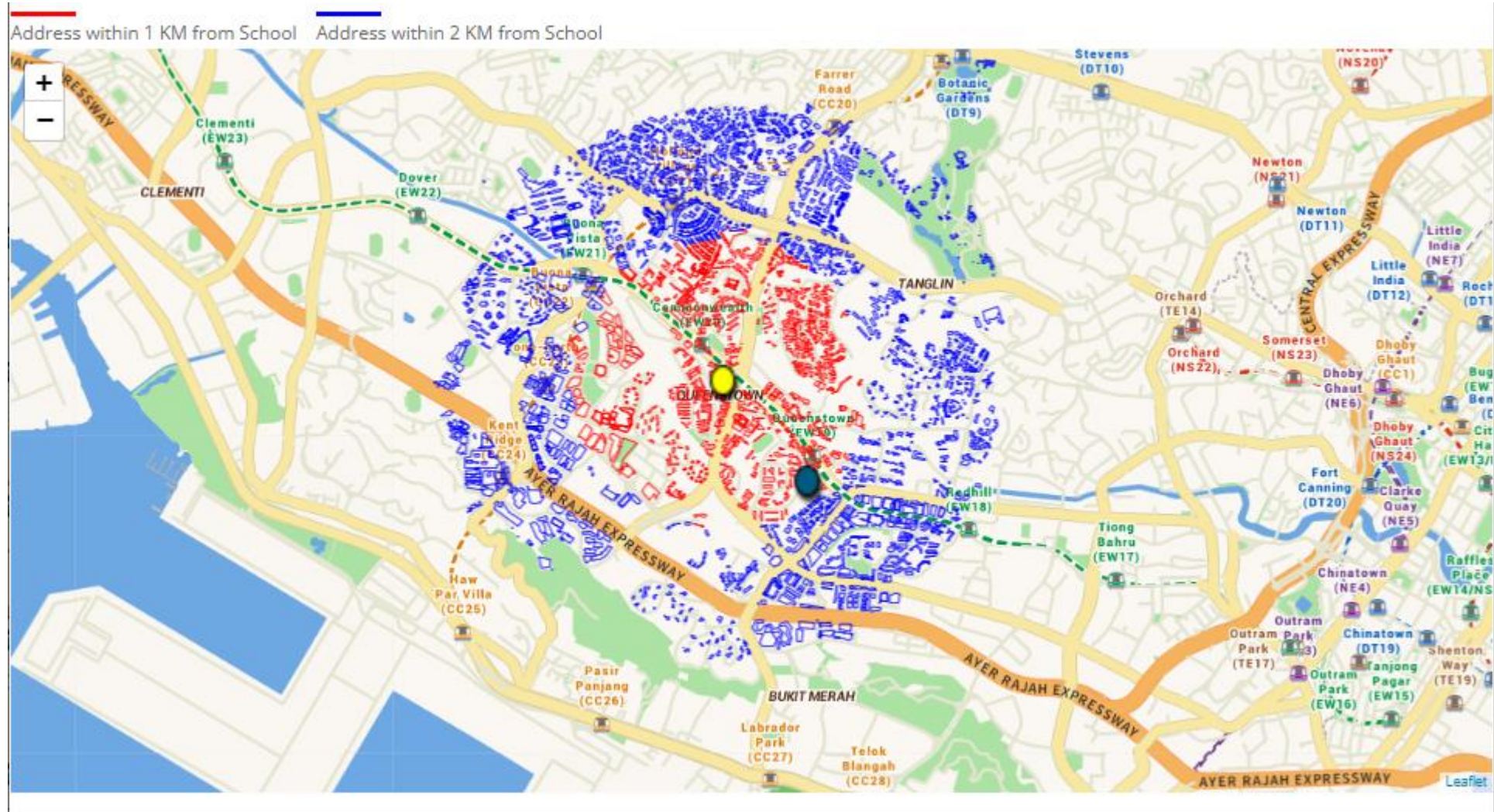
Total Predictive 2023 Phase 2C Vacancy (226)

Total Predictive 2023 Phase 2CS Vacancy (NIL)

Total Predictive 2023 Phase 3 Vacancy (126)

Year	Total Vacancy	Places Taken Up at Phase 1	Places Taken Up at Phase 2A1	Places Taken Up at Phase 2A2	Vacancy for Phase 2B	No# Reg for Phase 2B	Places Taken Up at Phase 2B	Vacancy for Phase 2C	No# Reg for Phase 2C	Places Taken Up at Phase 2C	Vacancy for Phase 2C S	No# Reg for Phase 2C S	Places Taken Up at Phase 2C S	Vacancy for Phase 3
2022	210	33	79		58	0	0	173	20	20	153	33	33	120
2021	270	37	0	8	113	0	0	225	24	24	201	31		
2020	270	45	0	6	110	0	0	220	27	27	193	62	62	132
2019	170	42	0	4	82	1	1	165	26	16	139	28	20	111
2018	240	48	0	16	88	0	0	176	45	45	131	42	42	89
2017	210	52	0	6	76	0	0	152	55	55	97	13	13	84
2016	240	68	0	11	81	0	0	161	46	46	115	23	23	92
2015	240	82	0	13	73	0	0	147	90	88	59	36	36	23
2014	240	73	0	12	78	0	0	155	95	93	62	41	41	21
2013	240	75	0	11	77	2	2	152	107	107	45	34	45	0
2012	240	77	0	15	74	4	4	144	101	97	51	54	51	0
2011	240	67	0	8	83	0	0	165	103	103	62	37	39	23
2010	240	63	0	12	83	1	1	164	77	77	88	37	37	46
2009	270	63	1	12	97	0	0	194	99	98	96	25	25	66

03. How Young is your Neighbourhood



04. Real Time Analytics Agent's Listing Directory Plus Transaction Data (October 2022)

- ✓ Total 34,955 agents.
- ✓ Around 11,186 agents (32%) are active over the last 12 months (Agents Data Analytics).
- ✓ Around 23,769 agents (68%) are inactive over the last 12 months (Agents Data Analytics).

Sale Listings			
Landed	Condo	HDB	Commercial
8,810	84,781	27,910	11,535
Rent Listings			
Landed	Condo	HDB	Commercial
3,473	21,295	14,739	20,161

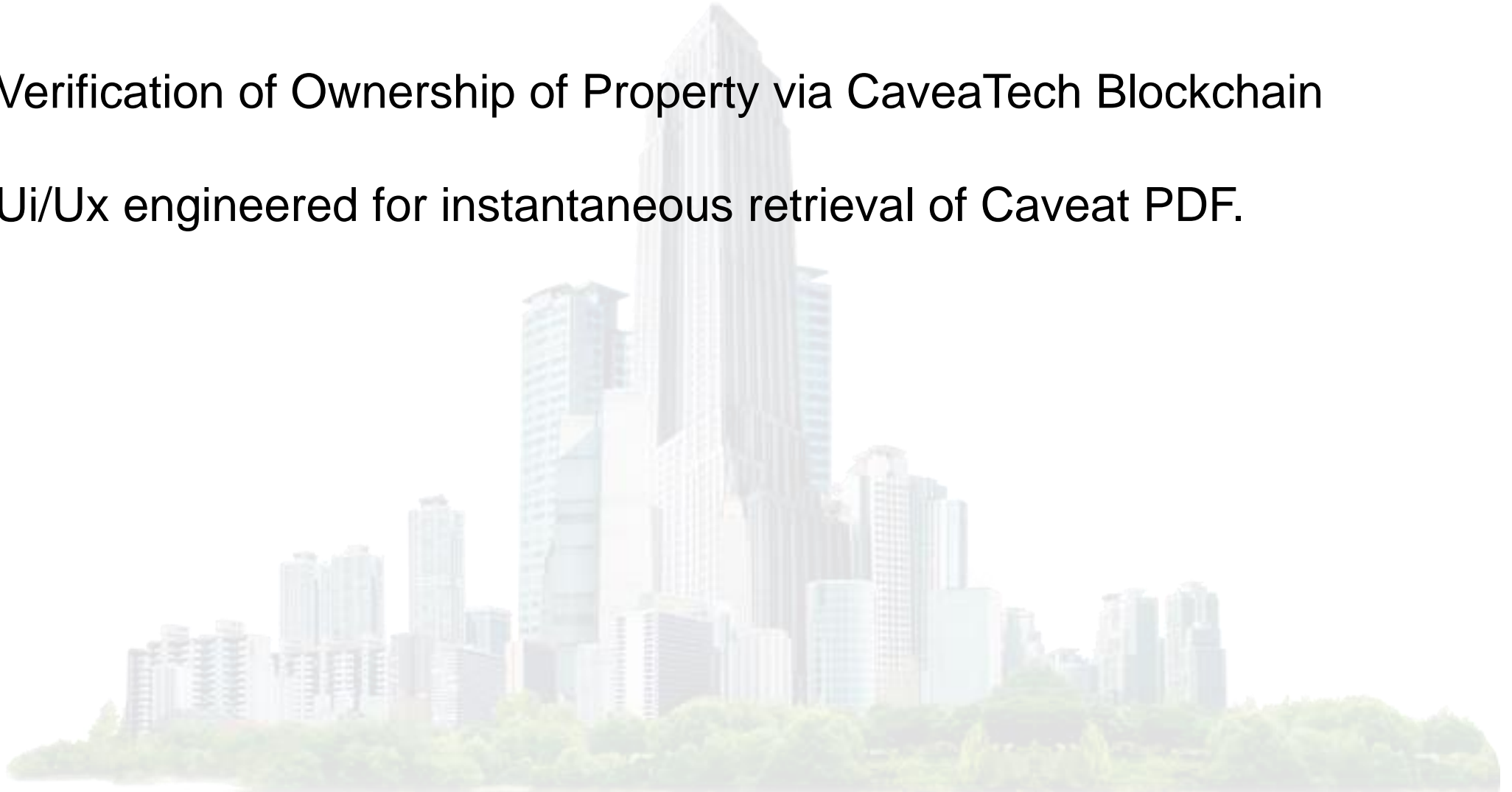
06. ABSD

- ✓ Agents will be able to target potential buyers with no ABSD Stamp Duty Payable.
- ✓ Decoupling Bypass Availability To Family Units.

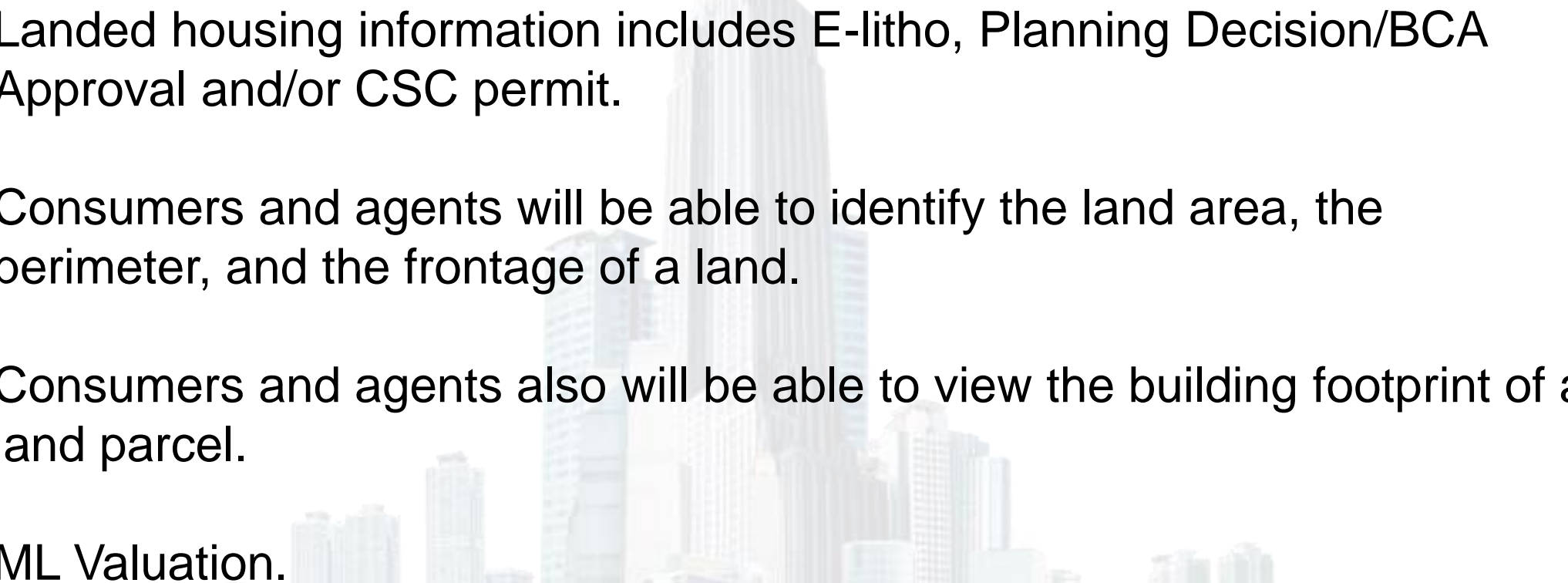


07. CaveaTech

- ✓ Verification of Ownership of Property via CaveaTech Blockchain
- ✓ Ui/Ux engineered for instantaneous retrieval of Caveat PDF.



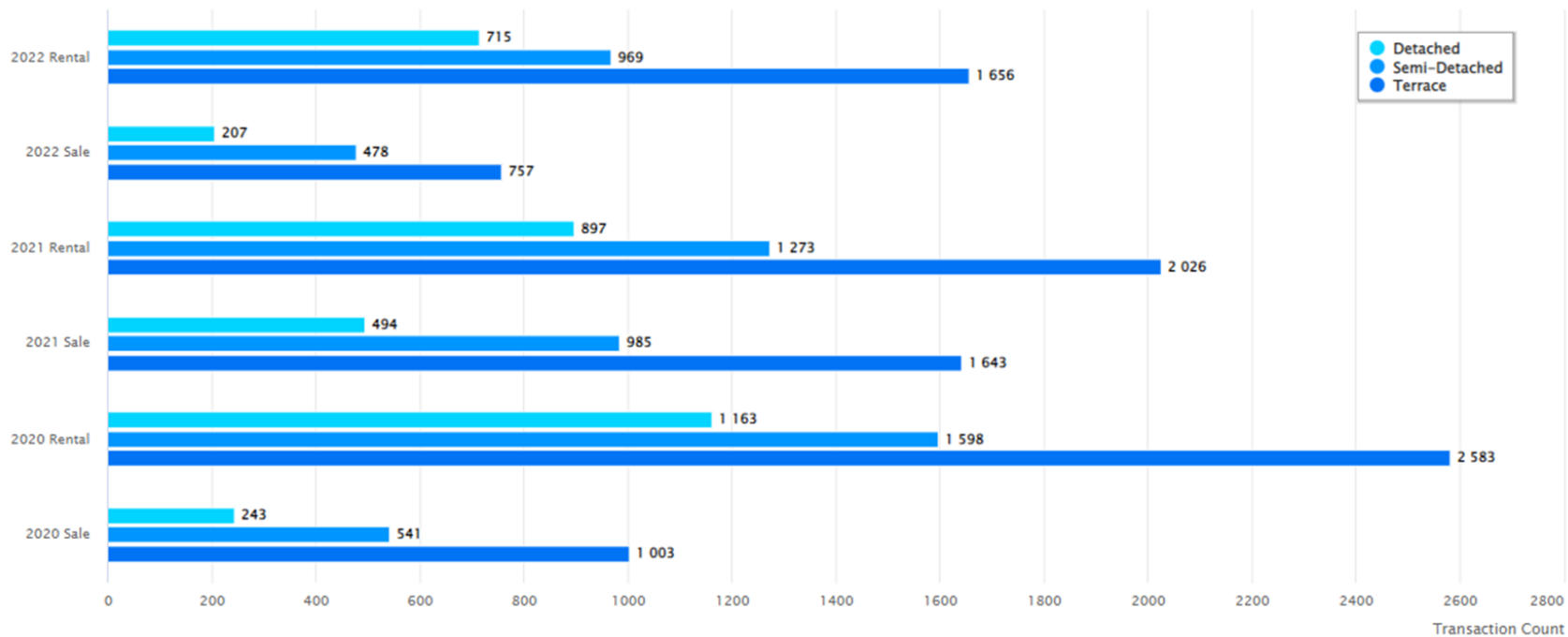
08. Comprehensive & All Inclusive Landed Housing Information

- ✓ Landed housing information includes E-litho, Planning Decision/BCA Approval and/or CSC permit.
 - ✓ Consumers and agents will be able to identify the land area, the perimeter, and the frontage of a land.
 - ✓ Consumers and agents also will be able to view the building footprint of a land parcel.
 - ✓ ML Valuation.
- 

08. Comprehensive & All Inclusive Landed Housing Information

Rental & Sale Transaction

Source: URA



339 Rented Houses Sold in 2022 23.5%
Total Sold 1442

739 Rented Houses Sold in 2021 23.6%
Total Sold 3122

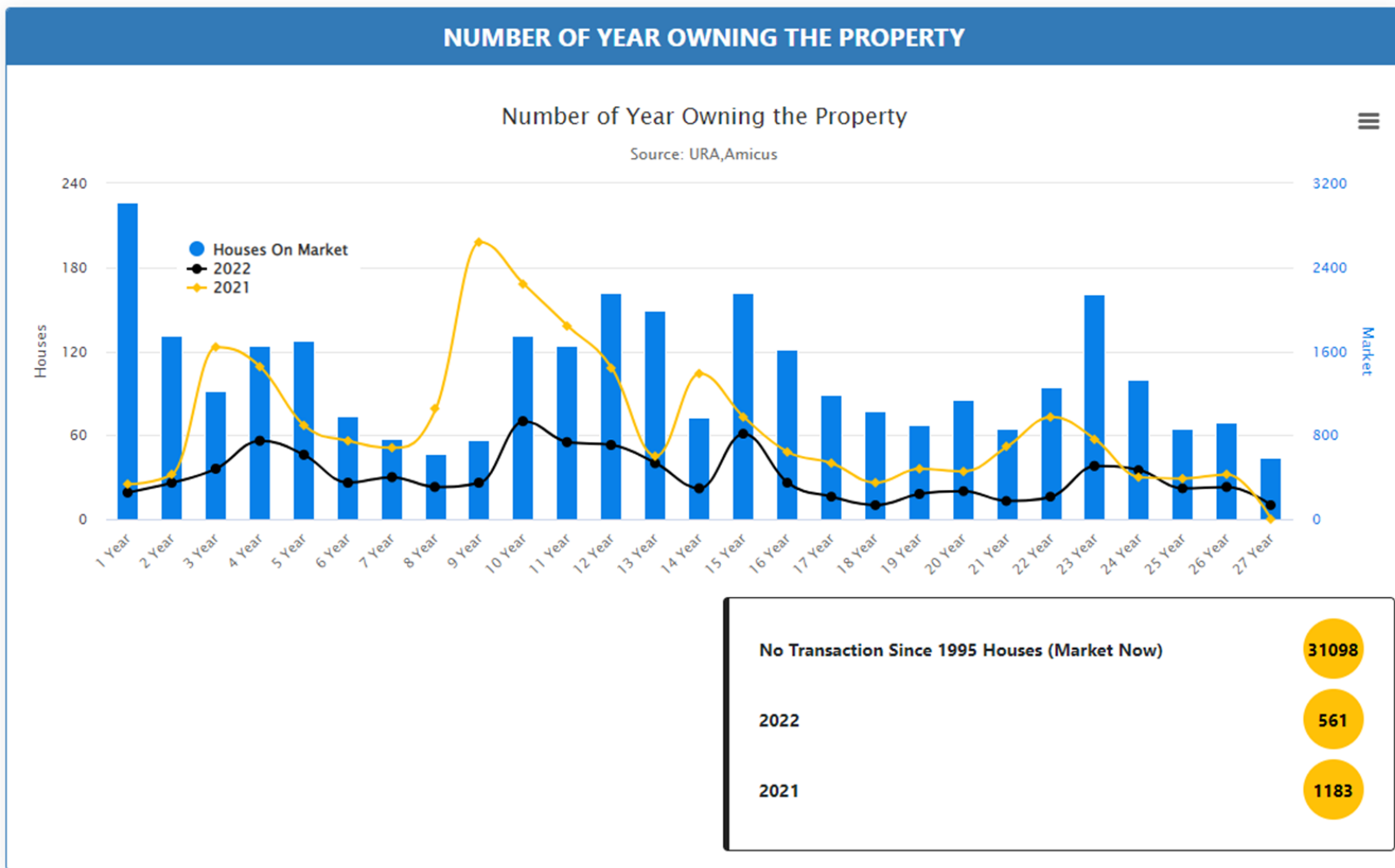
388 Rented Houses Sold in 2020 21.6%
Total Sold 1787

339 Rented Houses Sold in 2022 10.1%
Total Rented Houses 3340

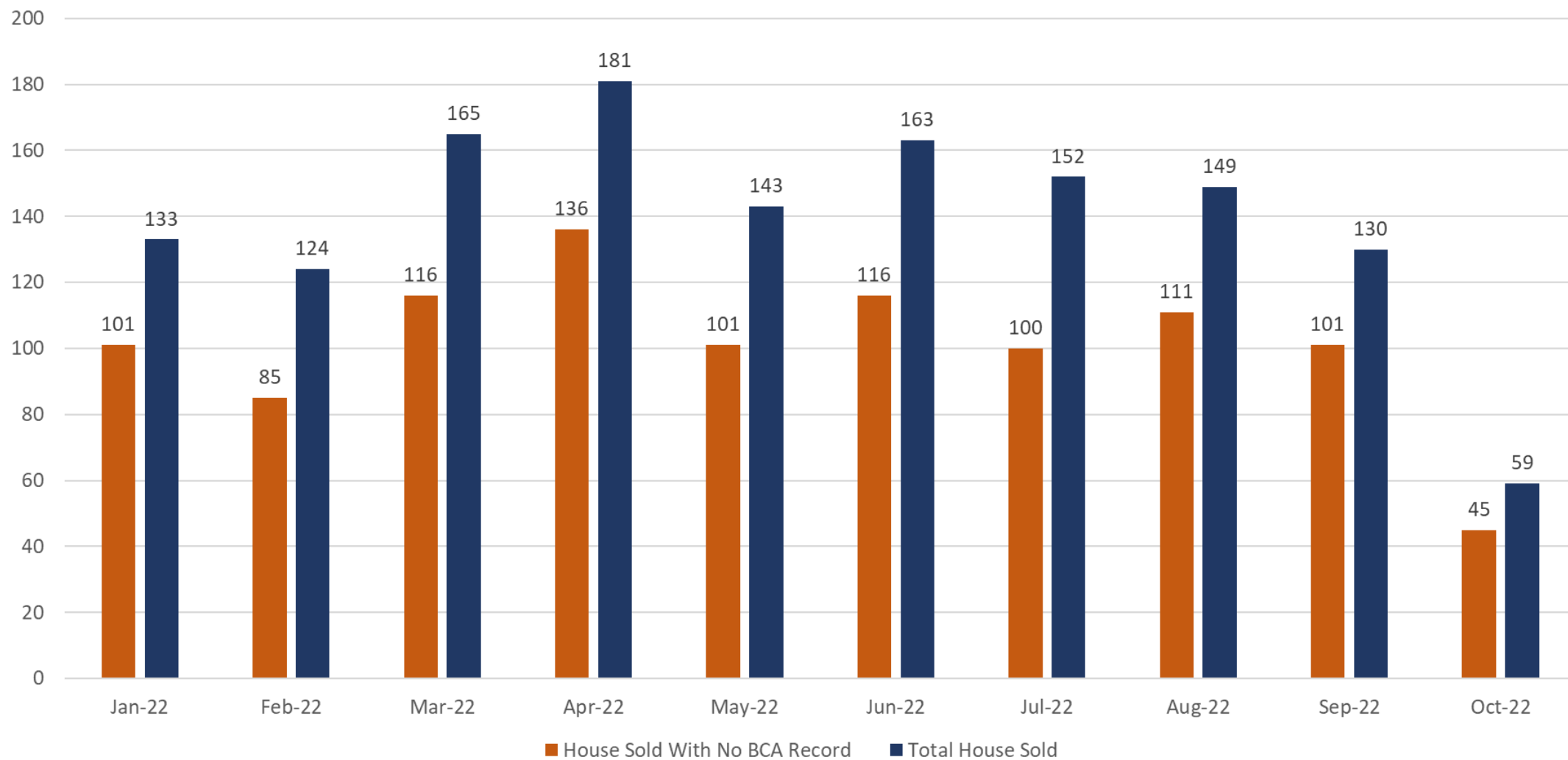
739 Rented Houses Sold in 2021 17.6%
Total Rented Houses 4196

388 Rented Houses Sold in 2020 7.2%
Total Rented Houses 5344

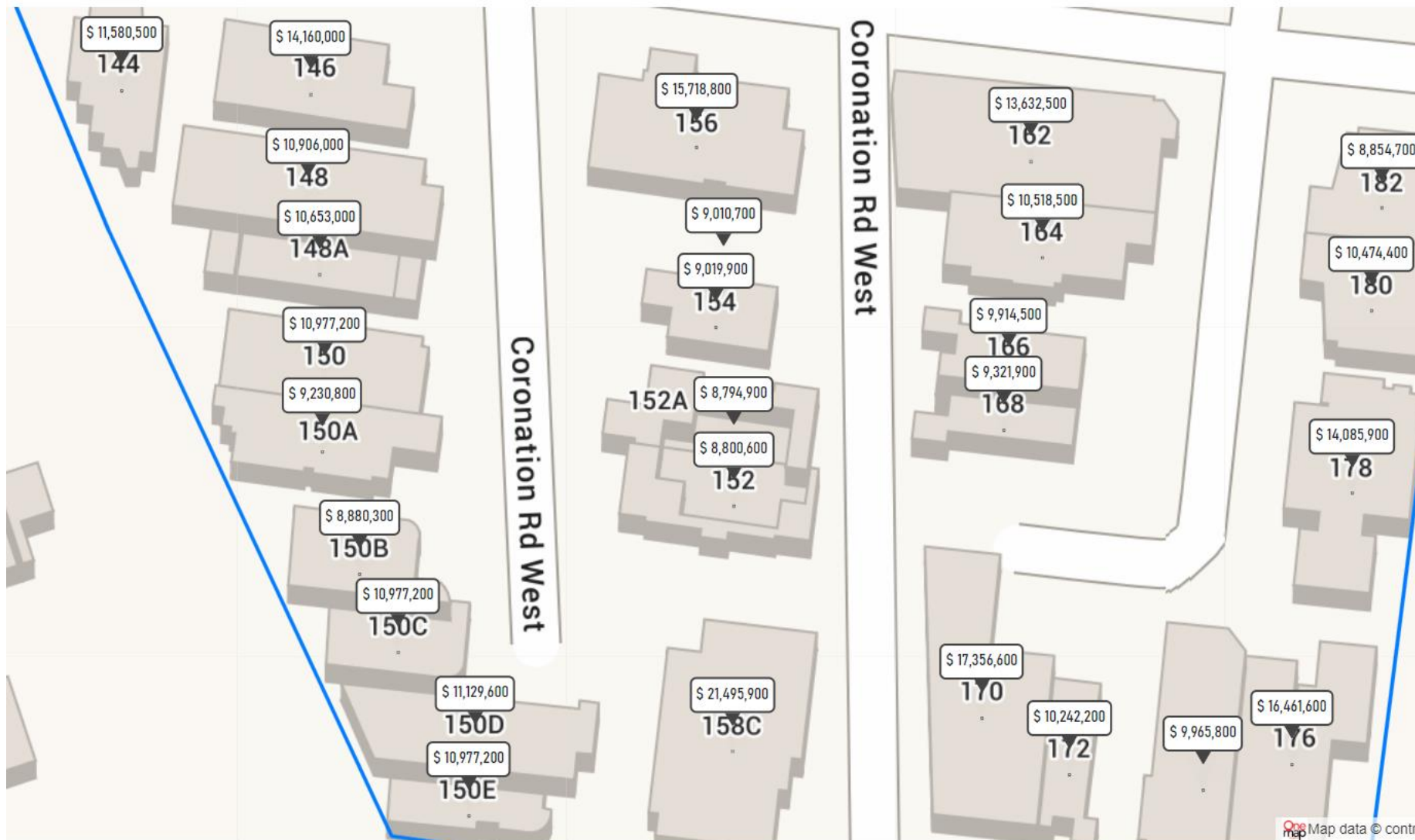
08. Comprehensive & All Inclusive Landed Housing Information



08. Comprehensive & All Inclusive Landed Housing Information



08. Comprehensive & All Inclusive Landed Housing Information



08. Comprehensive & All Inclusive Landed Housing Information

1xx Coronation Road

Desc	Price	Psf
Type : Detached House Tenure : 999 Yrs From 27/12/1875 Latest Contract Date : 04-Aug-2021 Area : 5,377 Sqft	\$ 12,950,000	\$2,409
Current Price Index	\$1,750	\$ 1,750
House Adjustment (-)	0%	
BCA Cost	\$4,300,000	
ML Indicative Valuation	\$ 13,709,800	
Gross Indicative Capital Gain Today	\$ 759,800	

09. Condo / HDB Floorplans

- ✓ Over 2,800 Condos with approximately 300,000 individual floorplans.
 - ✓ Over 300,000 HDB floor plans.
 - ✓ New Launches from 2017 to 2022 have 3D floorplans.
 - ✓ 100% cluster housing floor plans.
- 

10. Commercial Properties

The screenshot shows the top navigation bar of the SMART NGENIUS V2 website. The navigation items are: Home, Transactions, Search By Business, Search (with a dropdown arrow), Leads Generations (with a dropdown arrow), Potential Buyers (with a dropdown arrow), Pricing, Contact, and a Login button. Below the navigation is a large background image of a modern skyscraper. Overlaid on this image is a search box titled "SEARCH FOR PROPERTIES". The search box contains a dropdown menu currently set to "All", a text input field with the placeholder "Please enter building name.", and a yellow "Search" button.

About
1,500
Commercial Building

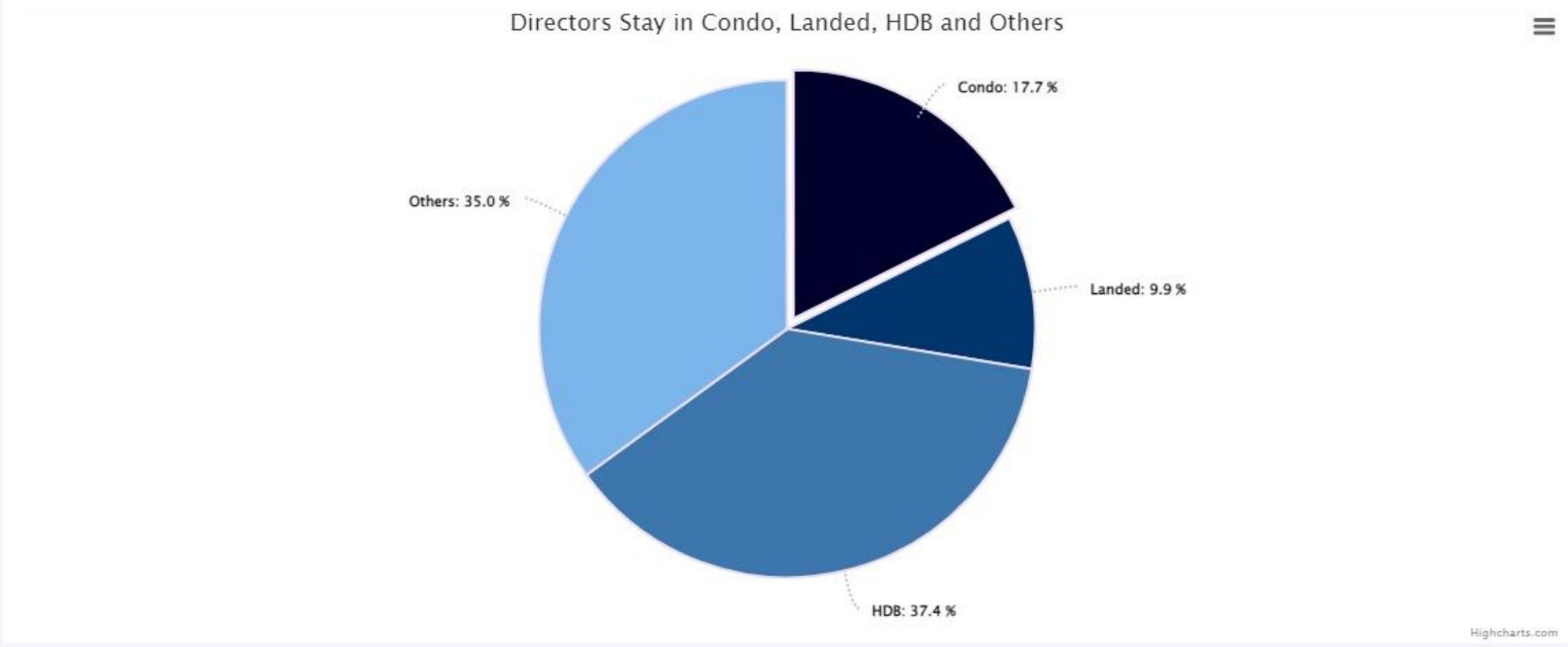
Over
500,000
Business

Over
600,000
Director

Over
200,000
Business LandLine

10. Commercial Properties

DIRECTORS STAY IN DIFFERENT PROPERTY



10. Commercial Properties

DIRECTOR FROM DIFFERENT COUNTRY

Where The Directors Came From (Foreign Directors) *

* - Please note that information displayed is only based on Amicus Database.

Source: ACRA, AMICUS

Foreign Nationalities	No. of buyers
-----------------------	---------------

SINGAPORE	
MALAYSIA	
INDIA	
CHINA	
UNITED KINGDOM	
JAPAN	
UNITED STATES	
AUSTRALIA	
INDONESIA	
FRANCE	
GERMANY	
PHILIPPINES	
MYANMAR	
TAIWAN, PROVINCE OF CHINA	
CANADA	
KOREA, REPUBLIC OF	
NETHERLANDS	
SWITZERLAND	
THAILAND	
ITALY	
BANGLADESH	
NEW ZEALAND	
DENMARK	
NORWAY	
HONG KONG	
BELGIUM	
RUSSIAN FEDERATION	
SWEDEN	
VIET NAM	
SRI LANKA	
IRELAND	
SPAIN	
ISRAEL	



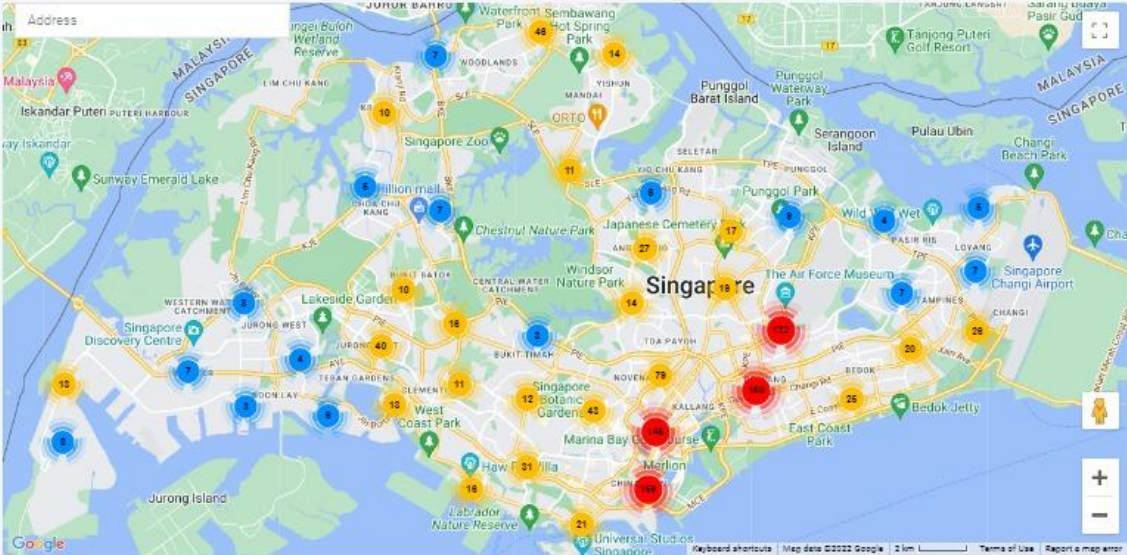
10. Commercial Properties

SEARCH

Select Building Name:

Search

COMMERCIAL HEATMAP



10. Commercial Properties

BIZTECH



We simplify complicated business processes by integrating structured and unstructured data from various sources and connect the dots.

We do deep analytics into an intelligible, comprehensive, cohesive report.

Enabling businesses to use the information and data to support realistic, informed decision-making.

10. Commercial Properties

1,983 Units Sold in 2022
Total Transacted Amount :\$6.53B

[View Detail](#)

2,463 Units Sold in 2021
Total Transacted Amount :\$9.597B

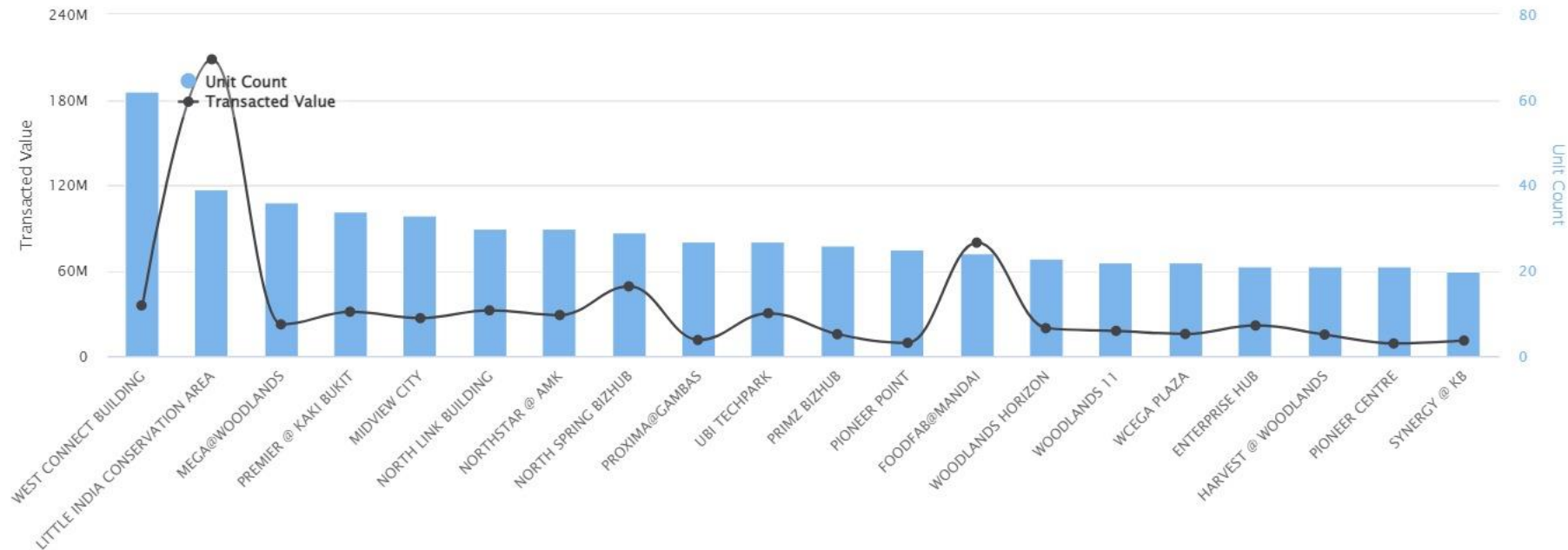
[View Detail](#)

1,560 Units Sold in 2020
Total Transacted Amount :\$3.648B

[View Detail](#)

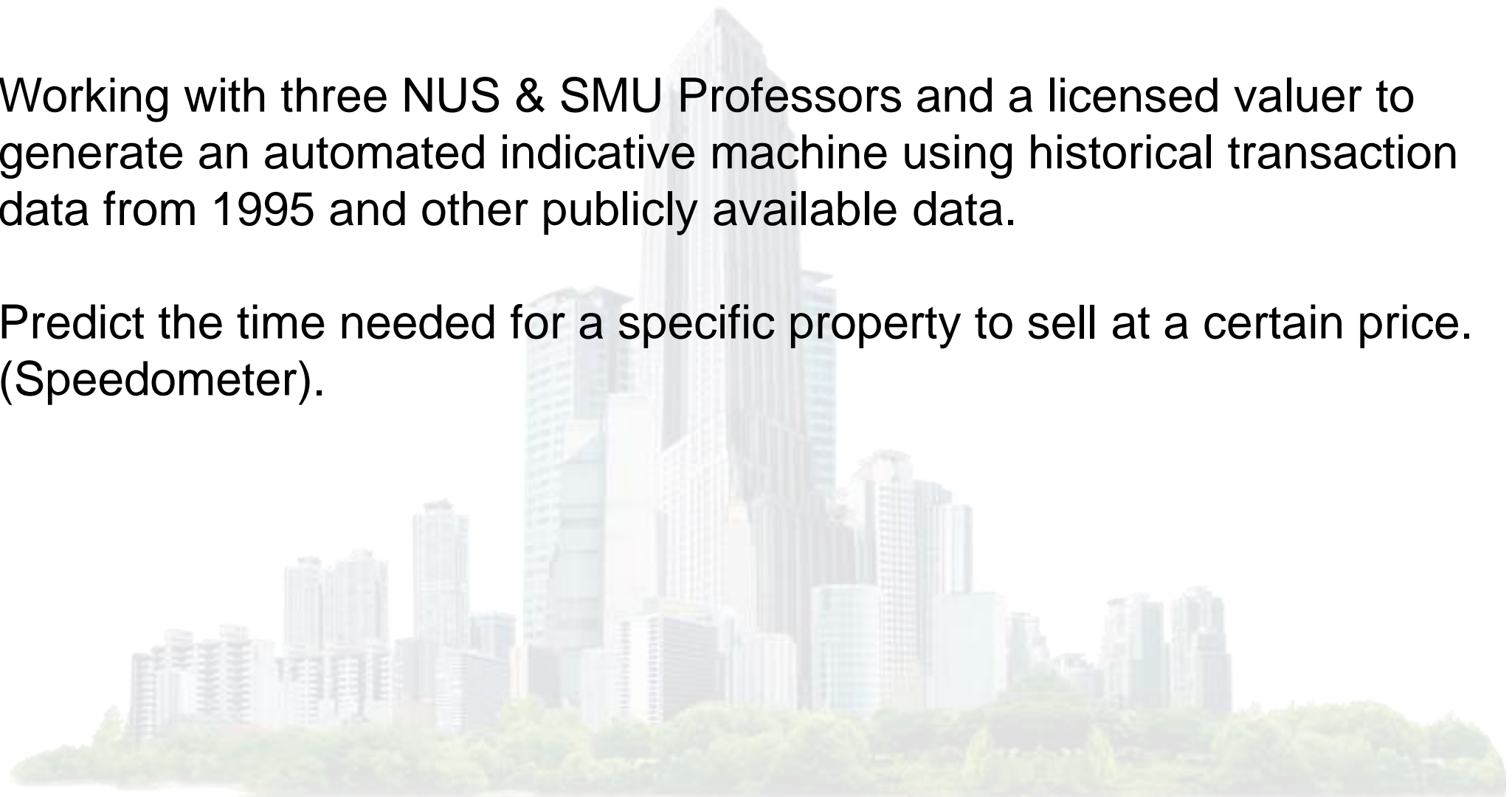
Transaction & Total Amount For Commercial Building in 2022

Source: URA

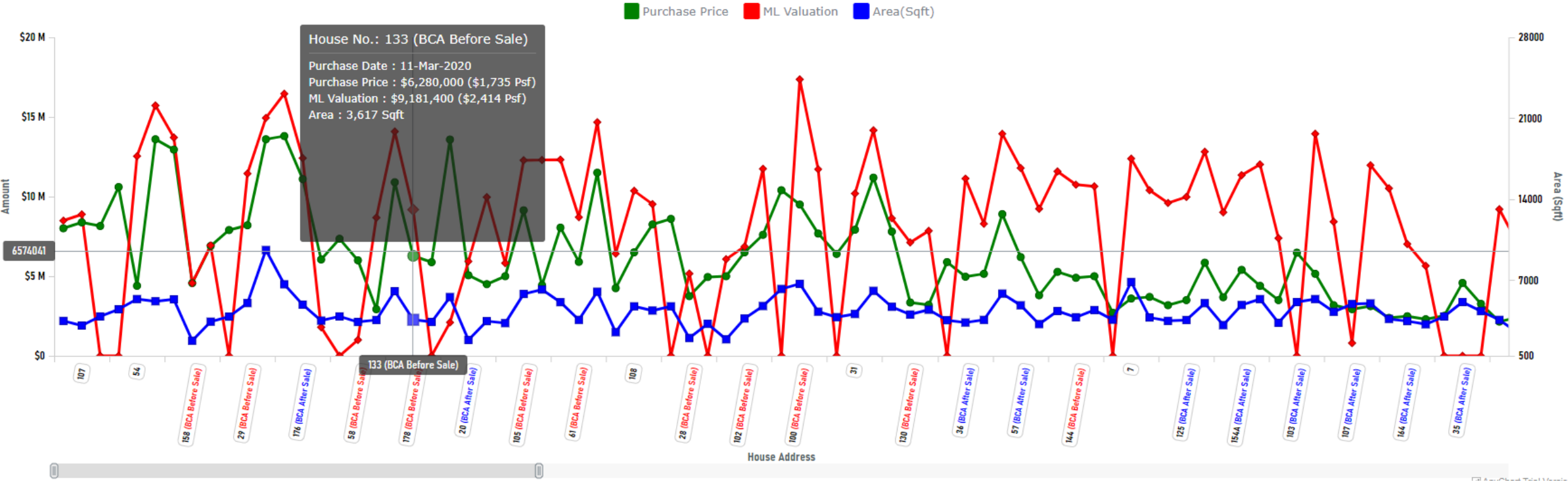


11. Regression Valuation + XGBoost Machine Learning

- ✓ Working with three NUS & SMU Professors and a licensed valuer to generate an automated indicative machine using historical transaction data from 1995 and other publicly available data.
- ✓ Predict the time needed for a specific property to sell at a certain price. (Speedometer).



11. Regression Valuation + XGBoost Machine Learning



11. Regression Valuation + XGBoost Machine Learning

Address	Sqft	Transaction Date	Price	Valuation Price	Capital Gains	PD	BCA	BCA Cost
96 CORONATION RD	4,908	06-Jun-2000	\$ 2,700,000 (\$550 Psf)	\$ 9,989,000 (\$1,750 Psf)	\$ 7,289,000	YES	Modification After Sale	\$ 1,400,000
89 DUCHESS AVE	3,597	No Tran Since 1995	\$ 2,928,000 (\$814 Psf)	\$ 9,983,200 (\$2,414 Psf)	\$ 7,055,200	YES	Modification After Sale	\$ 1,300,000
95 DUCHESS AVE	3,595	12-Jan-2009	\$ 3,500,000 (\$974 Psf)	\$ 9,978,300 (\$2,414 Psf)	\$ 6,478,300	YES	Modification After Sale	\$ 1,300,000
87 DUCHESS AVE	3,595	08-Jul-1996	\$ 3,100,000 (\$861 Psf)	\$ 9,978,300 (\$2,414 Psf)	\$ 6,878,300	YES	Modification After Sale	\$ 1,300,000
174 CORONATION RD WEST	3,498	30-Apr-2019	\$ 4,500,000 (\$1,286 Psf)	\$ 9,965,800 (\$2,849 Psf)	\$ 5,465,800	YES		\$ 0
166 CORONATION RD WEST	3,480	No Tran Since 1995	\$ 2,168,000 (\$623 Psf)	\$ 9,914,500 (\$2,849 Psf)	\$ 7,746,500			\$ 0
109 DUCHESS AVE	3,606	01-Aug-1999	\$ 2,350,000 (\$652 Psf)	\$ 9,904,900 (\$2,414 Psf)	\$ 7,554,900	YES	Modification After Sale	\$ 1,200,000
63 DUCHESS AVE	4,252	28-May-1998	\$ 2,160,000 (\$508 Psf)	\$ 9,868,900 (\$2,321 Psf)	\$ 7,708,900			\$ 0
103 DUCHESS AVE	4,219	No Tran Since 1995	\$ 3,434,300 (\$814 Psf)	\$ 9,792,300 (\$2,321 Psf)	\$ 6,358,000	YES		\$ 0
99 DUCHESS AVE	3,595	07-May-2002	\$ 1,880,000 (\$523 Psf)	\$ 9,778,300 (\$2,414 Psf)	\$ 7,898,300	YES	Modification After Sale	\$ 1,100,000

12. BCA/Planning Decisions

BCA Info

#	Date	Desc	Cost	Builder	Professional Engineer	Architect
1	01-Dec-2013	RECONSTRN EXTG 2 STY DETACHED DWELLG HSE TO 3 STY WT A S/POOL ON LOT 1434W MK2 @ 158 CORONATION ROAD	Less than S\$10m	KIAN TER CONSTRUCTION PTE LTD	TNJ CONSULTANTS LLP	TNJ CONSULTANTS LLP

Planning Decision

#	Date	Desc	No.	Decision Type	Application Type
1	11-Feb-2022	PROPOSED EXTERNAL WORKS (ENTRANCE CULVERT WIDENING) TO EXISTING 3-STOREY DETACHED DWELLING HOUSE WITH SWIMMING POOL ON LOT 03946V MK 02 AT 158 CORONATION ROAD SINGAPORE 269535 (BUKIT TIMAH PLANNING AREA)	P151221-52Z2-Z000	Written Permission	Addition/Alteration to Landed Housing
2	12-Oct-2015	PROPOSED SUBDIVISION OF LAND INTO 2 PLOTS ON LOT 01434W MK02 AT 158 CORONATION ROAD	P230715-10C2-Z000	Written Permission	Subdivision of Land
3	23-Dec-2013	PROPOSED RECONSTRUCTION TO THE EXISTING 2-STOREY DETACHED DWELLING HOUSE TO 3-STOREY DETACHED DWELLING HOUSE WITH A SWIMMING POOL	P110913-1612-Z000	Written Permission	New Erection
4	22-Jun-1994	PROPOSED ADDITIONS AND ALTERATIONS TO THE EXISTING 2-STOREY DETACHED DWELLING HOUSE	P140694-04E1-Z000	Written Permission	Addition/Alteration to Buildings (Others)

13. EnBloc Potentials

COLUMBUS
EGGS
EnBloc Geofenced GTA Software

[HOME](#) [PROJECTS](#) [PRICE](#) [ENBLOC-INFO](#) [LOGIN](#) [REGISTER](#)

Welcome to **EnBloc/Collective sales Geofenced GTA Software**

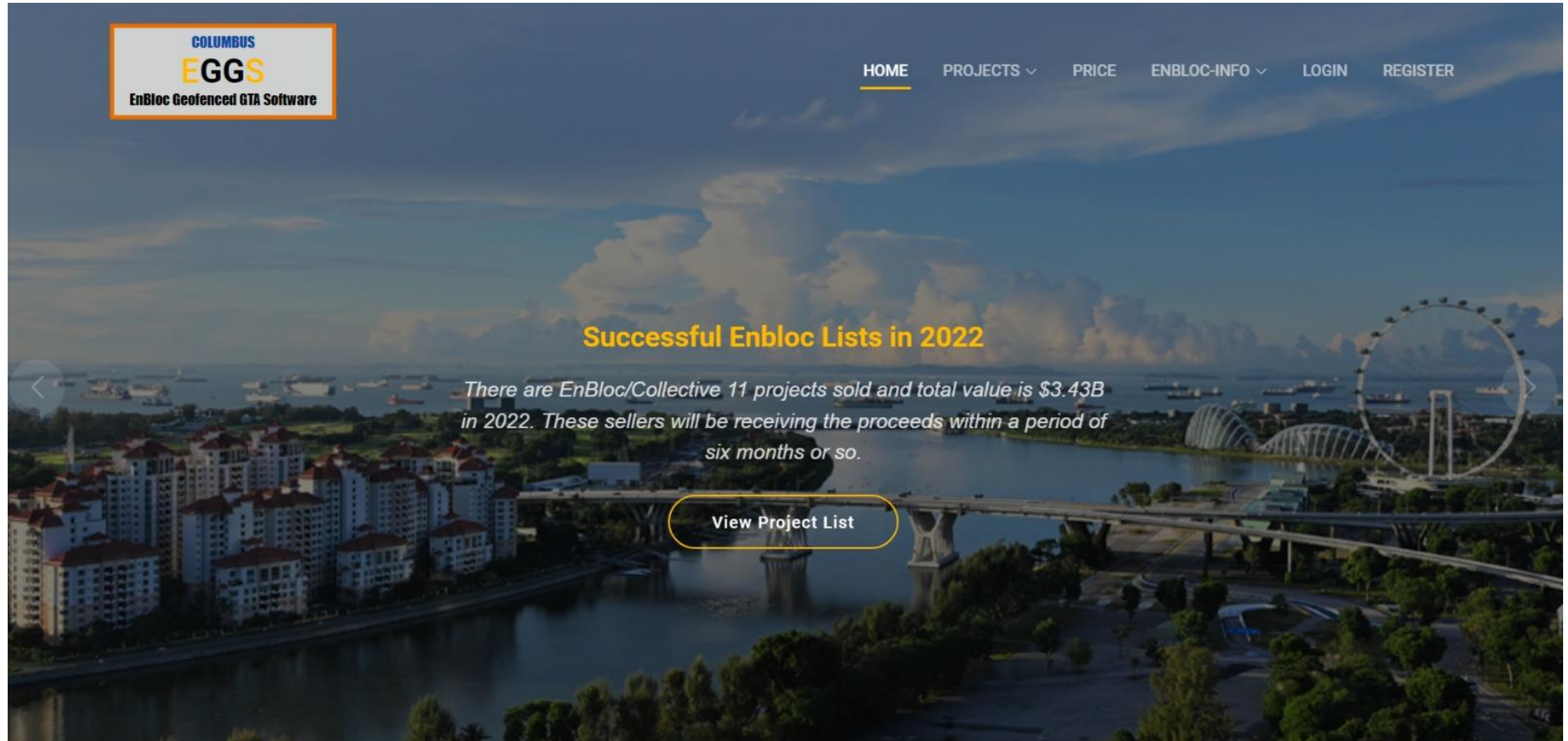
EnBloc/Collective sales market has been revived in 2021 as Developers are looking at private residential properties to satisfy their growing interest in land acquisition.

EnBloc buzz is back but some projects have cut asking prices. Reasons include higher construction costs, challenging environment in current cycle and decaying lease for 99-year leasehold properties.

Amicus Data Science team will help you in reaching out to EnBloc Owners through our EnBloc website.

[Get Started](#)

13. EnBloc Potentials



COLUMBUS
EGS
EnBloc Geofenced GTA Software

[HOME](#) [PROJECTS](#) [PRICE](#) [ENBLOC-INFO](#) [LOGIN](#) [REGISTER](#)

Successful Enbloc Lists in 2022

There are EnBloc/Collective 11 projects sold and total value is \$3.43B in 2022. These sellers will be receiving the proceeds within a period of six months or so.

[View Project List](#)

13. EnBloc Potentials



Possible revival of EnBloc market in 2022 as developers look to replenish land banks.

EnBloc/Collective sales market has been revived in 2022 as Developers are looking at private residential properties to satisfy their growing interest in land acquisition.



EnBloc buzz is back

But some projects have cut asking prices. Reasons include higher construction costs, challenging environment in current cycle and decaying lease for 99-year leasehold properties.



Amicus Data Science team

will help you in reaching out to EnBloc Owners through **Enbloc**.

13. EnBloc Potentials

Successful Enbloc Lists in 2022

There are EnBloc/Collective 11 projects sold and total value is \$3.43B in 2022. These sellers will be receiving the proceeds within a period of six months or so.



PARK VIEW MANSION

- ✓ Sale Price : \$ 260M
- ✓ Tenure : 99-YEAR FROM 1971
- ✓ Total Unit : 160
- ✓ Marketing Agency : ERA
- ✓ District : 22
- ✓ Land Area : 191,974 sq ft
- ✓ Status : Sold
- ✓ Sale Date : 27/Jul/2022
- ✓ SMS Count : 20

Add to Cart

PARK VIEW MANSION -> Chip Eng Seng, KSH, SingHaiyi tie up again for collective purchase of Park View Mansions at \$260m.



JANSEN MANSIONS

- ✓ Sale Price : \$ 19.1M
- ✓ Tenure : 999-YEAR LEASEHOLD
- ✓ Total Unit : 12
- ✓ Marketing Agency : PROPNEX
- ✓ District : 19
- ✓ Land Area : 16,593 sq ft
- ✓ Status : Sold
- ✓ Sale Date : 8/Sep/2021
- ✓ SMS Count : 6

Add to Cart

JANSEN MANSIONS => Jansen Mansions sold at \$19.1 mil to Macly Capital via collective sale.

13. EnBloc Potentials

Developers Shopping List in 2022

There are 16 projects in developer buying list in the market. These sellers are potentially looking to buy/invest in property.



On Market
\$630M **80Units**
Tender Close Date : 25/Jul/2022

ELIZABETH TOWER

- ✓ Sale Price : \$ 630M
- ✓ Tenure : FREEHOLD
- ✓ Total Unit : 80
- ✓ Marketing Agency : EDMUND TIE
- ✓ District : 9
- ✓ Land Area : 54,318 sq ft
- ✓ Status : On Market
- ✓ Tender Close Date : 25/Jul/2022
- ✓ SMS Count : 37

Add to Cart



On Market
\$1.1B **211Units**
Tender Close Date : 20/Oct/2022

HORIZON TOWERS

- ✓ Sale Price : \$ 1.1B
- ✓ Tenure : 99-YEAR LEASEHOLD
- ✓ Total Unit : 211
- ✓ Marketing Agency : JLL
- ✓ District : 9
- ✓ Land Area : 204,514 sq ft
- ✓ Status : On Market
- ✓ Tender Close Date : 20/Oct/2022
- ✓ SMS Count : 7

Add to Cart

HORIZON TOWERS -> Horizon Towers takes another crack at collective sale at S\$1.1b and the tender closes Oct 20 at 3 pm.

13. EnBloc Potentials

Unsuccessful Enbloc Lists in 2022

11 Projects were unsuccessful Collective sales! These projects will possibly retry as CSC has the option to enter into a private treaty with developers if they don't find any bidders. This option has to be exercised within the 12-month period. Kindly click the check box to reach out.



Unsuccessful

\$85M

25Units

Tender Closed Date : 26/May/2022

SIXTH AVENUE CENTRE

- ✓ Sale Price : \$ 85M
- ✓ Tenure : FREEHOLD
- ✓ Total Unit : 25
- ✓ Marketing Agency : CUSHMAN & WAKEFIELD
- ✓ District : 10
- ✓ Land Area : 15,009 sq ft
- ✓ Status : Unsuccessful
- ✓ Tender Closed Date : 26/May/2022
- ✓ SMS Count : 20

Add to Cart

SIXTH AVENUE CENTRE => Owners of Bukit Timah Road mixed-use site seek S\$85m in en bloc tender and the collective sale tender for Sixth Avenue Centre will close at 3pm on Jan 6, 2022.



Unsuccessful

\$550M

59Units

Tender Closed Date : 28/Jul/2022

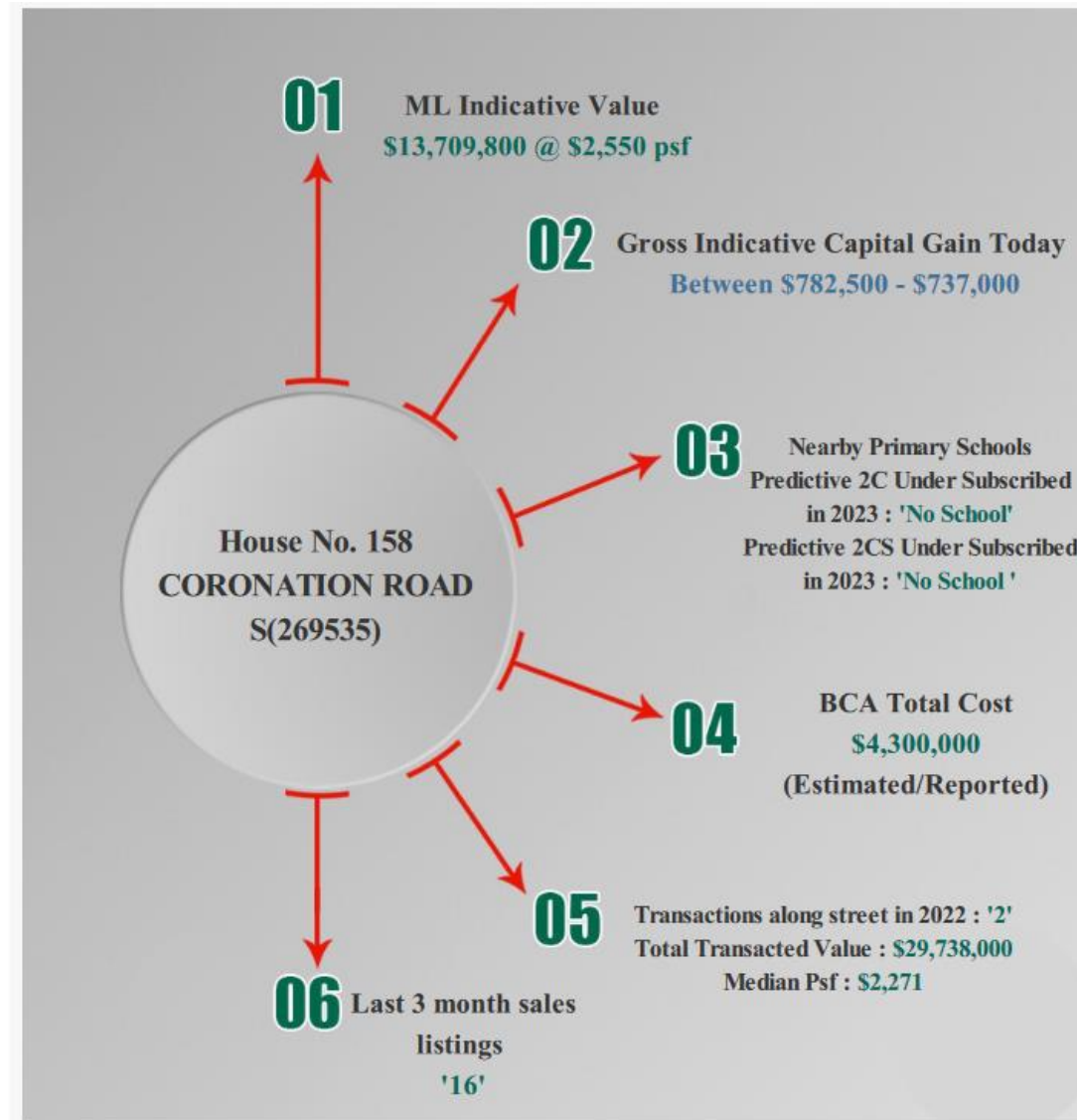
HIGH POINT

- ✓ Sale Price : \$ 550M
- ✓ Tenure : FREEHOLD
- ✓ Total Unit : 59
- ✓ Marketing Agency : SAVILLS
- ✓ District : 9
- ✓ Land Area : 47,606 sq ft
- ✓ Status : Unsuccessful
- ✓ Tender Closed Date : 28/Jul/2022
- ✓ SMS Count : 29

Add to Cart

HIGH POINT -> Tender for High Point en bloc sale to close on Jul 28 as interest from developers perks up.

14. Unique Property Report



14. Unique Property Report

Cornerstone			
Address	House No. 158 CORONATION ROAD S(269535)		
District	10 - Bukit Timah		
<hr/>			
Tenure	999 yrs from 27/12/1875	Polygon	CORONATION DRIVE
Land Area	5,377 Sqft	Property Type	Detached House
Purchase Psf	\$2,4XX	Purchase Price	\$12,950,XXX
Purchase Date	Aug-2021		
<hr/>			
ML Indicative Value	\$13,709,800 [(\$1,750 psf * 5,377 sqft) + \$4,300,000 BCA Capital Expenditure]		
Gross Indicative Capital Gain Today	Between \$782,500 - \$737,000		
Net Indicative Capital Gain Today	\$759,800 * Take note that \$4,300,000 is capital expenditure to rebuilt the house.		

14. Unique Property Report

Property Milestone

1995

1 Start of SLA Digital Journey

House Info	
House Type	Detached House
Tenure	999 yrs from 27/12/1875
Area	5,426 sqft

Jan-2013

2 Resale

Purchased Info
Resale Transaction Done on Jan-2013.

01-Dec-2013

3 Permits to Commence Structural Works

Description :	RECONSTRN EXTG 2 STY DETACHED DWELLG HSE TO 3 STY WT A S/POOL ON LOT 1434W MK2 @ 158 CORONATION ROAD
Cost :	Less than S\$10m
Builder :	KIAN TER CONSTRUCTION PTE LTD
Engineer :	TNJ CONSULTANTS LLP
Architect :	TNJ CONSULTANTS LLP

14. Unique Property Report

Aug-2021

4 Resale

Purchased Info

Resale Transaction Done on Aug-2021.

08-Nov-2022

5 Today's ML Valuation

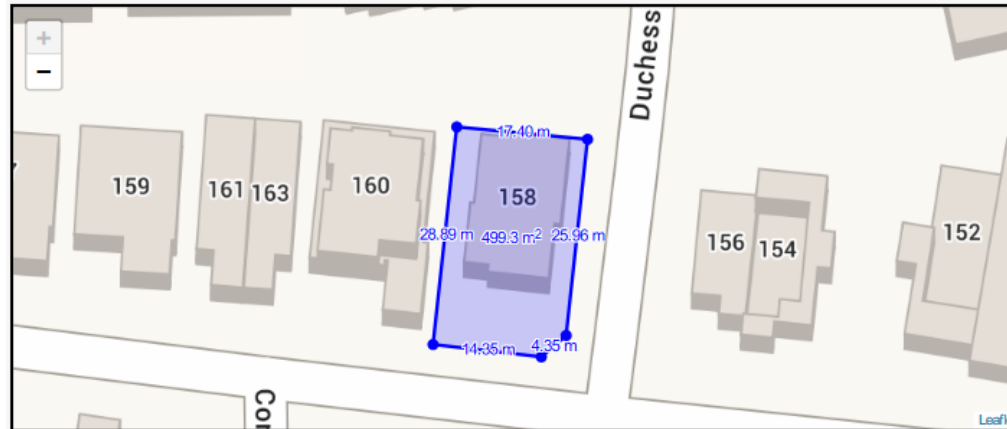
Description	Price	Psf
Latest Contract Date : Aug-2021 Area : 5,426 Sqft	-	
Current Price Index	\$1,750	\$1,750
House Adjustment (-)	0%	
BCA Cost	\$4,300,000	
ML Indicative Valuation	\$13,709,800 [(\$1,750 psf * 5,377 sqft) + \$4,300,000 BCA Capital Expenditure]	
Gross Indicative Capital Gain Today	Between \$782,500 - \$737,000	

End

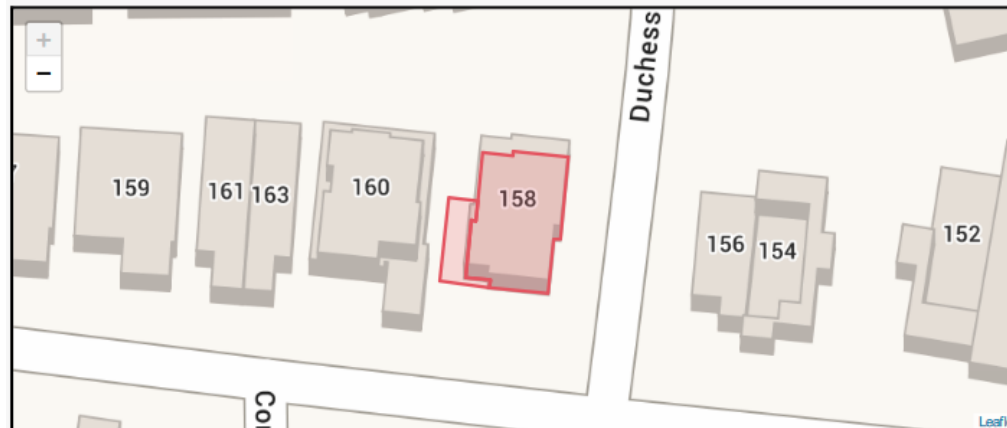
14. Unique Property Report

Cadastral Map For House No. 158 CORONATION ROAD S(269535)

Land Dimensions Frontage

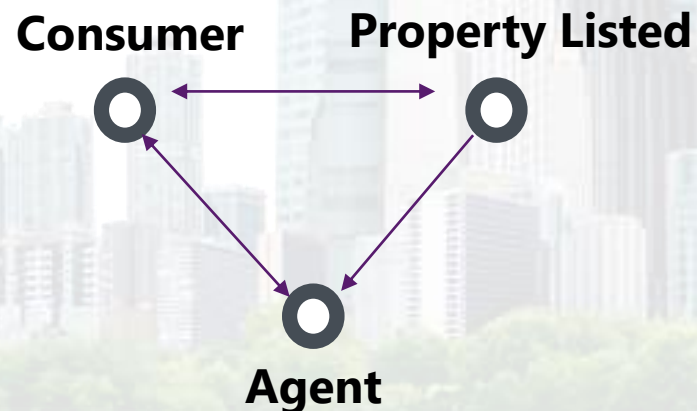


Targeted Building Other Buildings Within The Same Land



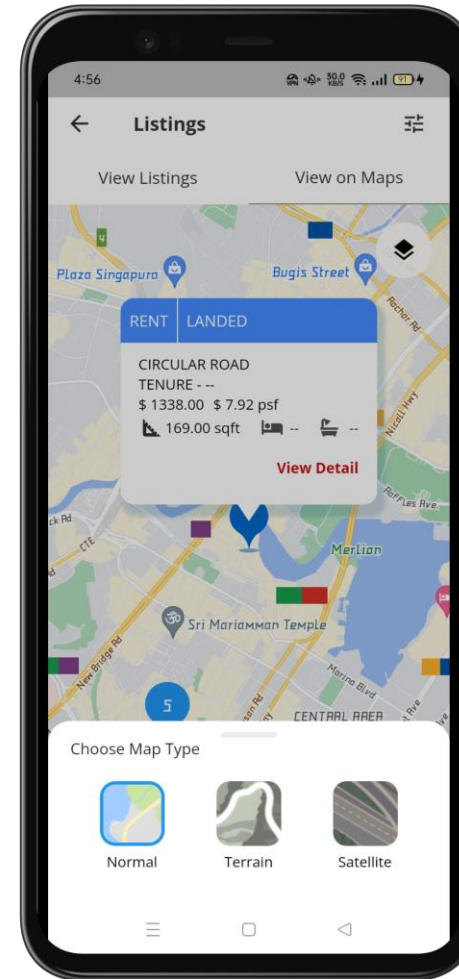
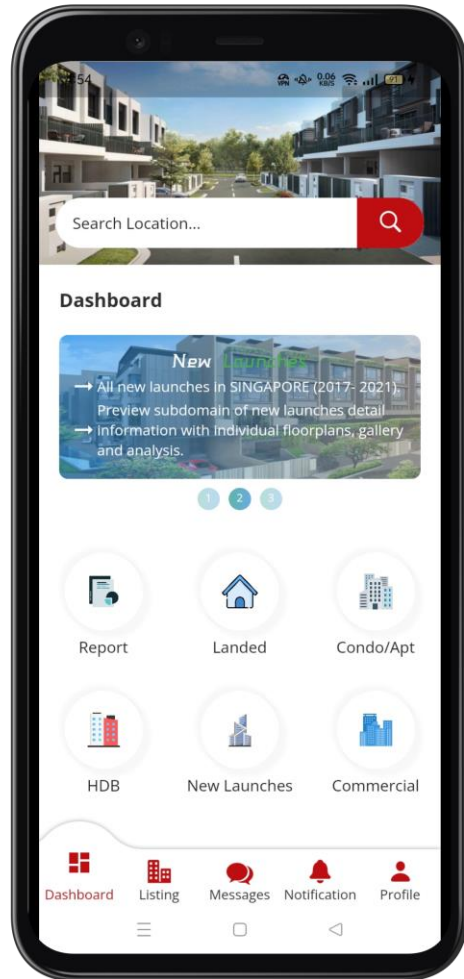
15. WhereRU

- ✓ An idea to allow consumers to find nearby open house and locate the nearest agent to view the property.
- ✓ Consumers will also be able to book open house view time through this app.
- ✓ Utilising TriAngulation Technology.



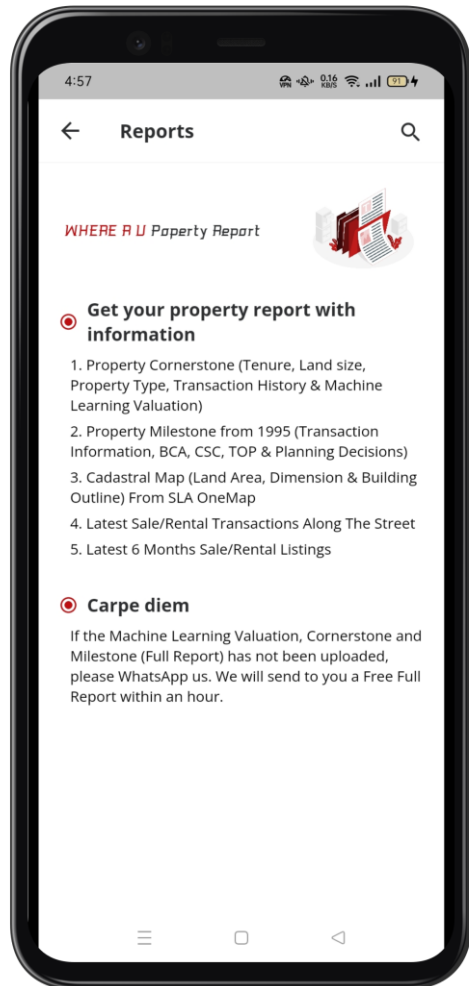
1. Works like Uber
2. Click to receive 4 Page Report

15. WhereRU



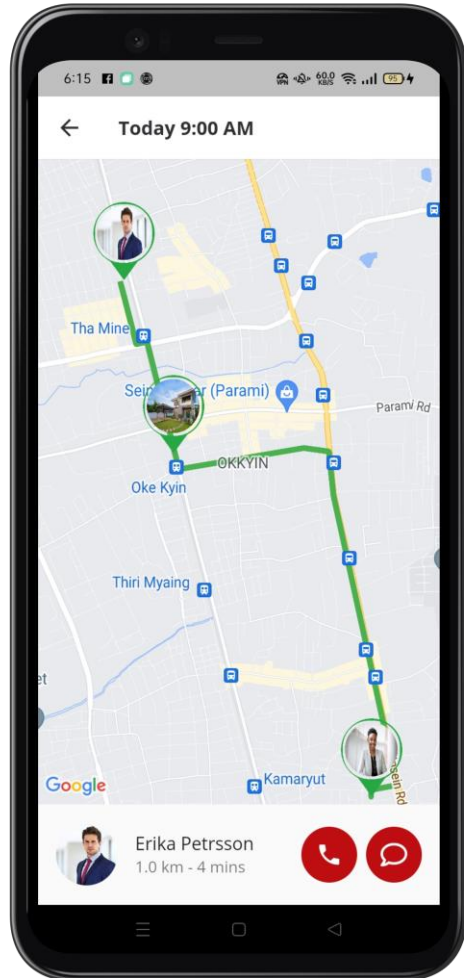
15. WhereRU

Property Report (Mobile Apps)



15. WhereRU

Triangulation



- ✓ Consumer is able to make appointment with agent for property viewing.
- ✓ Consumer is able to locate agent's real time location.