



Relief Measures for Landlords

	 Individual landlords not registered as businesses and sole proprietorships	 SME landlords (<\$100m turnover) and sole proprietorships registered as businesses	Corporate landlords (>\$100m turnover) registered as businesses	 S-REITs
Existing	<ul style="list-style-type: none"> • Defer principal, or both principal and interest payments on residential property loans (both owner-occupied and investment properties) that were not in arrears for more than 90 days as at 6 Apr 2020, up to 31 Dec 2020 • Defer principal payments on commercial/industrial property loans that were current as at 1 Feb 2020, up to 31 Dec 2020 • Apply for mortgage equity withdrawal loans and defer principal, or both principal and interest payments, up to 31 Dec 2020. TDSR does not apply if the LTV of the loan does not exceed 50%. 	<p><u>Landlords with at least 30% local shareholding</u></p> <ul style="list-style-type: none"> • Apply for loans under ESG's loan schemes (Temporary Bridging Loan Programme, Working Capital Loan Scheme), subject to credit assessment • Defer principal payments on new loans under ESG's loan schemes for 12 months, subject to credit assessment 		<ul style="list-style-type: none"> • Increase leverage limit for S-REITs from 45% to 50% • Defer implementation of a new minimum interest coverage ratio requirement to 1 Jan 2022 • Extend the timeline for S-REITs to distribute at least 90% of their taxable income that is derived during FY ending in 2020 from 3 months to 12 months (after the end of FY ending in 2020) to qualify for tax transparency
New	<ul style="list-style-type: none"> • Defer both principal and interest payments on commercial/industrial property loans that were current as at 1 Feb 2020, up to 31 Dec 2020, if they are required to provide rental waivers or repayment scheduling to tenants under the COVID-19 (Temporary Measures) (Amendment) Bill 			<ul style="list-style-type: none"> • Further extend the timeline for S-REITs to distribute at least 90% of their taxable income to qualify for tax transparency: <ul style="list-style-type: none"> • For FY ending in 2020, to 31 Dec 2021; and • For FY ending in 2021, to 31 Dec 2021 or 3 months after the end of FY ending in 2021, whichever is later