

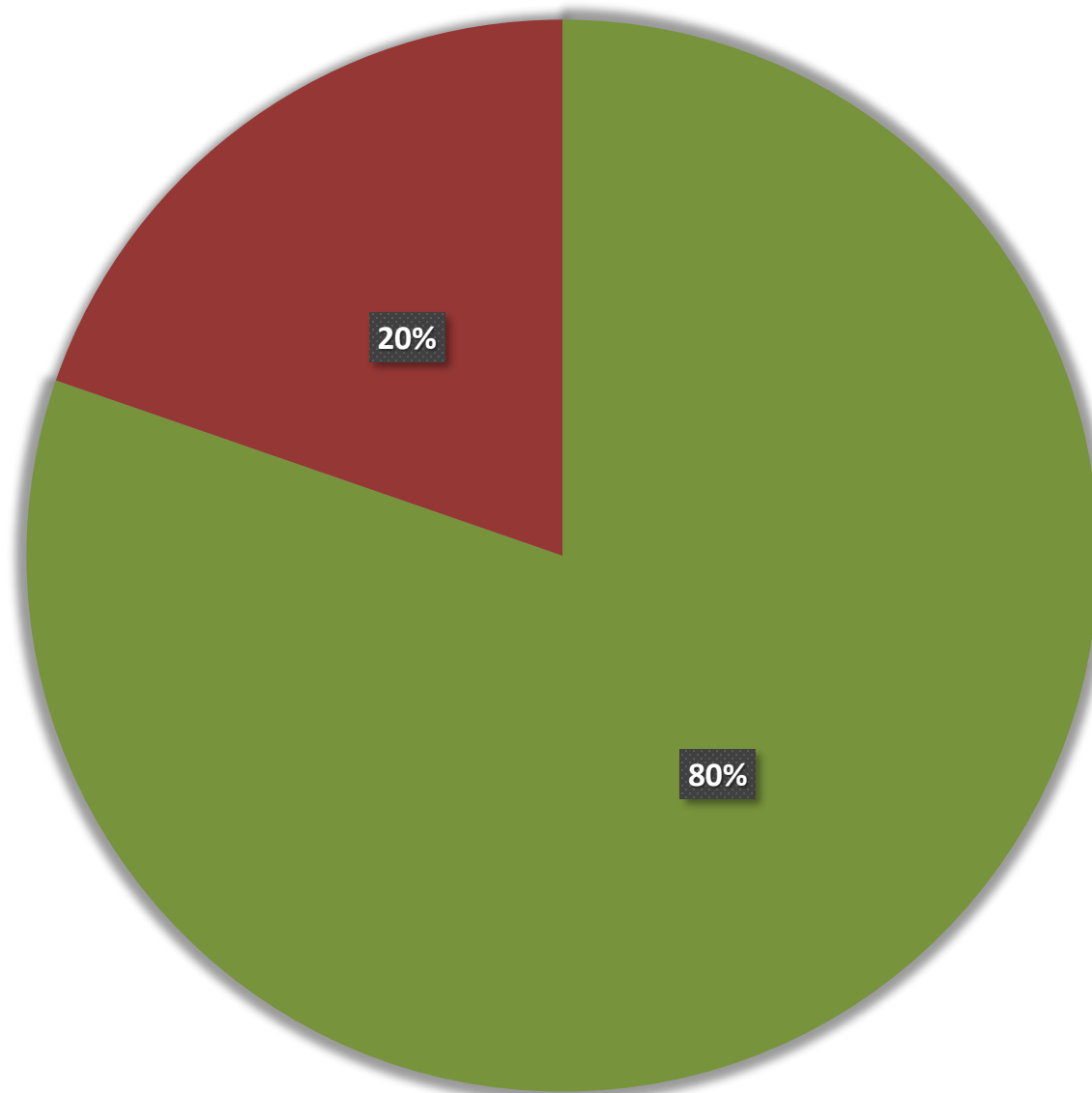
National Risk Analysis

Objectives of Analysis

- Foreign Buyer Nationality Analysis
- High-Risk and Other Monitored Jurisdictions
- Top 15 Countries by Purchase Volume
- FATF-Enhanced AML Risk Assessment Framework

Singapore vs Foreign Buyer Market Share

(2020-2025)



Singapore
92,345
80.3% of market

All Foreign
22,654
19.7% of market

Singapore Property AML Risk Analysis

Foreign Buyer Nationality Analysis (2020-2025)

Total Purchases
22,654

Countries
96

FATF Grey List
191

FATF Black List
323

Company Purchases
183
0.8% of total

High-Risk and Other Monitored Jurisdictions (2020-2025)

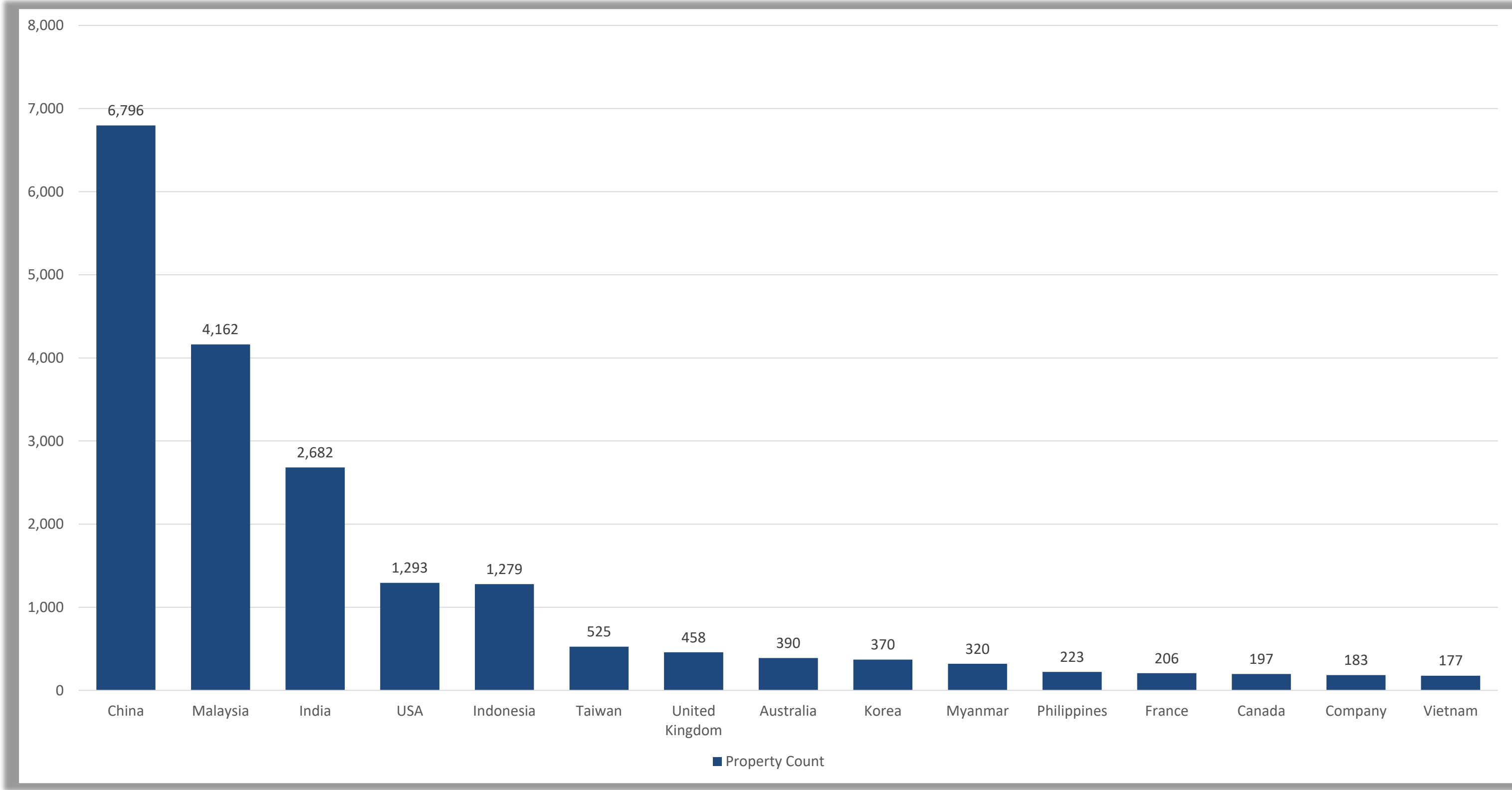
FATF Grey List

- Vietnam: 177
- Nepal: 7
- South Africa: 5
- Bulgaria: 2

FATF Black List

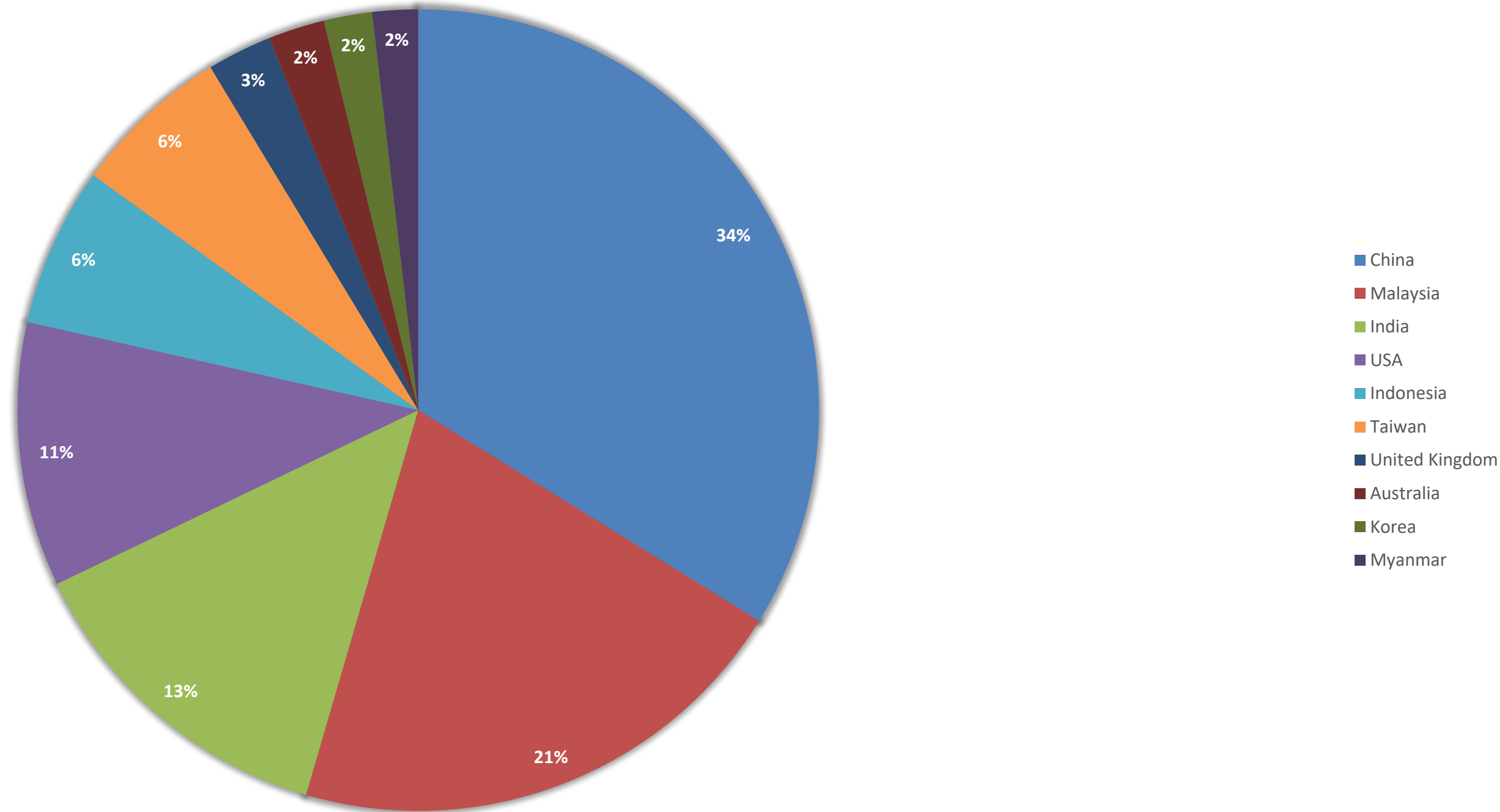
- Myanmar: 320
- Iran: 2
- North Korea: 1

Top 15 Countries by Purchase Volume (2020-2025)



Market Share - Top 10 Countries

(2020-2025)



FATF-Enhanced AML Risk Assessment Framework

(2020-2025)

FATF Black List

Countermeasures required by FATF

Myanmar	320 1.4%
Iran	2 0.01%
North Korea	1 0.01%

FATF Grey List

Enhanced due diligence for market dominance

Vietnam	177 0.8%
Nepal	7 0.03%
South Africa	5 0.02%
Bulgaria	2 0.01%

Standard Monitoring

(2020-2025)

High Volume Risk Enhanced due diligence for market dominance	
China	6,796 29.9%
Malaysia	4,162 18.3%
India	2,682 11.8%