

Property Highlights

BEIJING WANLIU MALL 北京华联万柳购物中心

Premium Community Mall in Beijing's High Income Residential District

AS AT 31 DECEMBER 2016

\$465.8 million

MARKET VALUATION

\$39.0 million*

FY 2016 GROSS REVENUE

54,462 sqm

NET LETTABLE AREA

\$25.0 million*

FY 2016 NET PROPERTY INCOME

289

NO. OF TENANTS

TENANTS INCLUDE:

BHG Hypermarket, Golden Harvest Cinema, H&M, Uniqlo, Muji, C&A, Calvin Klein Jeans, Charles & Keith, Tommy Hilfiger, Etude House, Element Fresh, Bellagio, Hai Di Lao, Pizza Hut, Costa Coffee, 唱吧麦颂, Chow Tai Fook (周大福)

99.5%

OCCUPANCY RATE

3.9 years

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

* For the period from 11 December 2015 ("Listing Date") to 31 December 2016.



Wanliu area is situated in Haidian District, which is one of the largest urban districts of Beijing by population and its residents have one of the highest per-capita disposable income in Beijing.

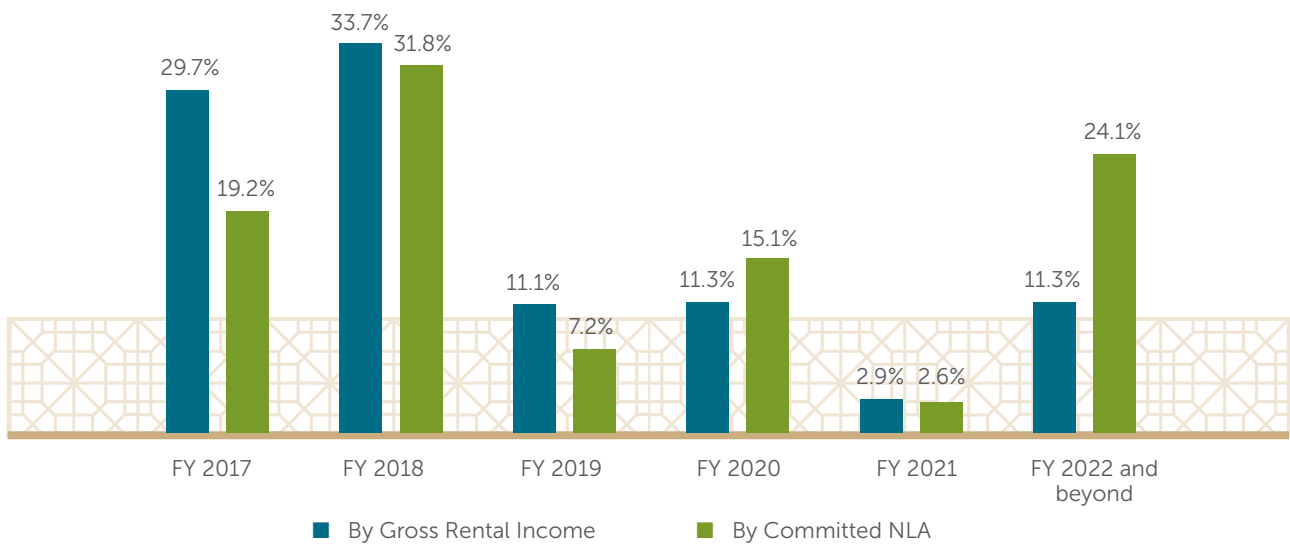
Catering to the growing needs of middle-to-high income families and professionals living and working in Wanliu, Beijing Wanliu Mall stands out with six floors of premium retail and quality experiential services.

The multi-tenanted Beijing Wanliu Mall is surrounded by high-end residential communities whose residents enjoy coming to the mall for a wide range of lifestyle options such as fashion, dining, education and entertainment. In 2015, 25 new brands were introduced, much to the delight of residents in the surrounding neighbourhoods. These brands included renowned jeweller Chow Tai Fook (周大福), popular Japanese lifestyle brand Muji, America's iconic Calvin Klein Jeans, South Korea's cosmetic brand Etude House, one of China's rising culinary stars Element Fresh, and one of Taiwan's most popular restaurant chains Bellagio (鹿港小镇).

Beijing Wanliu Mall is easily accessible via main roads, subway and buses. It is close to China's prestigious Peking University, Tsinghua University and Renmin University, as well as the Summer Palace and Wanliu Golf Club, the only golf club within the Fourth Ring Road of Beijing.

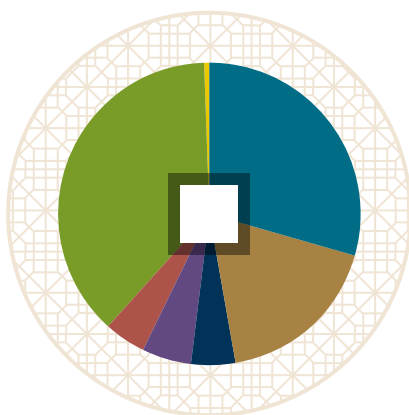
LEASE EXPIRY PROFILE AS AT 31 DECEMBER 2016

Lease Expiry ¹	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022 and beyond
By Gross Rental Income ²	29.7%	33.7%	11.1%	11.3%	2.9%	11.3%
By Committed NLA	19.2%	31.8%	7.2%	15.1%	2.6%	24.1%



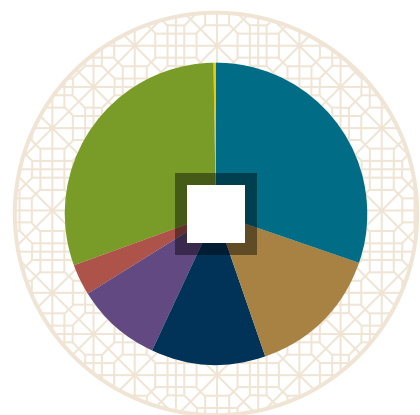
TENANTS BY TRADE SECTOR AS AT 31 DECEMBER 2016

BREAKDOWN BY GROSS RENTAL INCOME²



29.5%	■ Food & Beverage	30.4%
17.8%	■ Services	14.3%
4.7%	■ Supermarket	12.4%
5.3%	■ Recreation	9.2%
4.6%	■ Lifestyle	3.3%
37.6%	■ Fashion	30.1%
0.5%	■ Specialty Stores	0.3%

BREAKDOWN BY NLA



1. Excludes vacancy.
 2. As percentage of the portfolio's gross rental income for the month of December 2016.

Property Highlights

CHENGDU KONGGANG MALL 北京华联成都空港购物中心

Destination Mall for Chengdu's Growing Middle and Upper-Middle Income Families In The Area

AS AT 31 DECEMBER 2016

\$131.5 million
MARKET VALUATION

\$11.4 million*
FY 2016 GROSS REVENUE

40,191 sqm
NET LETTABLE AREA

\$5.9 million*
FY 2016 NET PROPERTY INCOME

144
NO. OF TENANTS

TENANTS INCLUDES:
BHG Hypermarket, BHG Shuangliu Cinema, Watsons, Legou Liangfan KTV, Top Feeling, La Chapelle, Nike, Burger King, 美航国际健身

91.3%
OCCUPANCY RATE

5.4 years
WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

* For the period from 11 December 2015 ("Listing Date") to 31 December 2016.



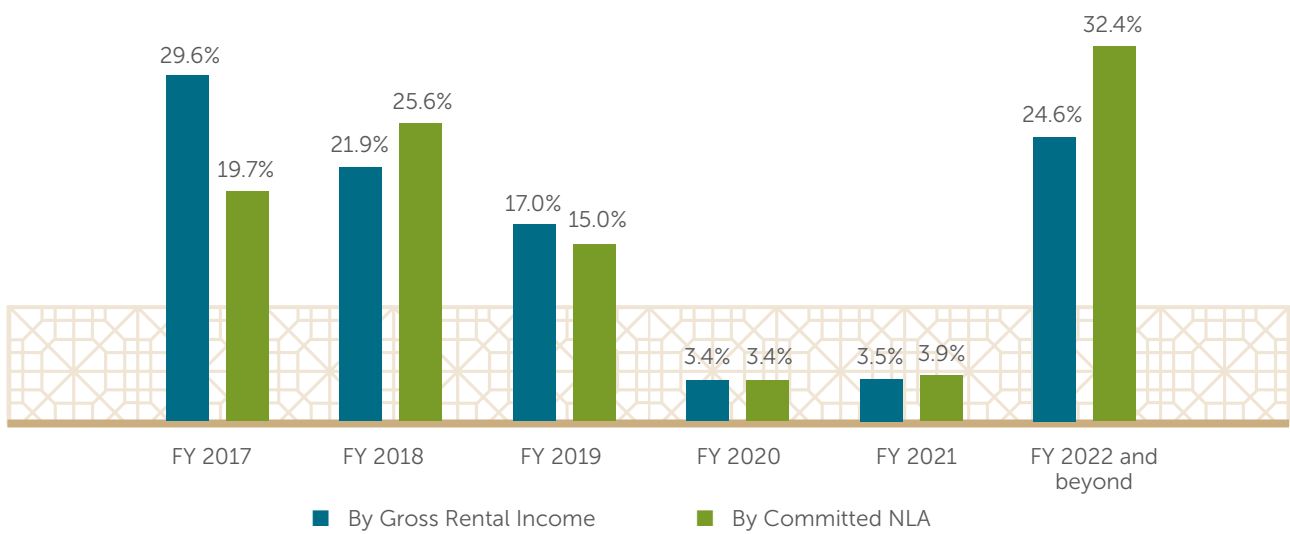
Chengdu Konggang Mall brings quality shopping and experiential lifestyle services to the city's growing middle and upper-middle families. The Mall has a diversified tenant base offering residents in the neighbourhood a variety of services including a supermarket, fitness centre, KTV as well as a number of food and beverage outlets, restaurants and international and local brands for the best shopping experience.

Chengdu Konggang Mall sees steady daily traffic due to its strong multi-tenant mix as well as its strategic location. Located in Shuangliu County in Chengdu, Sichuan Province, the Mall is served by the Shuangliu railway station and is just a 5 minute drive to Shuangliu International Airport.

Chengdu Konggang Mall serves as the heart of its community providing popular activities and events in celebration of major festivals and community activities for families and young professionals living in the high density residential projects nearby.

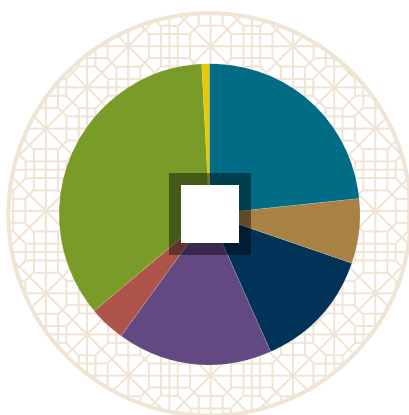
LEASE EXPIRY PROFILE AS AT 31 DECEMBER 2016

Lease Expiry ¹	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022 and beyond
By Gross Rental Income ²	29.6%	21.9%	17.0%	3.4%	3.5%	24.6%
By Committed NLA	19.7%	25.6%	15.0%	3.4%	3.9%	32.4%



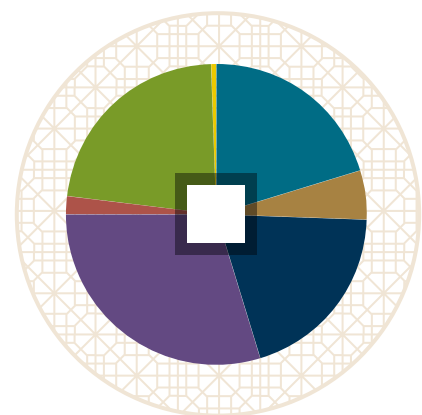
TENANTS BY TRADE SECTOR AS AT 31 DECEMBER 2016

BREAKDOWN BY GROSS RENTAL INCOME²



23.6%	■ Food & Beverage	20.3%
6.9%	■ Services	5.5%
13.0%	■ Supermarket	19.6%
16.5%	■ Recreation	29.7%
4.0%	■ Lifestyle	1.9%
35.2%	■ Fashion	22.7%
0.8%	■ Specialty Stores	0.3%

BREAKDOWN BY NLA



1. Excludes vacancy.
 2. As percentage of the portfolio's gross rental income for the month of December 2016.

Property Highlights

HEFEI MENGCHENGLU MALL 北京华联合肥蒙城路购物中心

Winner of 2016 Hefei's Most Popular Shopping Centre of the Year (2016年度合肥最受欢迎的商场)

AS AT 31 DECEMBER 2016

\$121.7 million

MARKET VALUATION

\$9.7 million*

FY 2016 GROSS REVENUE

25,228 sqm

NET LETTABLE AREA

\$5.9 million*

FY 2016 NET PROPERTY INCOME

111

NO. OF LEASES

TENANTS INCLUDES:

BHG Hypermarket, BHG Hefei Cinema, Hai Di Lao, Pizza Hut, Gymboree, La Chapelle

100.0%

OCCUPANCY RATE

6.8 years

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

* For the period from 11 December 2015 ("Listing Date") to 31 December 2016.



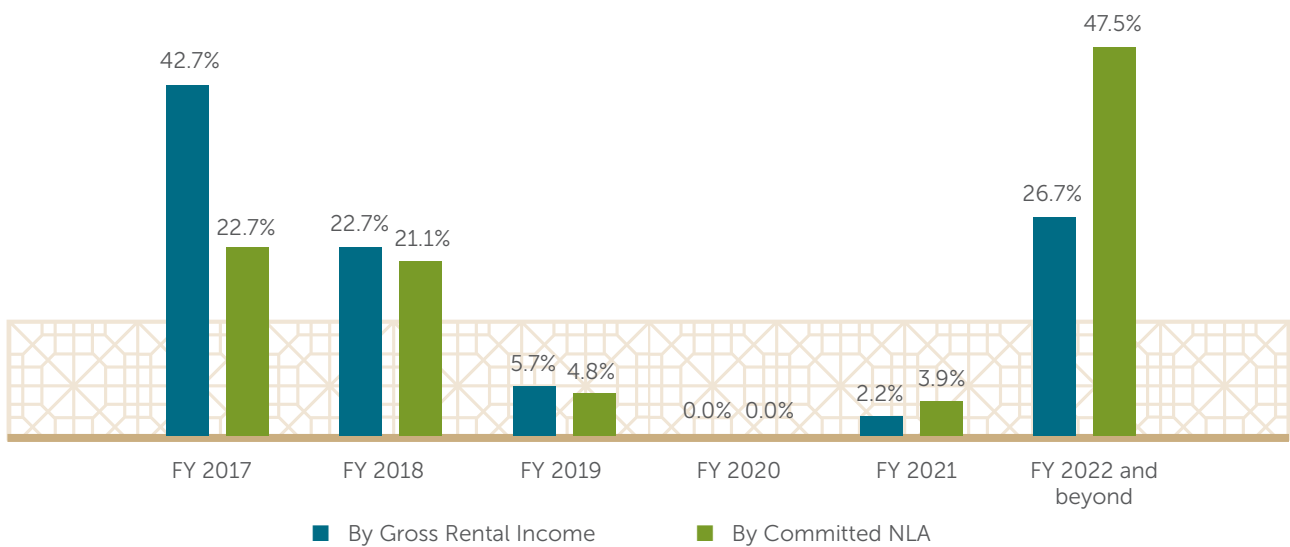
Hefei Mall is one of Hefei City's first multi-tenanted retail mall with six levels of diversified retail services to meet the lifestyle needs of the growing middle income population.

Hefei Mall is located in Hefei's North First Ring retail hub, which comprises several mature residents of communities, high quality office projects and commercial facilities. The Mall is frequented by families and professionals for retail goods and services such as fashion, dining and entertainment.

Hefei Mall is easily accessed via several main roads and is only a 5 minutes' walk from two bus stations – the North Station of Baishuiba and the West Station of Baishuiba. The Mall is also located near government organisations such as the Luyang District Government, Luyang Administrative Service Center, and Hefei Justice Bureau and commercial offices such as Fortune Plaza, Xintiandi, Hongda Building, and Zhidi HSBC Plaza.

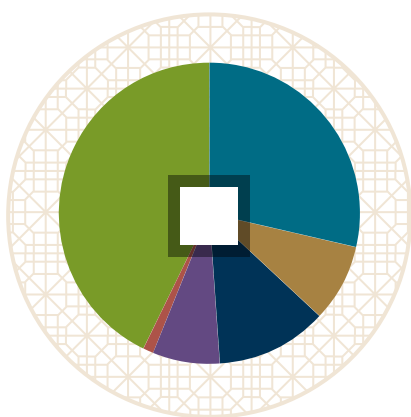
LEASE EXPIRY PROFILE AS AT 31 DECEMBER 2016

Lease Expiry ¹	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022 and beyond
By Gross Rental Income ²	42.7%	22.7%	5.7%	0.0%	2.2%	26.7%
By Committed NLA	22.7%	21.1%	4.8%	0.0%	3.9%	47.5%



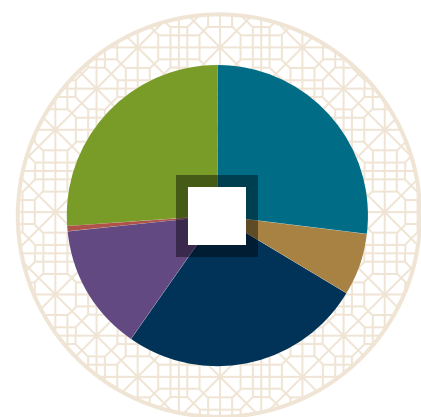
TENANTS BY TRADE SECTOR AS AT 31 DECEMBER 2016

BREAKDOWN BY GROSS RENTAL INCOME²



28.6%	■ Food & Beverage	27.1%
8.5%	■ Services	6.8%
12.0%	■ Supermarket	26.1%
7.1%	■ Recreation	13.5%
1.3%	■ Lifestyle	0.5%
42.5%	■ Fashion	26.0%

BREAKDOWN BY NLA



1. Excludes vacancy.
 2. As percentage of the portfolio's gross rental income for the month of December 2016.

Property Highlights

XINING HUAYUAN MALL

北京华联西宁花园店

Popular Retail Hub in Xining, Tibetan Plateau's Largest City

As at 31 December 2016

S\$57.9 million

MARKET VALUATION

20,807 sqm

NET LETTABLE AREA

18.0 years

LEASE EXPIRY

S\$3.6 million*

FY 2016 GROSS REVENUE

S\$3.2 million*

FY 2016 NET PROPERTY INCOME

* For the period from 11 December 2015 ("Listing Date") to 31 December 2016.



Xining Huayuan Mall is a four-storey retail hub set in Ximen-Dashizi area, a traditional and core retail hub in Xining. The Mall's master lessee is Beijing Hualian Hypermarket which offers a wide range of quality fresh produce, daily necessities and household items sourced locally and internationally.

Xining Huayuan Mall is frequented by the residents living and working in the area. Shoppers love the mall for its convenience and fresh products at reasonable prices.

Easily and conveniently accessible, Xining Huayuan Mall is well connected through several major roads and bus lines in the city.

DALIAN JINSANJIAO PROPERTY
北京华联大连金三角店
A Key Destination for Daily Essentials

As at 31 December 2016

S\$33.8
million

MARKET
VALUATION

15,345
sqm

NET LETTABLE
AREA

18.0 years

LEASE EXPIRY

S\$2.5
million*

FY 2016
GROSS REVENUE

S\$2.2
million*

FY 2016
NET PROPERTY
INCOME

* For the period from 11 December 2015 ("Listing Date") to 31 December 2016.



Situated amidst residential estates in Dalian, Dalian Jinsanjiao Property offers residents and professionals living and working in the area a reliable source of groceries and general merchandise.

Popular with middle income families and professionals living in the surrounding residential projects, this supermarket offers a wide range of products that meet their lifestyle needs.

Dalian Jinsanjiao Property is conveniently located on major transportation networks and close to Dalian's only retail area in the north, Huanan retail hub. The supermarket is easily accessible via main roads and several bus lines.