

Valuation Report

13 Cove Drive #03-01

Marina Collection

Singapore 098327 (the "Property")

Prepared For Supreme Court of Singapore (Sheriff's Office)

26 May 2026

Colliers

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1 Executive Summary

Property Address	13 Cove Drive #03-01 Marina Collection Singapore 098327 (the "Property")
Description	The Property comprises a 4-bedroom apartment with private lift lobby located within a 4-storey residential block with attic of a condominium development known as Marina Collection
Registered Lessee	Yao Jiajia
Legal Description	MK34-U947L
Tenure	Leasehold 99 years commencing 3 January 2007
Year of Completion	Circa 2011
Condition of Property	The Property is generally in average condition
Strata Floor Area	218 sq.m.
Master Plan Zoning (2025 Edition)	Residential
Purpose of Valuation	For intended sale purposes only
Valuation Approach	Direct comparison method
Inspection Date	14 May 2026
Valuation Date	14 May 2026

2 Introduction

2.1 Terms of Engagement

This engagement is entered into solely with Supreme Court of Singapore (Sheriff's Office) (the "Client") for the purpose of determining the market value of the Property as at 14 May 2026 for intended sale purposes only.

2.2 The Property

The Property comprises a 4-bedroom apartment with private lift lobby located within a 4-storey residential block with attic of a condominium development known as Marina Collection.

2.3 Valuation Date

The Date of Valuation is 14 May 2026 based on our inspection on 14 May 2026. Due to possible changes in market forces and circumstances in relation to the Property, the report can only be regarded as representing our opinion of the value of the Property as at the date of valuation. We have assumed that the Property is in the same condition on the Date of Valuation as on the inspection date.

2.4 Basis of Valuation

Our valuation is provided on the basis of Market Value, which we define as "the estimated amount for which an asset should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion".

2.5 Valuation Standards Adopted

Colliers International Consultancy & Valuation (Singapore) Pte Ltd is regulated by the Singapore Institute of Surveyors and Valuers and all necessary investigations, inspections, and other work carried out for the purpose of this valuation have been in accordance with its' valuation standards. The Singapore Institute of Surveyors and Valuers monitors regulated firms under its Conduct and Disciplinary regulations. Colliers International maintains a complaint handling procedure, a copy of which is available on request.

2.6 The Valuer

This valuation has been prepared by Charmaine Quek and reviewed by Tan Keng Chiam.

Tan Keng Chiam is a Licensed Appraiser under the Inland Revenue Authority of Singapore and Member of the Singapore Institute of Surveyors & Valuers. He is suitably qualified to carry out the valuation of this magnitude and nature and has over 30 years' experience in the real estate industry in Singapore.

Neither the valuer nor Colliers International Consultancy & Valuation (Singapore) Pte Ltd are aware of any pecuniary interest or conflict of interest that could reasonably be regarded as being capable of affecting the ability to give an unbiased and objective, opinion of the value of the Property.

2.7 Caveats and Assumptions

This report is subject to and includes our Standard Caveats and Assumptions as set out in the appendices at the end of this report, as well as our agreed terms of our engagement.

Please note the report is for your sole use and for the purpose indicated only and no liability to any third party can be accepted for the whole or any part of the contents of the document. The whole nor any part of the valuation report nor any reference thereto may not be included in any published documents, circular or statement, nor published in any way whatsoever except with the prior written approval of Colliers International Consultancy & Valuation (Singapore) Pte Ltd Limited as to the form and context in which it may appear.

Colliers International Consultancy & Valuation (Singapore) Pte Ltd will at all times keep all information relating to this valuation report confidential and not release it to third parties, without the written consent of the client.

3 Inspection And Investigations

The valuer has carried out an internal inspection in the main areas within the Property and made independent investigations as necessary for carrying out this valuation.

All information used has been verified as far as is reasonable, and has included information and data provided by you, from government departments, in the public domain, and our own internal database.

In the absence of readily available and verifiable information from other sources for valuation purposes, and as agreed, we have relied on the information solely provided by you for the purposes of valuation. We have assumed all such information provided by you to be true and accurate.

No structural survey or environmental survey of the property has been carried out. Services and facilities have not been tested.

4 Property Details

4.1 Property Address

13 Cove Drive #03-01 Marina Collection Singapore 098327 (the "Property")

4.2 Property Type

The Property comprises a 4-bedroom apartment with private lift lobby located within a 4-storey residential block with attic of a condominium development known as Marina Collection

4.3 Strata Floor Area

218 sq.m.

4.4 Year of Completion

Circa 2011

4.5 Condition of Property

The Property is generally in average condition as at the date of our inspection on 14 May 2026.

We have undertaken no structural nor condition surveys. We further advise that unexposed or inaccessible portions of the building have not been inspected and we are therefore unable to state that these are free from rot, infestation or hazardous material. We have also assumed that the building complies with all relevant statutory requirements in respect of health, building and fire safety regulations.

5 Title Particulars

5.1 Legal Description

MK34-U947L

5.2 Tenure

Leasehold 99 years commencing 3 January 2007

5.3 Registered Lessee

Yao Jiajia

5.4 Encumbrances

1. An application to notify Charge IG/315538E was lodged by the Central Provident Fund Board on 21 September 2021 for the withdrawal for purchase of property
2. The Property is mortgaged to Oversea-Chinese Banking Corporation Limited
3. Caveat IJ/29034P was lodged by CTRC Pty Ltd on 8 August 2023 claiming an interest in the Property with a prohibition clause restricting any registration or notification affecting the Property unless the caveator or its nominee has consented in writing to such registration/notification
4. An application for registration of Order of Court IK/425859B (HC/ORC6950 of 2025 dated 13 November 2025) was lodged on 16 January 2026 with enforcement order made in the General Division of The Republic of Singapore authorizing the Sheriff to seize and sell the within property belonging to the enforcement respondent, Yao Jiajia with the consent of the caveator(s) in Caveat No. IJ/29034P

5.5 Other Details

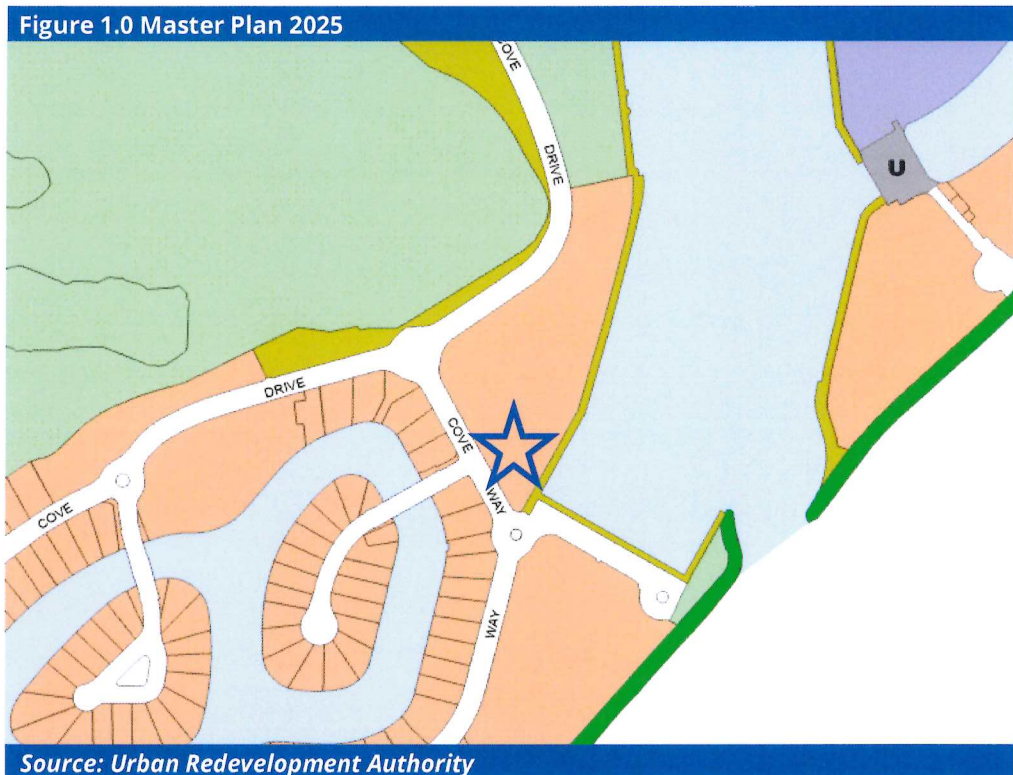
N/A

6 Town Planning

6.1 Master Plan Zoning (2025 Edition)

The subject site is zoned for "Residential", in accordance to Master Plan Zoning (2025 Edition).

[Master Plan](#)



Note: We have not applied for Road and Drainage Interpretation Plans and the Railway Protection Plan for the Property as this is outside our terms of reference. Our Valuation is therefore made on the assumption that the Property is not adversely affected by any approved/proposed road/drainage/railway schemes. It is recommended that the valuation is referred back to us for a review should your solicitors subsequently discover the existence of any such schemes after legal requisitions with the various competent authorities have been completed by them

7 Building Description

7.1 Location of the Property

The Property is located along Cove Drive, within Sentosa Cove residential enclave on Sentosa Island, and is approximately 9 km from the City Centre at Collyer Quay.

The immediate vicinity is predominantly residential in character with apartment/condominium developments and landed housing. Prominent landmarks/developments within the vicinity include One15 Marina Club, W Singapore Sentosa Cove Hotel, Cape Royale, Turquoise and The Oceanfront @ Sentosa Cove, amongst many others.

Accessibility to other parts of Sentosa can be made via cars and bus. The Sentosa Express (light rail system) and the Harbourfront MRT Station/ Bus Terminal on the main island further enhance the accessibility to other parts of Singapore.

[Location Map of the Property](#)



7.2 Development Description

Marina Collection is a waterfront condominium development which comprise of three 4-storey blocks with attic (Nos. 13, 15 & 17) accommodating a total of 124 luxurious units of apartments/ penthouses and 40 private berths reserved for all residents.

Recreational facilities provided include lap/ leisure/ wading pools, pool deck, jacuzzi, playground, BBQ terrace, outdoor garden, lawn, lily pond, garden/ waiting plaza, docking station, clubhouse with gymnasium, multi-purpose room and shower/ changing room, amongst others.

Adequate basement car parking lots, 24-hour security service, audio visual intercom system, proximity card access and auto car barrier with active transporter access are also provided within the development.

Site Plan of the Development

Figure 3.0 Site Plan of the Development



7.3 Construction

The building is constructed of reinforced concrete frames with infill brickwalls, reinforced concrete floors, reinforced concrete staircases and reinforced concrete flat roof with insulation and waterproofing system. Fenestration generally comprises aluminium framed glass windows.

7.4 Accommodation

Private lift lobby, living/dining areas with an adjoining balcony, master bedroom with an attached bathroom, 3 other bedrooms (1 with an attached bathroom and another with an adjoining balcony), wet/dry kitchens, common bathroom, powder room, yard, maid's room with an attached toilet and air-con ledge(s)

7.5 Internal Finishes and Fittings

Floor	:	Marble, timber strips/deck and homogeneous tiles generally
Wall	:	Marble, wallpaper, emulsion paint, glass panels and mosaic tiles generally
Ceiling	:	Emulsion paint and false ceiling with downlights generally

Built-in features generally include wardrobes/ cabinets, high and low-level kitchen cabinets with oven/ steamer/ quartz worktop/ glass backsplash/ cooker hob/ cooker hood/ dishwasher, kitchen island-cum-breakfast table with wine chiller/ induction hob, mirror panels, water heater, long bath, marble/solid vanity tops with/without under-counter cabinets, shower screens and ceiling fan with lights.

7.6 Building Services

The Property is generally cooled by ducted/split-unit air-conditioning systems.

Vertical access within the development is via passenger lifts and supplemented with staircases.

Essential public utilities and tele-communication services are connected.

7.7 Environmental Issues

We have inspected the Property and have seen no evidence of environmental concerns such as contamination or other hazards. However, our inspection does not include investigations into this type of issue, and we are not qualified to assess such environmental concerns. Should you wish or require a thorough investigation of such issues, it is recommended to seek the advice of professionals with appropriate expertise. Should subsequent investigations show evidence of contamination or the like, then our valuation may be subject to revision.

8 Occupancy Details

The Property was vacant as at the date of our inspection on 14 May 2026.

9 Property Tax

The Annual Value of the Property is currently assessed at S\$84,000/- for the Year 2026.

The Property is classified under “non-owner-occupied residential” and property tax is payable at the following rates:-

Annual Value	Tax Rate (effective from 1 January 2024)	Property Tax Payable
First \$30,000/-	12%	\$3,600/-
Next \$15,000/-	20%	\$3,000/-
First \$40,000/-	-	\$6,600/-
Next \$15,000/-	28%	\$4,200/-
First \$60,000/-	-	\$10,800/-
Above \$60,000/-	36%	

Source: iras.gov.sg

10 Valuation Approach

We have considered the Comparison Method approach to assess the market value of the Property.

The Comparison Method provides an indication of value by comparing the Property with identical or similar properties for which price information is available.

By analysing such sales, which qualify as 'arm's-length' transactions, between willing buyers and sellers, adjustments are made for size, location, time, amenities and other relevant factors when comparing such sales prices to assess the value of the subject asset. This approach is commonly used to value assets where reliable sales evidence of properties of a similar nature is available.

Some of the comparables we have considered are as follows:-

Address	Site Area (sq.m)	Consideration	Date of Contract
17 Cove Drive #03-27	174	S\$2,800,000/- (S\$16,092 psm)	April 2026
17 Cove Drive #03-19	174	S\$3,008,000/- (S\$17,287 psm)	November 2025
17 Cove Drive #03-30	174	S\$3,000,000/- (S\$17,241 psm)	October 2025

Source: URA Realis

11 Valuation Assumptions

This valuation has been undertaken assuming the following:

We have assumed that the Property is free from and clear of any and all charges, liens and encumbrances of an onerous nature likely to affect value, whether existing or otherwise, unless otherwise stated

We have assumed the Property can be freely transferred, mortgaged and let in the market without any additional fee.

We have assumed that all Information, estimates and opinions furnished to us and contained in this report have been obtained from sources considered reliable and believed to be true and correct, but we can assume no responsibility for their accuracy.

We have assumed that the Property is free from any environmental problem or hazard.

We are not aware of any easements or rights - of - way affecting the Property and our valuation assumes that none exists.

We have assumed that the Property has been constructed, occupied and used in full compliance with, and without contravention of, all relevant laws, ordinances and statutory requirements except only where otherwise stated.

We have assumed that, for any use of the Property upon which this valuation report is based, any and all required licences, permits, certificates, and authorisations have been obtained, and are capable of renewal without difficulty, except only where otherwise stated.

We have assumed the Property is in a good state of repair, management and maintenance and fit for the use to which it is put, and will continue to be managed and maintained to this standard in the future.

12 Final Value Conclusion

Having regard to all relevant information, we are of the opinion that the market value of the Property with vacant possession and free from all encumbrances, as at 14 May 2026, is as follows:



13 Recommendations/Comments

N/A

For and on behalf of
Colliers International Consultancy & Valuation (Singapore) Pte Ltd



Tan Keng Chiam
B.Sc. (Est. Mgt.) MSISV, MRICS
Licensed Appraiser No. AD041-2004796D
Executive Director
Valuation and Advisory Services



Charmaine Quek
Assistant Manager
Valuation and Advisory Services

Appendix I

Caveats And Assumptions

Caveats And Assumptions

1. Definitions

In these Caveats and Assumptions the following words or phrases shall have the meaning or meanings set out below:

'Confidential Information' means information that:

- (a) Is by its nature confidential.
- (b) Is designed by Us as confidential.
- (c) You know or ought to know is confidential.
- (d) Includes, without limitation: information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services.

'Currency Date' means, in relation to any valuation report, the date as at which our professional opinion is stated to be current.

'Fee' means the amount agreed to be paid for the Services as set out in the Quotation.

'Parties' means You or Us as the context dictates.

'Quotation' means the written quote provided by Us in relation to the Services.

'Services' means the valuation services provided pursuant to these Terms and Conditions and the Quotation, and includes any documents, reports or certificates provided by Us in connection with the Services.

'The Property' means the assets which are subject of our appointment as your advisor.

'We', 'Us', 'Our', 'Colliers' means Colliers International Limited.

'You', 'Your', 'Client' means the person, company, firm or other legal entity by or on whose behalf instructions are given, and any person, firm, company or legal entity who actually gave the instructions to us even though such instructions were given as agent for another.

'Professional Property Practice Standards' refers to RICS Valuation and Appraisal Handbook, or Singapore Institute of Surveyors & Valuers' Valuation Standards and Practice Guidelines.

2. Performance Of Services

- 2.1 We have provided the Services in accordance with:
- (a) The Terms and Conditions contained herein; or
 - (b) As specifically instructed by You for the purpose of the Services; and
 - (c) Within the current provisions set by the prevailing Professional Property Practice Standards.

3. Condition Of The Property

- 3.1 No allowance has been made in our report for any charges, mortgages or amounts owing on any of the Property valued nor for any expenses or taxation which may be incurred in effecting a sale. We have assumed that the Property is free from and clear of any and all charges, liens and encumbrances of an onerous nature likely to affect value, whether existing or otherwise, unless otherwise stated. We assume no responsibility for matters legal in nature nor do we render any opinion as to the title which is assumed to be good and marketable. We are not aware of any easements or rights of way affecting the property and our valuation assumes that none exists.
- 3.2 We have assumed that the Property has been constructed, occupied and used in full compliance with, and without contravention of, all ordinances, except only where otherwise stated. We have further assumed that, for any use of the Property upon which this report is based, any and all required licences, permits, certificates, and authorisations have been obtained, except only where otherwise stated.
- 3.3 We have assumed that any development sites are in a condition suitable for development; this has not been checked by us.
- 3.4 We have not carried out detailed site measurements to verify the correctness of the site areas in respect of the Property but have assumed that the site areas shown on the documents and official site plans handed to us are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations. No on-site measurements has been taken.
- 3.5 We have assumed that there is no timber infestation, asbestos or any other defect (unless advised otherwise) and that the property is compliant with all relevant environmental laws. It is Your responsibility to provide reports to Us that are relevant to these issues.
- 3.6 An internal inspection has been made, unless otherwise stated.
- 3.7 While due care is exercised in the course of our inspection to note any serious defects, no structural survey of the Property will or has been undertaken, and We will not (and are not qualified to) carry out a structural, geotechnical or environmental survey. We will not inspect those parts of the property that are unexposed or inaccessible.
- 3.8 None of the services have been tested by Us and we are unable therefore to report on their present condition, but will presume them to be in good working order.

- 3.9 We recommend that You engage appropriately qualified persons to undertake investigations excluded from our Services.
- 3.10 No responsibility will be accepted either to You or to any third party for loss or damage that may result directly or indirectly from the condition of the property.

4. **Environment And Planning**

- 4.1 We have obtained town planning information from the prevailing Master Plan available on URA website. It is your responsibility to check the accuracy of this information under the appropriate planning legislation.
- 4.2 For obvious reasons, we do not and cannot provide information relating to government acquisitions unless the land has already been gazetted for acquisition.
- 4.3 No requisition on road, MRT, LRT, drainage and other government proposals has been made by us. Such information will not be tendered unless specifically requested for and we be properly reimbursed.
- 4.4 We do not hold ourselves to be experts in environmental contamination. Unless otherwise stated, our inspection of the site did not reveal any contamination or pollution affectation, and our valuation has been prepared on the assumption that that the land is not contaminated and has not been affected by pollutants of any kind. We would recommend that that this matter be checked by a suitably qualified environmental consultant. Should subsequent investigation show that the site is contaminated, our valuation may require revision.

5. **Floor/Building Areas And Lettable Areas**

- 5.1 Where a survey is provided to Us for consideration, We will assume that information contained in the survey is accurate and has been prepared in accordance with the prevailing Professional Property Practice Standards.
- 5.2 If you do not provide Us with a survey, We will estimate floor/building and/or lettable areas based only upon available secondary information (including but not limited to building plans, deposited plans, and our own measurements). Such estimates do not provide the same degree of accuracy or certainty as would be provided by a survey prepared by an appropriately qualified professional in accordance with the prevailing Professional Property Practice Standards.
- 5.3 Where such a survey is subsequently produced which differs from the areas estimated by us then You will refer the valuation back to Us for comment or, where appropriate, amendment.

6. **Other Assumptions**

- 6.1 Unless otherwise notified by You, We will assume:
 - (a) There are no easements, mortgages, leases, encumbrances, covenants, caveats, rights of way or encroachments except those shown on the Title.
 - (b) All licences and permits can be renewed and We have not made any enquires in this regard.
- 6.2 Where third party expert or specialist information or reports are provided to Us or obtained by Us in connection with Services (including but not limited to surveys, quantity surveyors reports, environmental audits, structural/ dilapidation reports), we will rely upon the apparent expertise of such experts/ specialists. We will not verify the accuracy of this information or reports, and assume no responsibility for their accuracy.
- 6.3 Our services are provided on the basis that the client has provided us with a full and frank disclosure of all information and other facts which may affect the service, including all secrecy clauses and side agreements. We accept no responsibility or liability whatsoever for the valuation unless such a full disclosure has been made.
- 6.4 Any plans, sketches or maps included in this report are for identification purposes only and should not be treated as certified copies of areas or other particulars contained therein.
- 6.5 The study of possible alternative development options and the related economics are not within the scope of this report, unless otherwise stated.
- 6.6 Our opinion about the Market Value of the property is free from any influence and/ or point of views of any other parties.
- 6.7 All Location Plans are obtained from www.onemap.gov.sg. Whilst we do make every endeavor to update the maps as far as it is possible, we do not vouch for the accuracy of the maps and shall not be responsible if it is otherwise.
- 6.8 Values are reported in Singapore currency unless otherwise stated.

7. Estimated Selling Price

- 7.1 Where you instruct Us to provide an Estimated Selling Price, You agree that the Services:
- (a) Are limited to the provision of an opinion based on Our knowledge of the market and informal enquiries.
 - (b) We are not required to carry out a full inspection of the property; any inspection of comparable Property; a search of Title(s) or other enquiries as to encumbrances, restrictions or impediments on Title(s); or other investigations which would be required for a formal valuation.
 - (c) Provide an indicative figure only which is not suitable for use for any purpose other than as general information or guide as to sale expectations. It is not suitable to be relied upon for the purpose of entry into any transaction.
- 7.2 No responsibility will be accepted either to You or to any third party for loss or damage that may result from the issue of such an Estimated Selling Price.

8. Currency Of Valuation

- 8.1 Due to possible changes in market forces and circumstances in relation to the property the Services can only be regarded as relevant as at the Currency Date.
- 8.2 Where You rely upon Our valuation report after the Currency Date, You accept the risks associated with market movements between the Currency Date and the date of such reliance.
- 8.3 Without limiting the generality of 9.1, You should not rely upon Our valuation:
- (a) After the expiry of 3 months from the Currency Date;
 - (b) Where circumstances have occurred during that period which may have a material effect on the value of the property or the assumptions or methodology used in the valuation report.

9. Market Projections

- 9.1 Any market projections incorporated within our Services including, but not limited to, income, expenditure, associated growth rates, interest rates, incentives, yields and costs are projections only and based on information currently available to us and not representative of what actual values of the property will be as at future date. Accordingly, such market projections should be interpreted as an indicative assessment of potentialities only, as opposed to certainties.
- 9.2 Where Our Services include market projections such projections require the dependence upon a host of variables that are highly sensitive to varying conditions. Accordingly, variation in any of these conditions may significantly affect these market projections.
- 9.3 Where market projections form part of Our Services, We draw your attention to the fact that there will be a number of variables within acceptable market parameters that could be pertinent to Our Services and the projections adopted are representative of only one of these acceptable parameters.
- 9.4 All statements of fact in the valuation report which are used as the basis of our analyses, opinions, and conclusions will be true and correct to the best of our knowledge and belief. We do not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the state of affairs of the Property furnished to us by you.

10. Your Obligations

- 10.1 You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Services.
- 10.2 You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Services are provided with the authority of the authors of those reports.
- 10.3 You authorise and license Us to incorporate Your intellectual property within Our report(s).
- 10.4 You will not release any part of Our valuation report or its substance to any third party without Our written consent. When we consent for You to release Our report or any part of Our report to any third party, we do so on the basis that these terms and conditions will apply to the new addressee(s) as if it/ they had been a party to the original letter of instruction between us. Where we consent to such reliance, You agree to furnish the addressee with a copy of any reliance letter issued by Us and/ or a copy of these terms and conditions.
- 10.5 We reserve the right to reconsider or amend the valuation advice, or the Fee set out in Our Quotation to You, if;
- (a) Certificates, surveys, leases, side agreements or related documentation that were not provided to Us prior to the provision of the Services are subsequently provided, and contain matters that may affect the value of the advice; or
 - (b) Where subsequent site inspections made in relation to any of the matters raised in Clause 3 materially affect or may alter the value of the property, the subject of the Services.
 - (c) The information provided to Us by You prior to the provision of services is in any way incomplete, misleading or wrong.

- 10.6 If You release any part of the valuation advice or its substance without written consent, You agree to defend, You agree to defend and indemnify Us against claims by a third party who has reviewed the report if We have not, at or subsequent to the time of engagement, provided our specific written consent to such party reviewing and replying on the report. We have no responsibility to any other person even if that person suffers damage as a result of You providing this valuation without Our prior consent.
- 10.7 You agree that the only remedy for losses or damages relating to the breach of this Agreement shall be limited to three times Our contracted fee for the assignment and no claim shall be made any consequential or punitive damages.
- 10.8 You agree not to bring any claim for any losses against any director, consultant or any employee of Ours. You hereby agree that Our director, consultant or any employee does not have a personal duty of care to You and any claim for losses must be brought against Colliers International.
- 10.9 Where any loss is suffered by You for which We and any other person are jointly and severally liable to You the loss recoverable by You from Us shall be limited so as to be in proportion to our relative contribution to the overall fault.

11. Confidentiality

- 11.1 This report and each part of it is prepared and intended for the exclusive use of the Client for the sole purpose stated in our valuation report, and in accepting this report, the Client expressly agrees not to use or rely upon this report or any part of it for any other purpose. No person other than the Client shall use or rely upon this report or any part of it for any purpose unless we have given Our express written consent. Similarly neither the whole nor any part of this report nor any reference there to may be included in any document, circular or statement nor published in any way without our written approval of the form and context in which it may appear.
- 11.2 If consent to disclose the Confidential Information is provided by Us, You agree to abide by any additional terms and conditions that We may apply to that disclosure.
- 11.3 You agree that You will indemnify, hold harmless and defend Us from and against any and all loss, liability, costs or expenses (including but not limited to professional or executive time) We may suffer or reasonably incur, directly or indirectly, as a result of a breach of this clause.
- 11.4 Unless otherwise directed in writing by Client, Colliers International retains the right to include references to the Services in its promotional material. Such references shall not contain confidential material.

12. Privacy

- 12.1 We may obtain personal information about You in the course of performing Our Services. We respect your privacy and advise You that we will only obtain information that is necessary to assist us in the course of performing Our Services. If it is necessary for Us to engage third parties, we will inform these parties that they are not to disclose any personal information about You to any person or organisation other than Us.

13. Subcontracting

- 13.1 We may sub-contract or otherwise arrange for another person to perform any part of the Services or to discharge any of Our obligations under any part of these Terms and Conditions, with Your consent.

14. Limitation Of Colliers Liability

- 14.1 To the extent permissible under applicable laws, in no event shall Colliers International be liable to Client or anyone claiming by, through or under Client, including insurers, for any lost, delayed, or diminished profits, revenues, production, business, use or opportunities, or any incidental, special, indirect, or economic losses, wasted costs, diminution of value or consequential damages, of any kind or nature whatsoever, however caused.
- 14.2 We shall be released from Our obligations to the extent that performance thereof is delayed, hindered or prevented by any circumstances beyond Our reasonable control (example being a strike, act of God or act of terrorism). All the costs and benefits forecasted will, ultimately, be determined by future market conditions. Forecasts of these elements are based on assumptions of certain variable factors, which, in turn, are extremely sensitive to changes in the market and economic contexts. For this reason, the figures mentioned in this report were not computed under any known or guaranteed conditions. Rather, these are forecasts drawn from reliable sources of data and information and made in the best judgment and professional integrity of Colliers international. Notwithstanding this, Colliers International reiterates that it will not accept any responsibilities in the face of damage claims that might result from any error, omission or recommendations, viewpoints, judgments and information provided in this report.

- 14.3 Neither Colliers nor any employee of Ours shall be required to give testimony or to appear in court or any other tribunal or at any government agency by reason of this valuation report or with reference to the property in question, except by court summons/ judicial notification, and unless prior arrangements have been made and we are properly reimbursed for reasonable time and expenses incurred. The hourly billing pertain to court preparation, waiting and travel time, document review and preparation (excludes valuation report) and all meetings related to court testimony.
- 14.4 We are free from any possible legal and/ or non-legal issue which may attach to the Property's title documents.
- 14.5 All statements of fact in the valuation report which are used as the basis of our analyses, opinions, and conclusions will be true and correct to the best of our knowledge and belief. We do not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the state of affairs of the Property furnished to Us by You.
- 14.6 Our liability for loss and damage attributable to Our negligence, breach of contract, misrepresentation or otherwise (but not in respect of fraud, fraudulent misrepresentation, death or personal injury) shall be limited to a maximum of three times Our contracted fee for the assignment per property for any single case. A single case of damages is defined as the total sum of all damage claims of all persons entitled to claim, which arise from one and the same professional error/ offence. In the case of damages suffered from several offences brought about by the same technical error within the scope of several coherent services of a similar nature, we are only to held liable for an amount of three times Our contracted fee for the assignment per property.
- 14.7 Where the agreement is addressed to more than one Client, the above limit of liability applies to the aggregate of all claims by all such Clients and not separately to each Client.
- 14.8 No third party will be entitled to rely on any part of Our valuation report or its substance or advice except with our written consent. Should any third party rely on Our report without obtaining Our written consent, We are not bound by any liability which arises from the use of or reliance upon Our valuation report by such unauthorized party.
- 14.9 We will not be liable for any services outside the scope of the services agreed to be performed by Us, and in respect of any consequential losses or loss of profits.
- 14.10 Responsibility for Our valuation extends only to the party(ies) to whom it is addressed. However in the event of Us being asked by You to re-address Our report to another party or other parties or permit reliance upon it by another party or other parties, We will give consideration to doing so, to named parties, and We reserve the right to charge additional fee for doing so although We will agree such fee with You before commencing the work.
- 15. Entire Agreement**
- 15.1 No further agreement, amendment or modification of these Terms and Conditions shall be valid or binding unless made in writing and executed on behalf of the Parties by their duly authorised officers.
- 15.2 If there is inconsistency between these Terms and Conditions and the Quotation, any letter of instruction from You, or other specific request or information shall prevail to the extent of the inconsistency.
- 15.3 Copyright in any reports, documents or other material provided to You by Us shall remain Our property at all times unless otherwise stated
- 16. Anti Bribery And Corruption Measures**
- 16.1 We represent, in connection with any services to be provided to You, that neither We nor Our contractors, employees or agents (collectively, "Consultant") has made or will make, either directly or indirectly, any payments (i) to or for the use or benefit of any Government Official (ii) to any other person either for an advance or reimbursement, if Consultant knows or has reason to know that any part of such payment has been or will be given to any Government official or (iii) to any person or entity, the payment of which would violate laws and regulations in Australia, the United States, the United Kingdom or any other government entity having jurisdiction over the activities carried out by Consultant. The term "Government Official" in this paragraph means any officer or employee of a government or any governmental department or agency, or any person acting in an official capacity for or on behalf of any such government or governmental department or agency, including employees of state-owned or controlled entities and candidates for political office.
- 16.2 We represent that, in connection with any services to be provided to You, We will conduct operations at all times in compliance with applicable financial recordkeeping and reporting requirements, including all applicable money laundering-related laws of any jurisdictions where We conduct business or own assets.

Appendix II

Photographs of the Property

Photographs of the Property



Appendix III

Title Search

SINGAPORE TITLES AUTOMATED REGISTRATION SYSTEM
(S T A R S)



Lot Number : MK34-U947L
Property Address : 13 COVE DRIVE #03-01
MARINA COLLECTION
SINGAPORE 098327

Lot Area : 218.0 SqM
Final Plan : CPST 44147
CPST 44153
Approved On : 08/07/2011

SSCT VOL 1393 FOL 94

Private Leasehold Details

Land Tenure : LEASEHOLD ESTATE
Lease Duration : 99 Years
Commencement Date : 03/01/2007
Instrument : LEASE IA/549857H

State Title Details

State Title Tenure : LEASEHOLD ESTATE
Lease Duration : 103 Years
Commencement Date : 16/10/2003
State Title Expiry Date : 15/10/2106
State Title No : LEASE 25490
State Title Date : 18/08/2004

Title Document Number : SSCT VOL 1393 FOL 94 (Pte Lease)
Title Document Status : LIVE
Share Comprised in : Whole
Title Document
Instrument Nature : TRANSFER
Instrument Number : IG/315533Q
Last Contract Date : 18/09/2020
Share in Land Transferred : Whole

Known Encroachment : No

CAUTION:

Information on share in land transferred may not be conclusive due to amalgamation and subdivision of land etc. If you need to verify further, you can request for a copy of the instrument shown in the printout from this portal. Where the "Known Encroachment" indicator is "Yes", please check that you have both the title and encroachment information printouts.

=====
[#1] INTELLECTUAL PROPERTY

The data and information supplied to you through this system (such data and information hereinafter collectively known as "Information") is the intellectual property of the Singapore Land Authority ("SLA") and as such is protected by copyright and other intellectual property laws. All ownership rights remain with SLA.

[#2] USE OF INFORMATION

You shall not make or attempt to make any deletions, additions, adjustments or alterations to any of the Information. You may only use the Information for your personal use and you shall not lend, license, sell, resell, or disseminate, with or without charge any of the Information or commercially exploit any of the Information in any manner whatsoever, whether in Singapore or elsewhere. Any unauthorised use of the Information is prohibited.

[#3] DISCLAIMER

SLA is not responsible for the accuracy or completeness of data extracted from instruments and/or deeds.

[#4] INFORMATION ON DOCUMENTS LODGED

Information on caveats and brief particulars of instruments (parties' names, lot numbers and time of lodgement) will be shown on the day of lodgement or by 9:00 am on the next working day.

[#5] CAVEAT INDEX

Land and strata lots may be subdivided or amalgamated. Please check the up-to-date lot numbers before making your search.

[#6] PROPERTY ADDRESS

- [a] You can make a search by using the property address. Please verify that the property address is correctly cor-related to the lot.
- [b] Data on the cor-relation of the property address to the lot is not administered by the Commissioner of Lands, Registrar of Titles and Chief Surveyor and therefore they are not responsible for the incorrect cor-relation (if any).

Copyright 2026 Singapore Land Authority.

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(PRINT WHOLE LAND REGISTER)

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Subsidiary
Strata Certificate of Title
Volume 1393 Folio 94

[CONDOMINIUM]

Ref No : NI/201111486
Pursuant to : IC/349167L

PAGE 1
Edition 3
Number of Updates 3
dated 19 JAN 2026

This is to certify that the person described as proprietor hereto is the registered subsidiary proprietor of the Private Leasehold Estate in the land hereinafter described SUBJECT to any subsisting exceptions, reservations, covenants and conditions contained or implied in the undermentioned Reversionary Estate and SUBJECT also to the covenants and conditions contained in the Instrument/s of Lease and SUBJECT also to the encumbrances and interests registered or notified in this folio and section 46 of the Land Titles Act.

===== ESTATE AND LAND DESCRIPTION =====

Private Leasehold Estate

Land Tenure : LEASEHOLD ESTATE
Lease Duration : 99 Years
Commencement Date : 03/01/2007
Instrument : LEASE IA/549857H

Reversionary Estate

Land Tenure : LEASEHOLD ESTATE
Lease Duration : 103 Years
Commencement Date : 16/10/2003
State Title Expiry Date : 15/10/2106
State Title No : LEASE 25490
State Title Date : 18/08/2004
Supplemental Deed : 19/11/2008
to State Title Date : 28/11/2012
(affecting covenants
terms and conditions)

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===== ESTATE AND LAND DESCRIPTION (CONTINUED) =====

Lot No	Area(Sq M)	*Certified	
		Plan No	Area Type
-----	-----	-----	-----
MK34-U947L	218.0	CPST 44147	--
		CPST 44153	

*Plan filed in Chief Surveyor's Office

Land Lot Particulars

Certificate of Title : Volume 682 Folio 171 Land Lot No : MK34-2895X

===== PARTICULARS OF PROPRIETOR AND ADDRESS =====

ID No :S9475758D
Name :YAO JIAJIA
Address :101 PRINCE CHARLES CRESCENT #19-03
SINGAPORE 159017
Citizen of / :SINGAPORE
Place Incorp'd
Instrument :TRANSFER IG/315533Q Registered on 24/09/2021

===== MEMORIAL =====

Strata Title Plan No. 3716 registered on 05/08/2011 vide IC/349167L

The within registered subsidiary proprietor's share in the common property of the whole land lot(s) MK34-2895X is 9 out of 1162 shares.

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===== CAUTION =====

Nil

===== NOTICE =====

Reversionary Owner

Title: CT Volume 682 Folio 164 (Edition 1 No of Updates 0)
Owner: SENTOSA DEVELOPMENT CORPORATION

===== ORDER OF COURT =====

Nil

===== INTEREST/ENCUMBRANCE =====

1 APPLICATION TO NOTIFY CHARGE IG/315538E lodged on 21/09/2021 at 08:32

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===== INTEREST/ENCUMBRANCE (CONTINUED) =====

1 APPLICATION TO NOTIFY CHARGE IG/315538E lodged on 21/09/2021 at 08:32
(continuation)

CHARGE

CENTRAL PROVIDENT FUND BOARD

Type of Charge : WITHDRAWAL FOR PURCHASE OF PROPERTY

NOTIFIED ON : 24/09/2021

2 MORTGAGE IG/629159E lodged on 21/09/2021 at 08:32

MORTGAGEE

OVERSEA-CHINESE BANKING CORPORATION LIMITED

REGISTERED ON : 24/09/2021

3 CAVEAT IJ/29034P lodged on 08/08/2023 at 12:52

CONTINUED ON NEXT PAGE

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===== INTEREST/ENCUMBRANCE (CONTINUED) =====

3 CAVEAT IJ/29034P lodged on 08/08/2023 at 12:52 (continuation)

CAVEATOR

CTRC PTY LTD

Interest Claimed : INTEREST OTHER THAN PURCHASER/MORTGAGEE/CHARGEY/
EQUITABLE/BENEFICIAL OWNER
Prohibition Clause : UNLESS THE CAVEATOR OR HIS NOMINEE HAS CONSENTED
IN WRITING TO SUCH REGISTRATION/NOTIFICATION

NOTIFIED ON : 08/08/2023

4 APPLICATION FOR REGISTRATION OF ORDER OF COURT IK/425859B lodged on
16/01/2026 at 12:38

Order of Court Type : CASE
Order of Court No : HC/ORC6950 of 2025
Order of Court Date : 13/11/2025

ENFORCEMENT ORDER MADE IN THE GENERAL DIVISION OF THE
REPUBLIC OF SINGAPORE AUTHORISING THE SHERIFF TO SEIZE
AND SELL THE WITHIN PROPERTY BELONGING TO THE ENFORCEMENT
RESPONDENT, YAO JIAJIA IS HEREBY REGISTERED.

(With the consent of the caveator(s) in Caveat No
IJ/29034P)

REGISTERED ON : 19/01/2026

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===== PUBLIC INSPECTION AND SEARCH =====

The information contained in this Subsidiary Strata Certificate of Title forms part of the public records available for inspection and search by members of the public upon payment of a fee.

===== POST REGISTRATION =====

Nil

===== PENDING INSTRUMENTS =====

Nil

===== CERTIFICATION =====

Date of Issue : 05 AUG 2011

REGISTRAR OF TITLES
SINGAPORE

IMPORTANT NOTICE - THE INFORMATION PRINTED IN THIS TITLE IS THE LATEST
AS AT THE TIME WHEN PRINTING STARTED.

** This Subsidiary Strata Certificate of Title is safe-kept with the Registry **
** through an arrangement with the Mortgagee/Chargee. **
** Please contact the Mortgagee/Chargee to submit an "Authorisation Form - **
** Suppressed Title" to register any instruments that require the production **

PSSRS100A : LAND REGISTER SEARCH PRINTOUT
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** of this Subsidiary Strata Certificate of Title. **

===== END OF LAND REGISTER SEARCH =====

Appendix IV

Property Tax



Check Annual Value of Property

[SAVE AS PDF/ PRINT](#)



Acknowledgement

Successful Enquiry

To: INLAND REVENUE AUTHORITY OF SINGAPORE (GST Reg No. MB81000004)
55 NEWTON ROAD REVENUE HOUSE SINGAPORE 307987

Acknowledgement No.	5020000155515	Date/ Time	26 May 2026 01:54 PM
Price Payable includes GST	S\$2.50	Payment Mode	AXS INTERNET PAYMENT
Transaction Ref No.	2557003747505		

A copy of this acknowledgement will be sent to your email address.

The result will be available for one-time retrieval within 7 days from the date of the successful enquiry.

You have successfully enquired for the following record(s):

1 - 1 of 1 Record(s)

Property	Tax Ref No.	Valuation Year	Annual Value (S\$)
13 COVE DR #03-01 S(098327)	4529737N	2026	84,000

Go to [Check Annual Value of Property](#) if you want to make a new enquiry.

[SAVE AS PDF/ PRINT](#)

myTax Portal is a secured and personalised portal for you to view and manage your tax transactions with IRAS.

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Last Updated 01 Mar 2026



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