



OT

SINGAPORE

TEASER

CBRE

 **JLL**



INTRODUCTION

On behalf of Phoenix Property Pte Ltd. (“Owner”), CBRE Pte. Ltd. (“CBRE”) and Jones Lang LaSalle Property Consultants Pte. Ltd. (“JLL”) are pleased to offer for sale the QT Singapore (“Property” or “Hotel”), an iconic luxury lifestyle hotel located at the heart of Singapore’s Central Business District (CBD).

Set within a 1927 neo-classical heritage building designed by Swan & Maclaren, the newly renovated QT Singapore features 134 well-appointed rooms, three vibrant F&B outlets, a well-equipped gym, and a rooftop infinity pool. This is an exceptional opportunity to acquire a fully refurbished heritage luxury hotel in one of Asia’s most sought-after and tightly held hotel markets, with future upside potential.

The opportunity is offered for sale via an Expression of Interest process, the details of which can be obtained from CBRE and/or JLL. All enquiries relating to the Property sale should be addressed solely to CBRE and/or JLL.



INVESTMENT HIGHLIGHTS



“A 1920s NEO-CLASSICAL HERITAGE BUILDING IN THE HEART OF SINGAPORE”

01

RARE OPPORTUNITY

- Sizeable conservation heritage buildings are a rarity in Singapore’s modern skyscraper landscape
- Luxury hotels in prime locations are typically tightly held in Singapore. Only 5 luxury hotels above 100 keys have traded in Singapore in the last 10 years
- Limited luxury lifestyle hotel supply in Singapore, with only 2 existing luxury lifestyle hotels in the core Raffles Place/CBD submarket

02

SINGAPORE - GATEWAY TO ASIA

- One of the most desirable destinations globally for investment as well as travel
- Strong government support through proactive policies, infrastructure developments and strategic initiatives to enhance the tourism industry
- International visitor arrivals YoY growth of 20% in 2024 with additional YoY growth of 9% expected in 2025
- Solid hotel performance with 2024 ADR exceeding pre-COVID levels by 20%

03

CENTRAL LOCATION

- Located in the heart of the CBD, a central hub for many global financial institutions and multinational corporations
- Within a short walk to wide range of F&B, entertainment and lifestyle offerings such as Lau Pa Sat, Chinatown, Merlion Park and Marina Bay Sands
- Ability to capture a diverse mix of corporate and leisure demand

04

HIGH QUALITY ASSET

- Heritage building built in 1927, designed by Singapore’s oldest architectural firm Swan & Maclaren
- Full renovation (\$30M+) completed in 2024 when the hotel was rebranded to QT
- Designed by award-winning interior designer Nic Graham & Associates; elegant yet playful with bold colours, patterns and textures

05

UPSIDE POTENTIAL

- Further rate upside given new product, luxury lifestyle brand positioning and solid market performance
- Option to keep the existing QT brand or management



PROPERTY OVERVIEW

Address	35 Robinson Road, Singapore 068876
Year open	2024*
Site area	1,860 sqm (approx. 20,020 sq ft)
GFA	7,450 sqm (approx. 80,191 sq ft)
Tenure	Leasehold until 2071 (46 years remaining), with potential to extend
Floors	6
Keys	134
Room sizes	24 - 92 sqm (34 sqm average)
Facilities	3 F&B outlets, Rooftop pool, Gym
Brand	QT (EVT)

*The building was first converted to a hotel in 2014 and fully refurbished to rebrand as QT in 2024

QT BALCONY SUITE

TIME

World's Greatest Places 2025
Time Magazine

HICAP
Deal Of The
Year Awards

Single Asset Transaction of the Year
HICAP 2024

ROOMS

QT Singapore is your palace for reinvention, with opulence in residence between worlds old and new. Settle into the sublime and discover a grand world within, rain shower and Dyson hair dryer included. A timeless space to simply spend time in, home to wallpaper palms and a bed so plush it makes clouds seem solid.



Room Type	No. of Rooms	Size (sqm)
QT King	78	24
QT Deluxe King	18	35
QT Deluxe Twin	22	40
QT Junior Suite	4	45
QT Corner Suite	2	50
QT Balcony Suite	6	80
QT Heritage Suite	2	85
QT Premier Suite	2	92
Total / Average	134	34

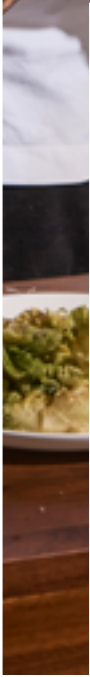


EAT & DRINK

Room service, poolside bites or lavish banquets,
sate your appetite for life's finer things.

CYGNET BY SEAN CONNOLLY

Cygnets, QT Singapore's signature restaurant, is helmed by award-winning (including multiple AGFG's Chef Hats*) chef Sean Connolly. A classic bar & grill, expect smouldering dishes plated with seasonal ingredients, all served in a luxuriously loungey setting. Where there's smoke, there's desire.



		Capacity
Cygnets Restaurant		90
Private Dining / MICE	Committee Room 1	14
	Committee Room 1 & 2	28
	Bowie Room	12
	Cygnets Suzie	12

*AGFG: Australian Good Food Guide Chef Hat Award

CYGNET BAR

A twist of Manhattan in the heart of Singapore. Refreshingly smooth with a dash of decadence — and that's just the interior. Two parts spirit, one part Deco. Here, Manhattan is the muse.

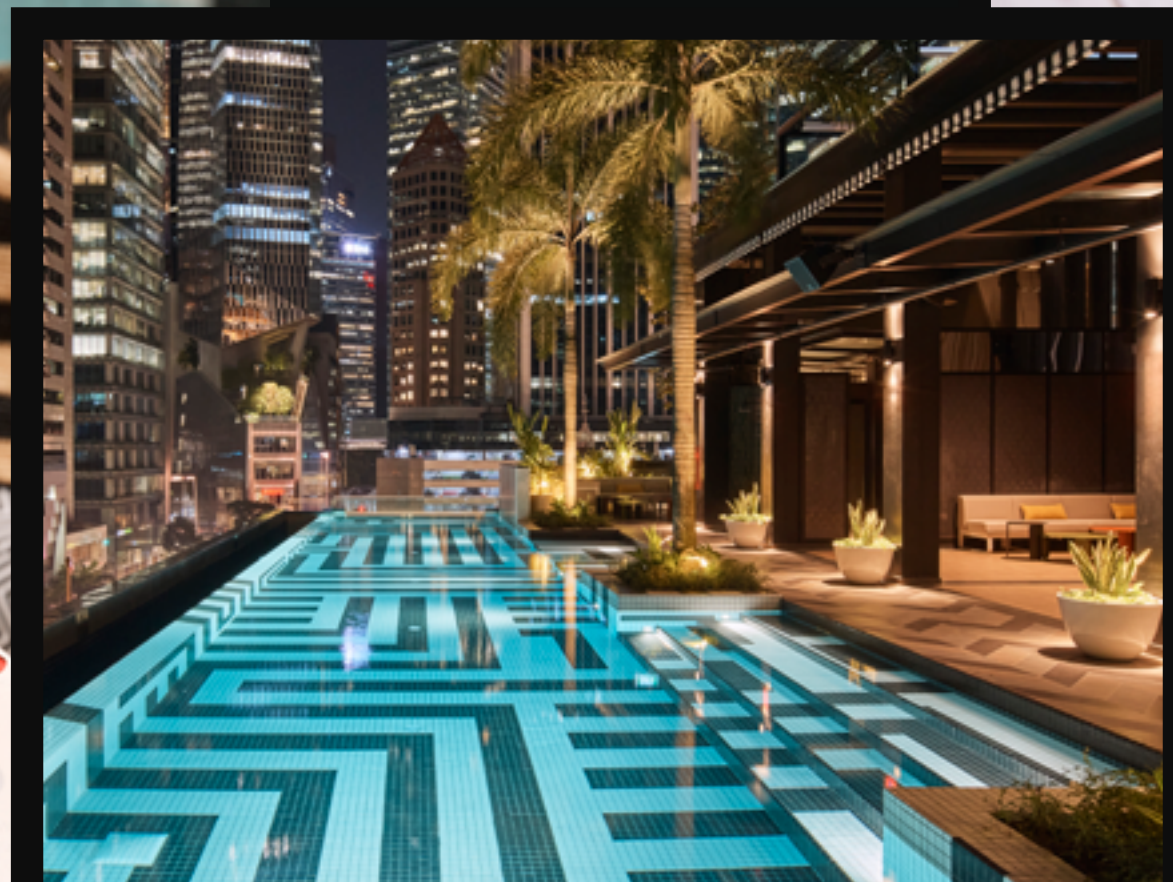
Capacity: 60



ROOFTOP AT QT

Lounge on a whole new level at Rooftop at QT. Sip in seductive times between palms and skyline. Welcome to your tropical retreat, 6 floors up and flawless. Come make friends in high places. This is your dose of vibe simmering, pool-shimmering indulgence.

Capacity: 100



LOCATION

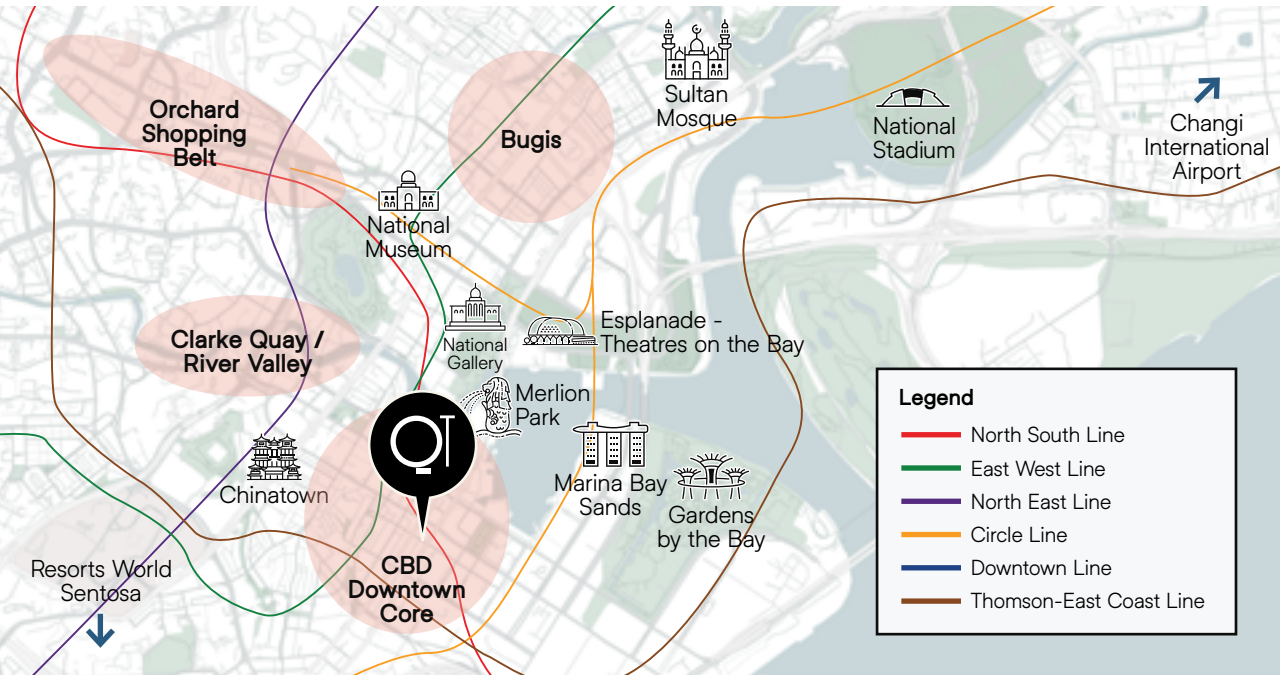
Nestled within Singapore’s core CBD precinct, QT Singapore stands as a gateway to the city’s dynamic blend of commerce, lifestyle, history, and culture.

Key Locations

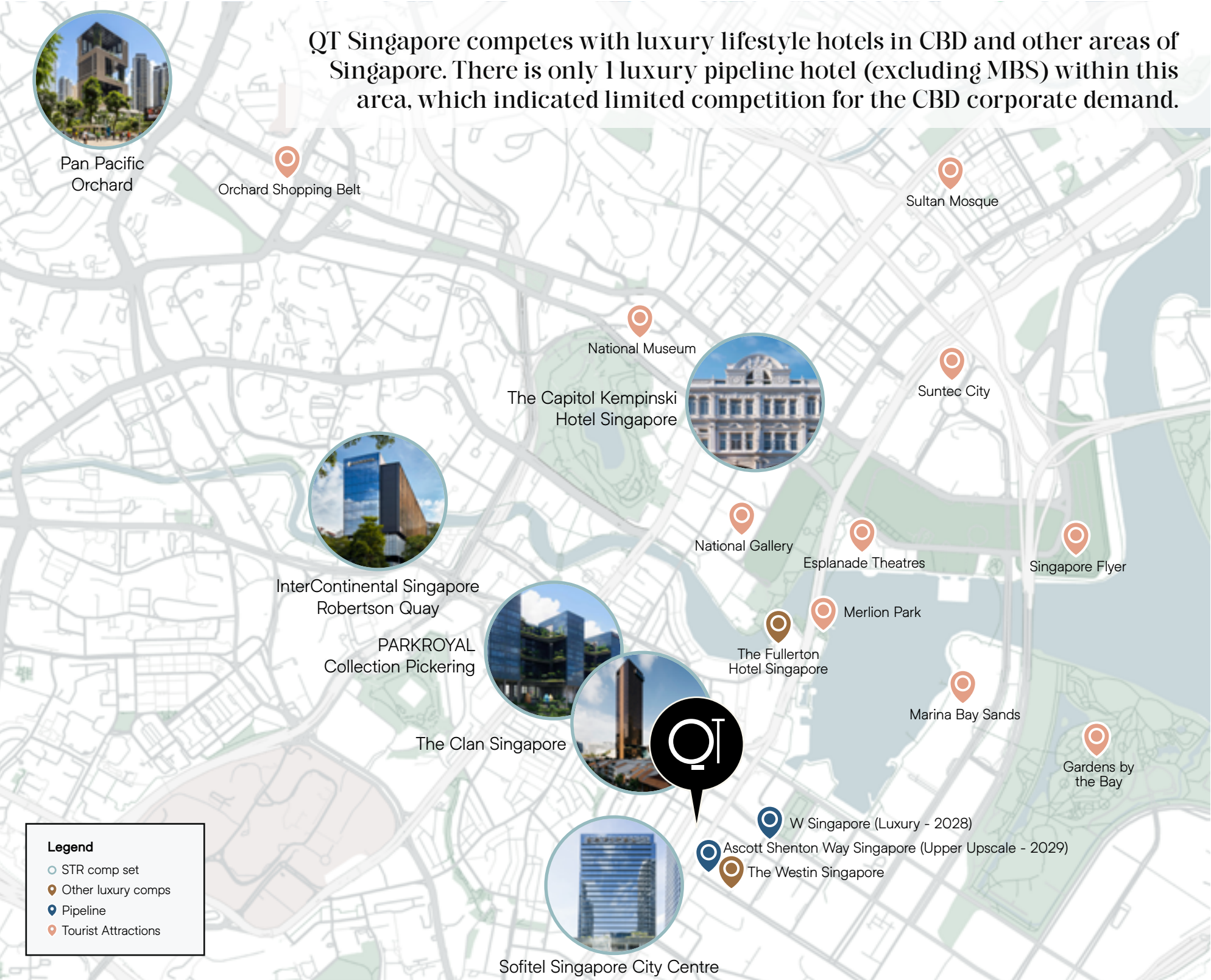
Lau Pa Sat Hawker Centre	90 m		1 min walk
Chinatown	800 m		10 min walk
Marina Bay Sands	1.7 km		5 min drive
Orchard Road	5 km		10 mins drive
Resorts World Sentosa	5 km		10 min drive
Changi International Airport	18 km		18 mins drive

MRT Stations

Telok Ayer MRT	300 m		5 min walk
Shenton Way MRT	500 m		7 min walk
Raffles Place MRT	500 m		7 min walk
Tanjong Pagar MRT	500 m		10 min walk



COMPETITIVE SET OVERVIEW (1/2)



COMPETITIVE SET OVERVIEW (2/2)

	STR COMP SET							OTHER LUXURY COMPS	
	QT Singapore	Pan Pacific Orchard	InterContinental Robertson Quay	PARKROYAL Collection Pickering	The Capitol Kempinski	Sofitel City Centre	The Clan Singapore	The Fullerton Hotel	Westin Singapore
Location	CBD	Orchard	River Valley	Chinatown	City Hall	CBD	CBD	CBD	CBD
Year opened / renovated	2024*	2023	2018	2013	2018	2017	2021	2001 / 2015	2013
STR class	Luxury	Luxury	Luxury	Luxury	Luxury	Luxury	Luxury	Luxury	Upper Upscale
Keys	134	343	225	367	153	223	324	399	305
Entry room size (sqm)	24	25	24	28	32	38	24	36	40
F&B outlets	3	4	5	2	4	3	1	3	4
Meeting space (# / sqm)	5 meeting spaces**	7 / 1,941	4 / 277	8 / 748	3 / 889	9 / 1,039	1 / 82	6 / 1,000+	10 / 1,045
Other facilities	Pool, Gym	Spa, Pool, Gym	Pool, Gym	Spa, Pool, Gym	Spa, Pool, Gym	Pool, Gym	Pool, Gym	Spa. Pool, Gym	Spa. Pool, Gym

*The building was first converted to a hotel in 2014 and fully refurbished to rebrand as QT in 2024
**Includes 4 private dining rooms (located inside Cygnet Restaurant) and an open space on rooftop

SINGAPORE OVERVIEW

6M

Singapore population
2024

4.4%

GDP growth
2024

#1

World's best airport
(Skytrax 2025)

135M

Passenger movements
(Changi) by 2030s

#1

World's best business
environment (Economist
Intelligence Unit 2024)

#1

Highest GDP per capita in
APAC (IMF 2024)

Developments Expected to Boost Singapore's Tourism over the Next Decade

2023

Bird Paradise
Changi Terminal 2
Expansion



2025+

Orchard Road
Rejuvenation



2028

Marina Bay Sands
Expansion



2029

Jurong Lake District



2030

Resorts World
Sentosa Expansion



2030's

New Changi Airport
Terminal 5



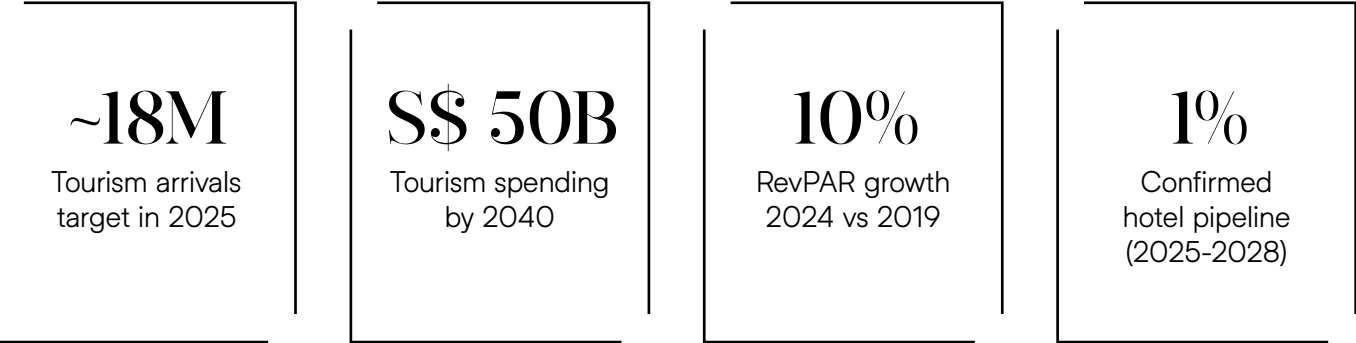
2030+

Greater Southern Waterfront

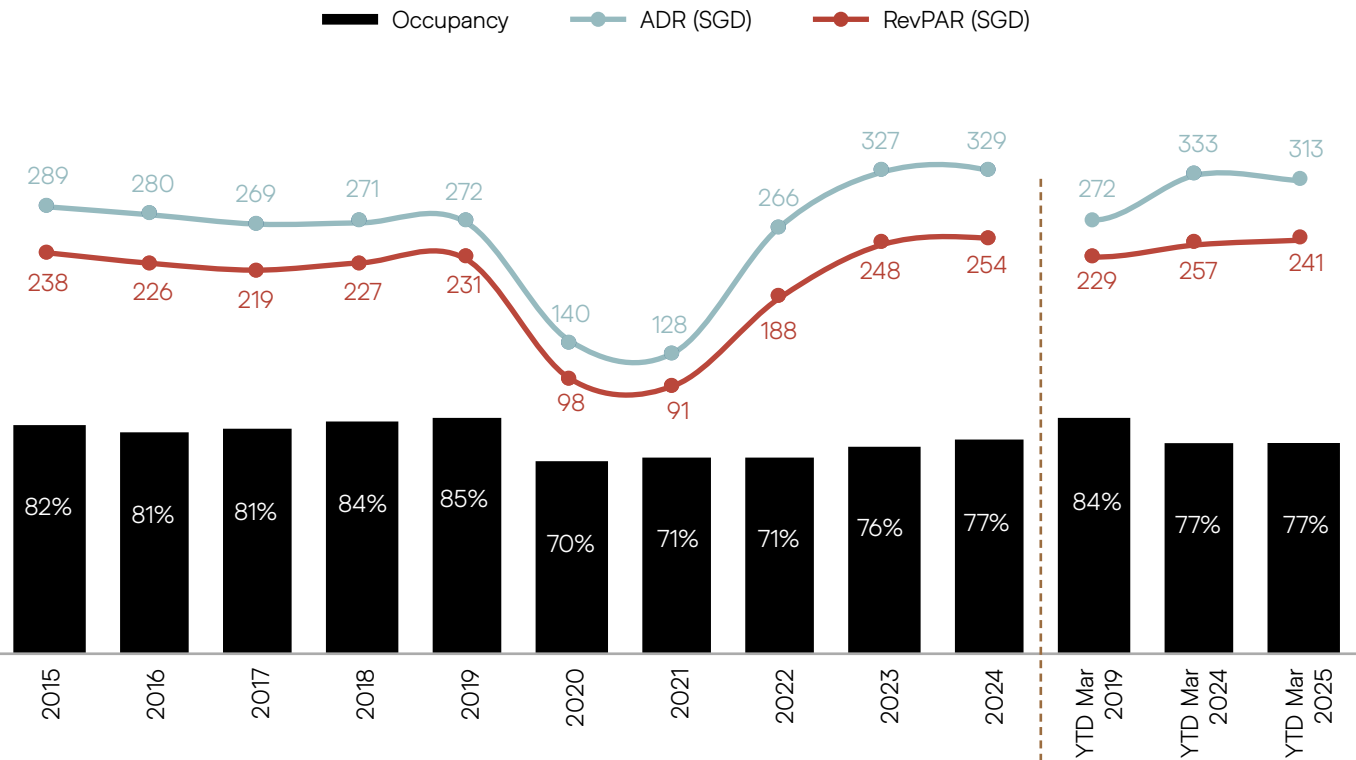


SINGAPORE MARKET OVERVIEW

The Singapore hotel market is expected to continue its strong performance on the back of a healthy influx of tourists, extensive flight connectivity and limited future hotel supply.

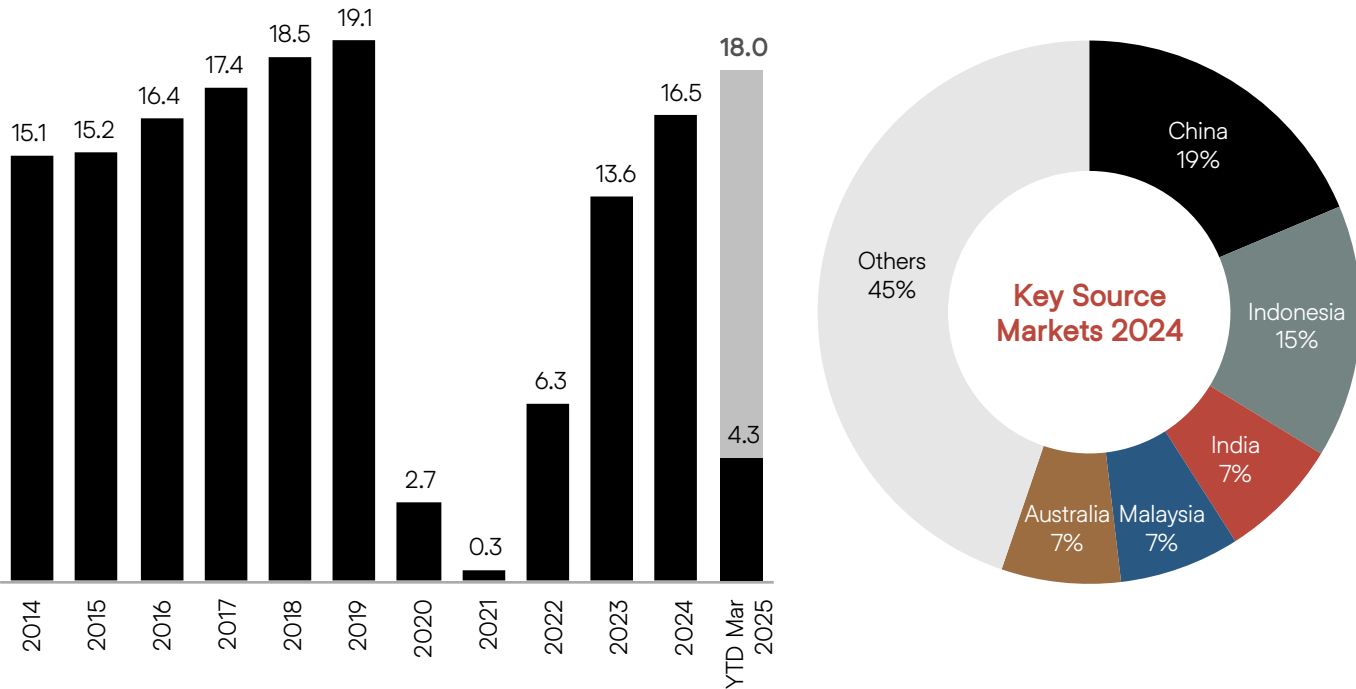


Singapore Hotel Performance

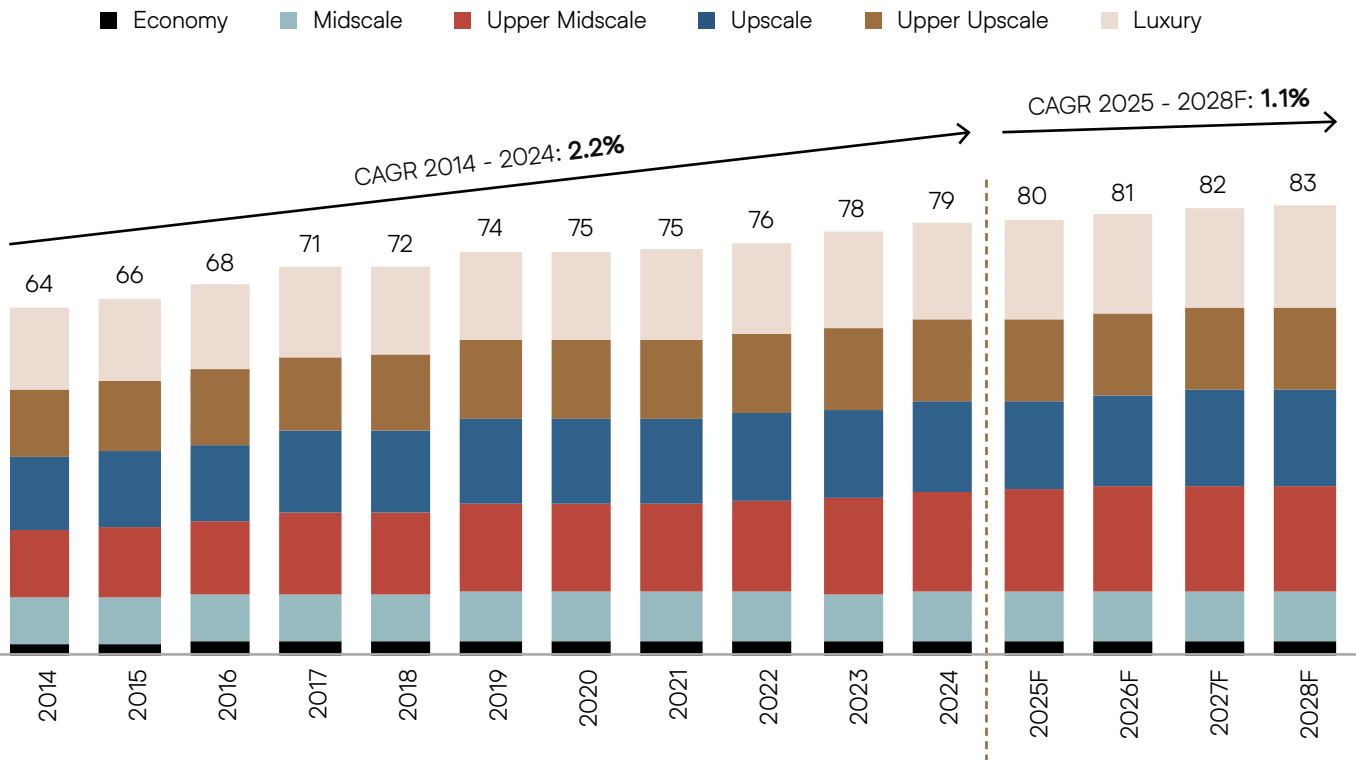


Source: STB, STR, CBRE Research
Note: 2025F — 2028F only includes confirmed pipeline.

International Visitor Arrivals to Singapore (M)



Singapore Hotel Supply & Pipeline (# of rooms in 000s)



COMPARABLE HOTEL TRANSACTIONS

■ Highlight indicates luxury hotel

Name	Location	Date	Land Tenure	Price (SGD)	Keys	Price / key	GFA (sqm/sf)	Price per sqm / sf	Vendor	Purchaser
Duxton Reserve	CBD	25-May (pending)	Leasehold	80 M	49	1.63 M	3,159 / 34,000	25,324 / 2,353	Garcha Group	Confidential
21 Carpenter	Clarke Quay	25-Apr	Leasehold	100 M	48	2.08 M	3,205 / 34,500	31,201 / 2,899	8M Real Estate	Leo Koguan
Fraser Place Robertson Walk	River Valley	24-Nov	Leasehold	298 M	164	1.82 M	N/A	N/A	Frasers Centrepont	Sekisui House
Citadines Raffles Place	Raffles Place	Oct-24 (pending)	Leasehold	299 M	299	1.00 M	N/A	N/A	CapitaLand / Mitsubishi Estate	Blackrock / YTL Corp
Fraser Residence River Promenade	River Valley	24-Jul	Leasehold	141 M	72	1.96 M	10,492 / 112,937	13,429 / 1,248	Frasers Property	Tuan Sing Holdings
Hotel Soloha	Chinatown	22-May	Freehold	53 M	45	1.79 M	1,240 / 13,350	43,056 / 4,000	AW & Sons Group	Lim Chin Huat
Orchard Hills	Somerset	22-Jun	Freehold	515 M	168	3.07 M	14,638 / 157,563	35,182 / 3,269	SIN Capital	Boustead, Roark Capital, Teck Lee Investments
W Singapore Sentosa	Sentosa	20-Jul	Leasehold	324 M	240	1.35 M	25,374 / 273,123	12,769 / 1,186	Blackstone, CIMB	CDL REIT
Andaz Hotel	Bugis	19-Nov	Leasehold	475 M	342	1.39 M	28,525 / 307,040	16,652 / 1,547	M+S	Hoi Hup
Oakwood Premier OUE Singapore	CBD	19-Sep	Leasehold	289 M	268	1.08 M	23,258 / 250,087	12,426 / 1,156	OUE	AMTD, Dorsett
Ascott Singapore Raffles Place	CBD	19-Jan	Leasehold (999 years)	353 M	146	2.42 M	15,724 / 169,075	22,469 / 2,090	Ascott Resident Trust	Cheong Sim Lam
Capitol Kempinski Hotel Singapore	City Hall	18-May	Leasehold	295 M	157	1.88 M	22,715/ 244,504*	12,999 / 1,208	Pontiac Land Group	Perennial Real Estate

*Includes hotel, theatre, and retail
Source: RCA, STR Research

OPERATOR PROFILE

EVT Hotels & Resorts is a leading Australian hospitality group, known for its diverse portfolio of owned and managed hotels that cater to a wide range of travellers through its 5 distinctive brands. Most of EVT’s hotels are located in Australia and New Zealand, with its first property outside of the Pacific being the QT Singapore.

85+

Hotels

12,000+

Keys

1.8M+

Loyalty Members

EVT | Hotels & Resorts

RYDGES

HOTELS • RESORTS

QT

INDEPENDENT
COLLECTION

EVT

ATURA

Hotels

LyLo



QT is a luxury lifestyle hotel brand, combining playful design with modern luxury. Each QT hotel is an eclectic mix of art, style, unforgettable dining and local design flavour — with a touch of signature QT quirk. QT now operates across Australia, New Zealand and Singapore.

Target locations: Major capital cities | Iconic or established resort destinations
Key themes: Quirky | Bold | Design-led | Signature F&B concepts

3

Countries

10

Cities

12

Hotels

1,658

Keys

CHECK IN TO QT.
CHECK OUT OF ORDINARY.



GET IN TOUCH.

Steve Carroll

Head of Hotels & Hospitality,
Asia Pacific
+65 9179 1439
Steve.Carroll1@cbre.com

Andrew Hunter

Senior Director, Hotels & Hospitality,
Asia Pacific
+65 9656 0573
Andrew.Hunter@cbre.com

Claire Lim

Director, Hotels & Hospitality,
Asia Pacific
+65 8787 7186
Claire.Lim@cbre.com

CBRE Pte. Ltd. ("CBRE")
CEA Licence No. L3002163I
8 Marina Boulevard
#16-01
Singapore 018981
Attention: Steve Carroll

Nihat Ercan

CEO, Asia Pacific
Hotels & Hospitality Group
+65 8322 8348
Nihat.Ercan@jll.com

Tan Ling Wei

Senior Vice President, Investment Sales Asia Pacific
Hotels & Hospitality Group
+65 9623 1280
Lingwei.Tan@jll.com

Jarrett Yip

Analyst, Investment Sales Asia Pacific
Hotels & Hospitality Group
+65 9088 9969
Jarrett.Yip@jll.com

Jones Lang LaSalle Property Consultants Pte Ltd ("JLL")
CEA Licence No. L3007326E
88 Market Street
#35-01 CapitaSpring
Singapore 048948
Attention: Nihat Ercan

CBRE



© 2025 CBRE, Inc. All Rights Reserved.
This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

