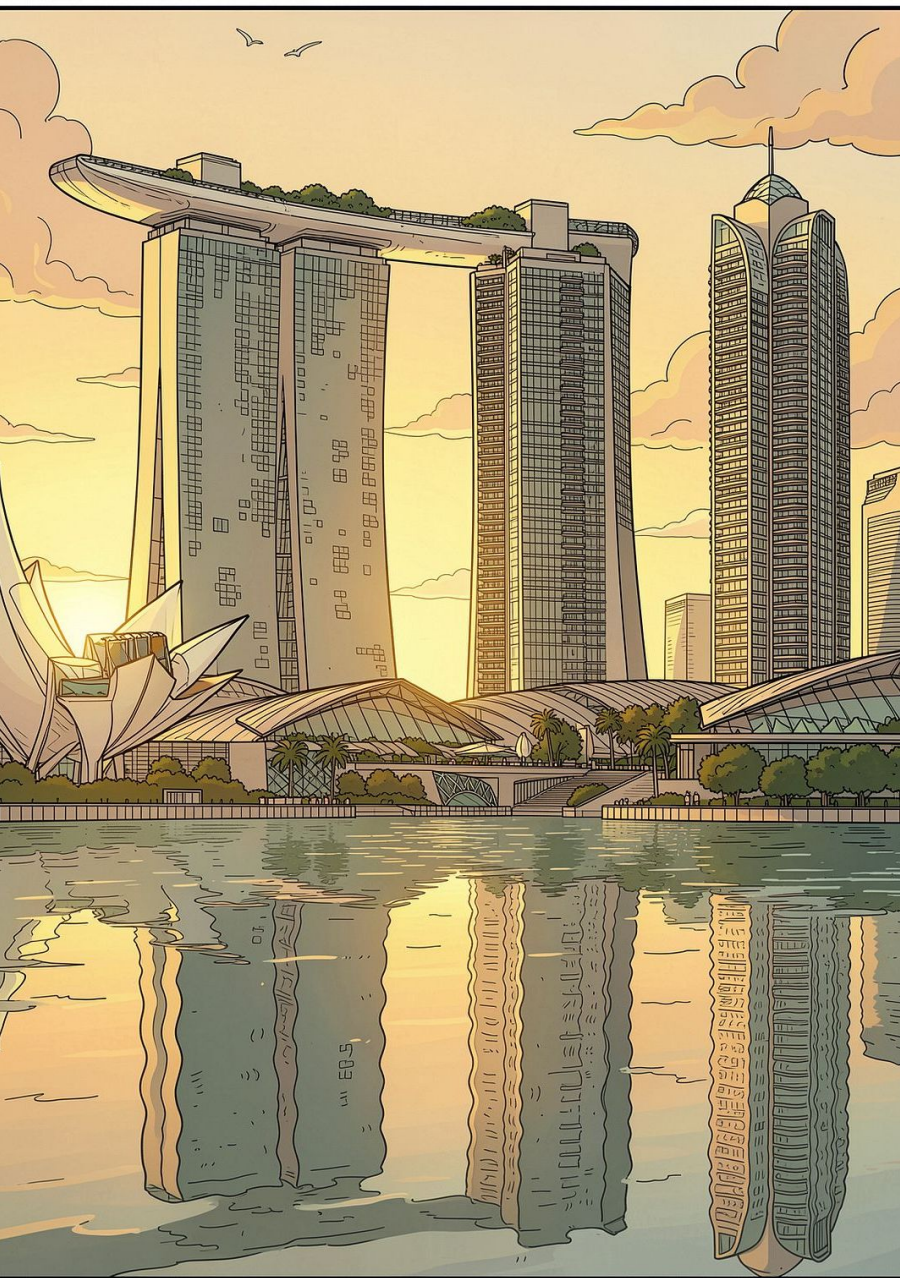




Singaporeans Investing Overseas: Your 2026 Property Investment Guide

A complete guide to tax implications, eligibility rules, and smart strategies for Singaporeans buying property abroad — with a focus on Malaysia and regional opportunities.

2026 EDITION

SINGAPORE PROPERTY INVESTORS

PRESENT BY BOON GIAP

Why Singaporeans Are Looking Overseas

ABSD Relief

Buying overseas avoids Singapore's Additional Buyer's Stamp Duty on second local properties.

Higher Yields

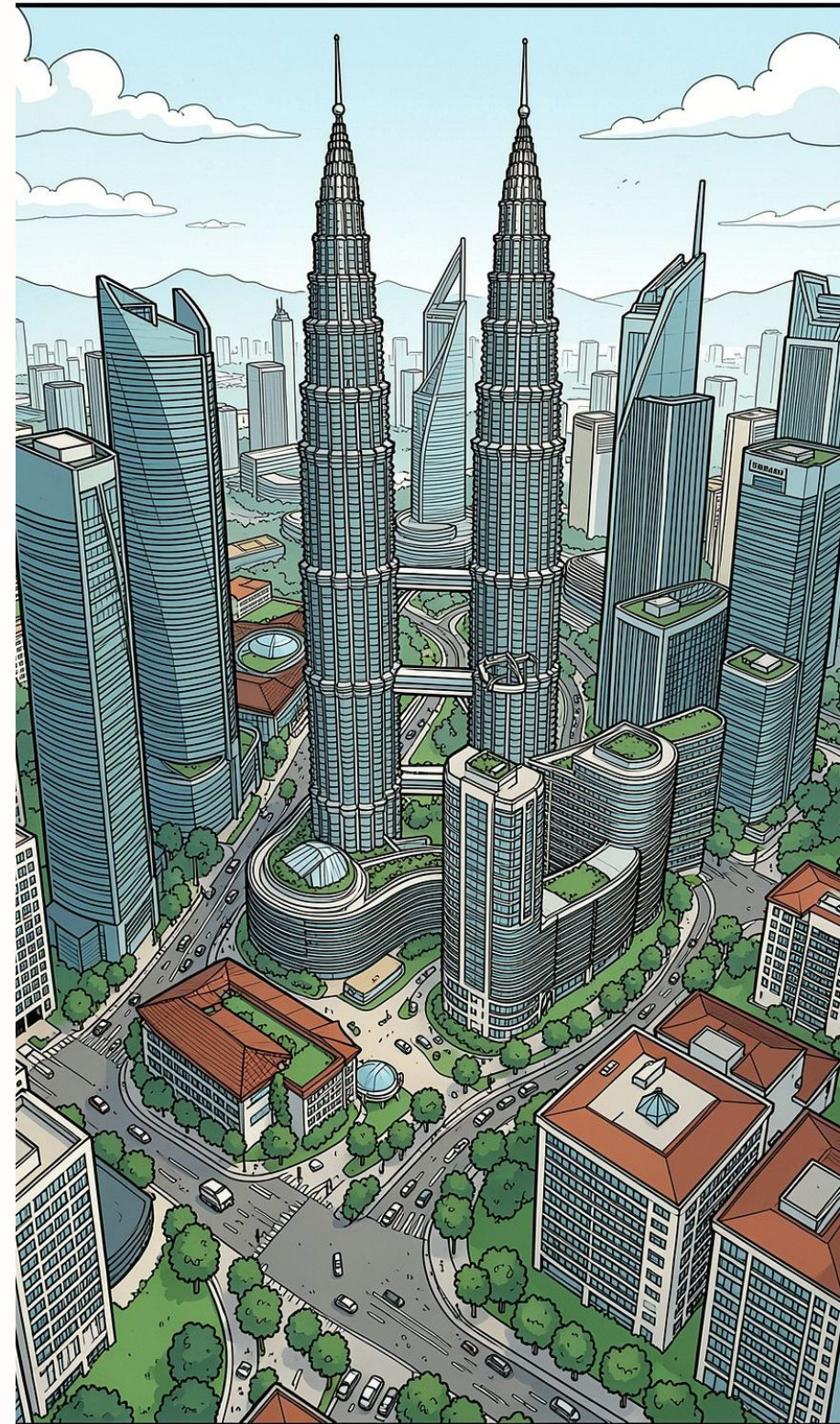
Malaysia and regional markets offer rental yields of 4–7%, outpacing Singapore's ~3%.

Currency Advantage

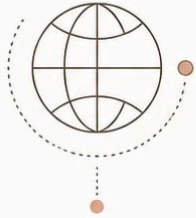
A strong SGD provides greater purchasing power in Malaysia, Thailand, and Vietnam.

Diversification

Spreading assets across markets reduces concentration risk in Singapore's property sector.



Who Can Invest Overseas?



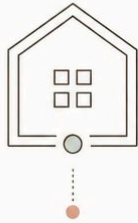
Singapore Citizens

full freedom to buy any overseas property, no HDB restrictions on foreign purchases



Singapore PRs

can buy overseas freely but must meet MOP if owning HDB



HDB Owners

must complete 5-10 year MOP before any overseas purchase



CPF Users

can withdraw CPF OA for overseas property under strict conditions

Key Eligibility Rules

Singaporeans face **no government restrictions** on buying overseas property. However, specific conditions apply:

- **HDB owners** must complete their 5-10 years Minimum Occupation Period before purchasing abroad
- **CPF funds** can be used for overseas purchases, but only under strict IRAS and CPF Board conditions
- **PRs** enjoy the same overseas buying rights as citizens

Singapore Tax Obligations on Overseas Property



What IRAS Requires

Singapore operates on a **territorial tax system** — foreign-sourced income is generally **not taxed** in Singapore, but key exceptions apply:

Rental Income

Foreign rental income received in Singapore is **taxable** and must be declared.

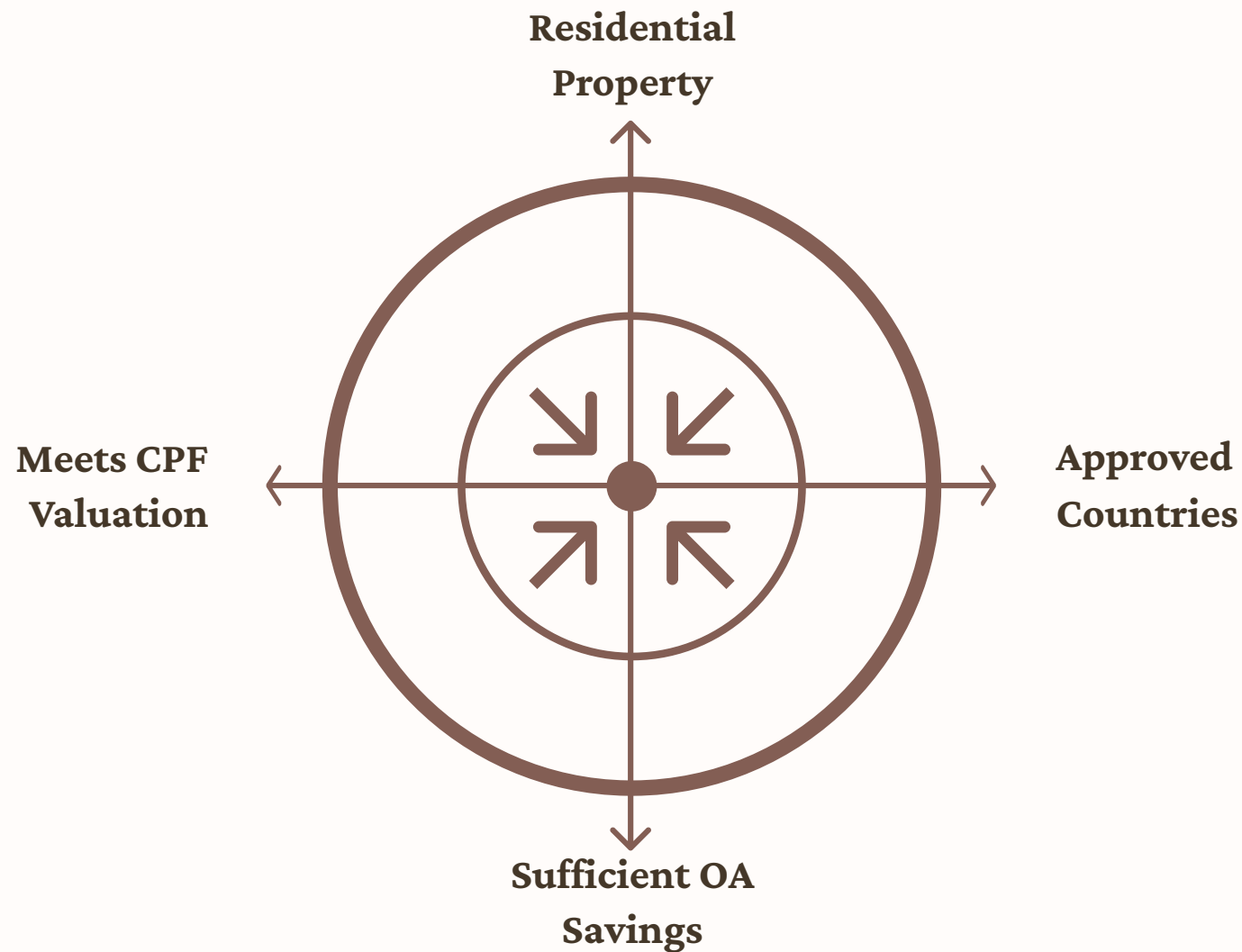
Capital Gains

Singapore has **no capital gains tax** — profits from selling overseas property are not taxed.

Foreign Tax Credits

Taxes paid abroad may qualify for relief under Singapore's Double Taxation Agreements.

Using CPF for Overseas Property: What You Need to Know



CPF Board approval is required before withdrawing OA funds for overseas purchases. Not all properties or countries qualify — always check the latest CPF Board list before committing.

- ❏ **Important:** CPF funds can only be used for residential properties in approved countries. Commercial or mixed-use developments may not qualify.

Malaysia: The Top Destination for Singaporean Investors

4-5 hours

From Singapore

Travel time to Kuala Lumpur via the highway by car, bus, train or flight

5-7%

Rental Yield

Average gross yield in KL and JB vs. ~3% in Singapore

60%

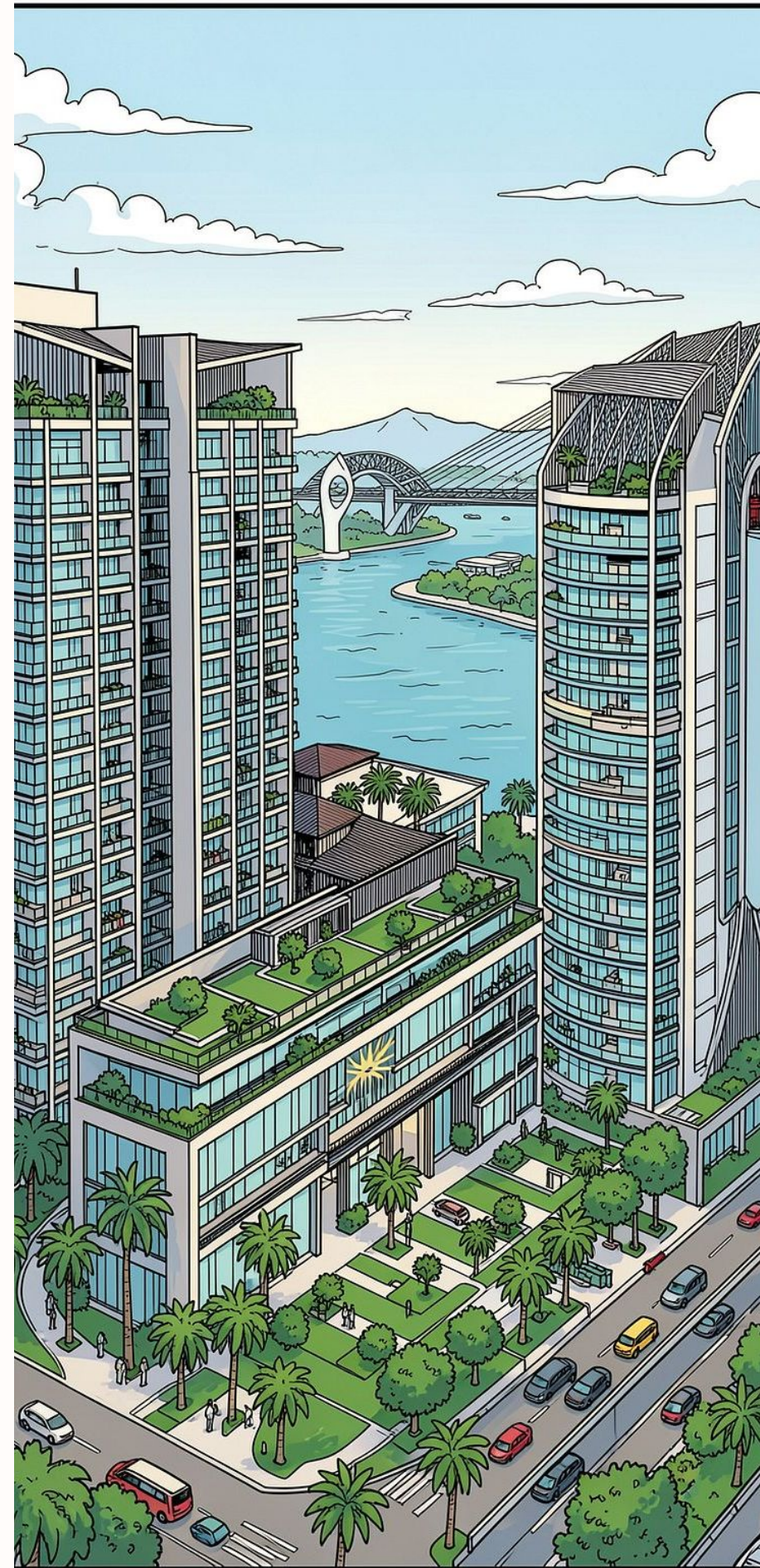
Price Discount or Saving

Comparable properties cost significantly less than in Singapore

2026

MM2H Revamp

Malaysia's revamped long-term visa program opens new pathways



Malaysia's 2026 Rules: What Foreign Buyers Must Know

Key Regulations for Singaporeans

1 Minimum Purchase Price

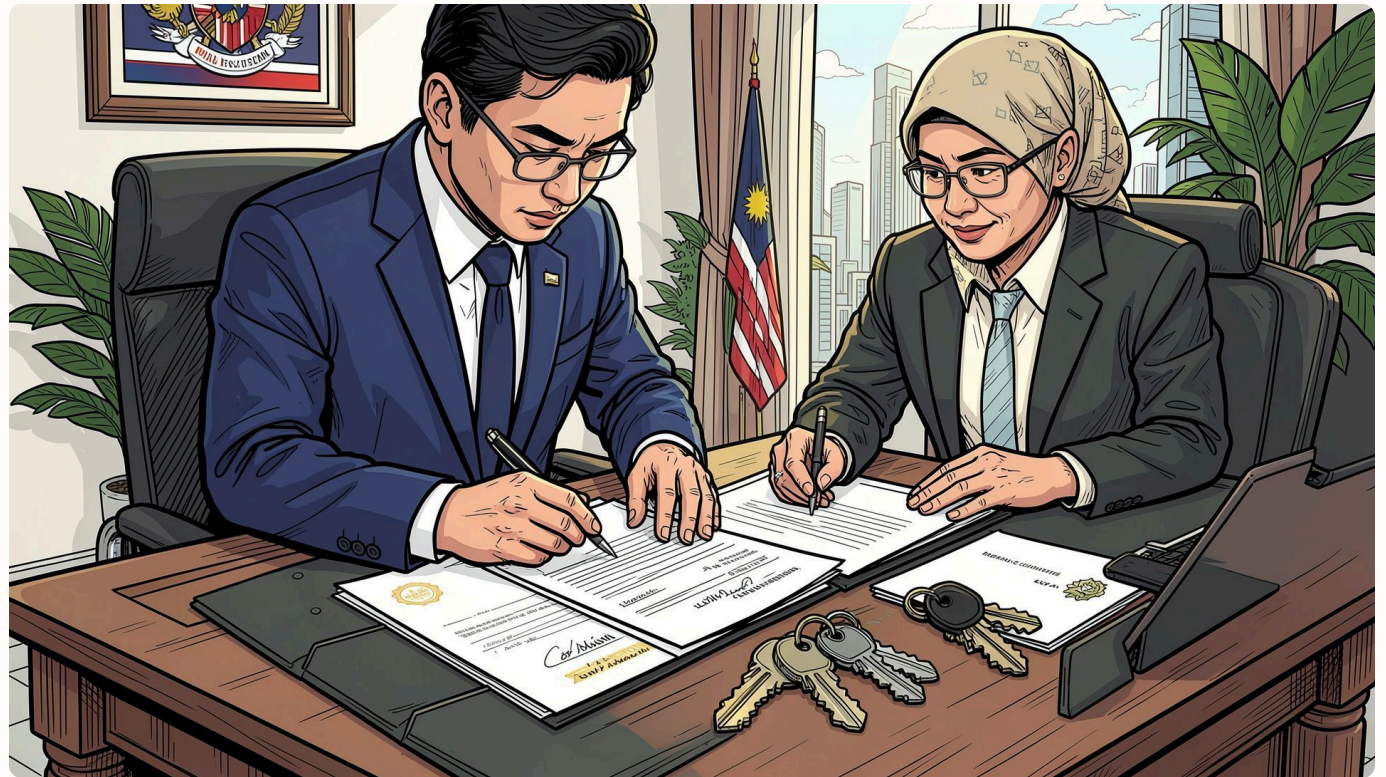
Varies by state — Kuala Lumpur requires a minimum of **RM1 million** for foreign buyers.

2 MM2H Visa Program

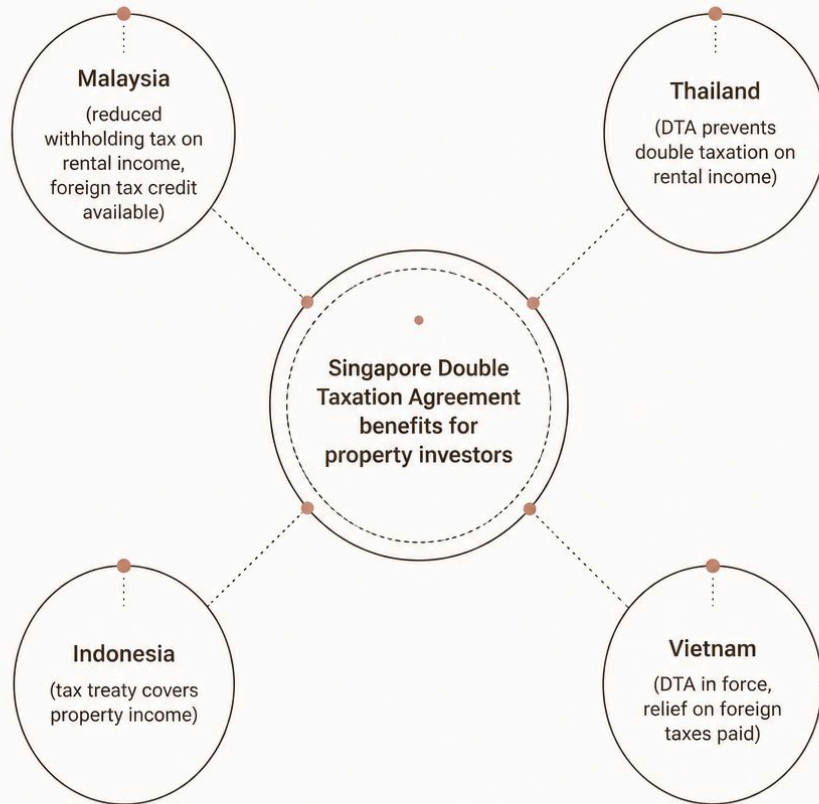
Malaysia's revamped 2024/2025 program offers tiered residency options with lower financial thresholds.

3 Stamp Duty & Legal Fees

Expect one-time ~8% in stamp duty plus legal fees. Foreign buyers may face additional state-level surcharges.



Double Taxation: Singapore's Treaty Network



Protecting Your Returns

Singapore has **Double Taxation Agreements (DTAs)** with over 80 countries, including Malaysia, Thailand, and Indonesia.

These agreements ensure you're not taxed twice on the same income. Foreign taxes paid can often be claimed as a **foreign tax credit** against your Singapore tax liability.

- i** Always declare foreign rental income to IRAS, even if tax was paid abroad — credits must be claimed actively.

Smart Strategies for Overseas Property Investment



Research the Market First

Study local regulations, developer track records, and rental demand before committing capital.



Engage Local Legal Counsel

Foreign property laws differ significantly. A local lawyer protects your interests and ensures compliance.



Plan Your Currency Strategy

Use forward contracts or multi-currency accounts to manage SGD-to-foreign-currency exposure.



Structure for Tax Efficiency

Consider holding structures and timing of income repatriation to minimize overall tax burden.



Your Next Steps: Invest with Confidence

01

Check Your Eligibility

Confirm HDB MOP status and CPF withdrawal eligibility before proceeding.

03

Explore Malaysia & Regional Markets

Compare yields, regulations, and entry prices across Kuala Lumpur, Johor, and regional hubs.

02

Understand the Tax Picture

Review IRAS guidelines and applicable DTAs for your target country.

04

Consult a Property Specialist

Work with advisors experienced in cross-border transactions for Singaporeans.

 **Ready to explore?** Visit www.boongiap.com.my for curated Malaysia property opportunities tailored for Singaporean investors. Reach me through [WhatsApp @ +60192819882](https://wa.me/60192819882)