ABSTRACT

Property stock sector is a significant component of the Singapore economy. After experiencing several years of high profits and strong performance returns in the early 90's, many listed Singapore property companies were adversely hit by the anti-speculation measures on the residential property market introduced in May 1996, and the regional financial crisis, which started in July 1997. Since then, the property stock market has been experiencing a downward trend in growth. The growth in both the construction and real estate sectors are still very slow, although some other industries, such as manufacturing sector, have been on the way of recovery.

This study seeks to (a) analyse the financial performance of SGX property companies; (b) compare the financial performance and stock market performance over bull period (1993 - 1995) and recession period (1996 - 1998). The findings from this study can help investors understand better about Singapore property market cycle, identify potential investment opportunities among the Singapore public listed property stocks and establish more confidence with these stocks in the new millennium. The period of analysis is from 1990 to 1999, a span of 10 years.

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KEYWORDS

financial performance, financial analysis, property companies, property stock, Singapore, stock performance.