

## 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



Beijing Wanliu Mall 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.

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. The mall is also a short drive to the Zhongguancun technology hub, often referred to as the Silicon Valley of China.

As at 31 December 2017

**\$470.1 million**

INDEPENDENT VALUATION

**54,611 sqm**

NET LETTABLE AREA

**301**

NO. OF TENANTS

**100.0%**

OCCUPANCY RATE

**3.4 years**

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

**\$38.5 million**

12M 2017 GROSS REVENUE

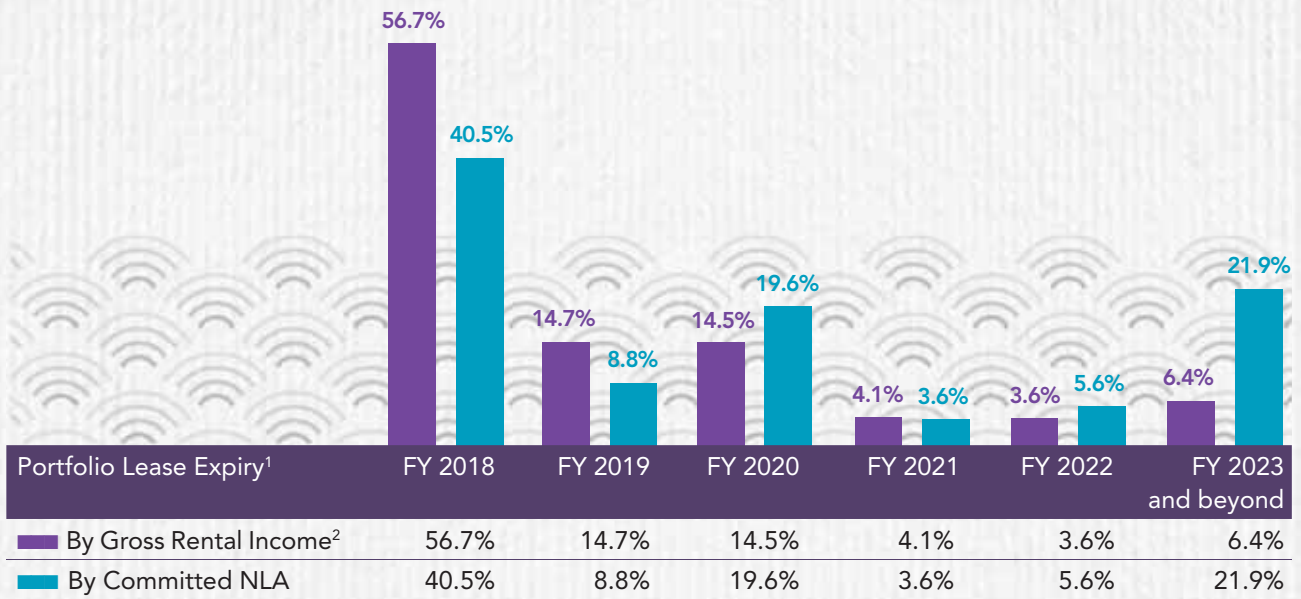
**\$25.4 million**

12M 2017 NET PROPERTY INCOME

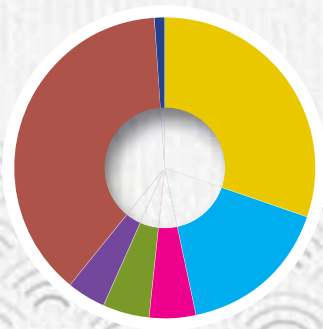
#### TENANTS INCLUDE:

BHG Hypermarket, Golden Harvest Cinema, H&M, Uniqlo, Muji, C&A, Calvin Klein Jeans, Tommy Hilfiger, Lacoste, Nike Kids, Carter's, Etude House, Element Fresh, Bellagio, Hai Di Lao, Pizza Hut, 江边城外, 旺顺阁, Costa Coffee, 唱吧麦颂, Chow Tai Fook(周大福), Happy Pony 快乐小马

**LEASE EXPIRY PROFILE AS AT 31 DECEMBER 2017**

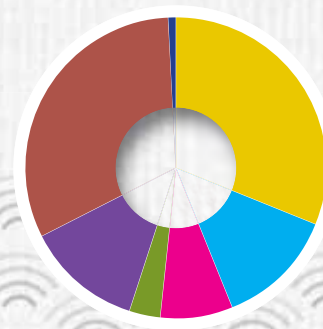


**TENANTS BY TRADE SECTOR AS AT 31 DECEMBER 2017**



**BREAKDOWN BY GROSS RENTAL INCOME<sup>2</sup> (%)**

30.3	F&B
16.5	Services
5.1	Recreation
5.0	Lifestyle
4.2	Supermarket
37.9	Fashion
1.0	Specialty stores



**BREAKDOWN BY NLA (%)**

31.2
12.7
8.0
3.3
12.3
31.8
0.7

1. Excludes vacancy.  
 2. As percentage of the portfolio's gross rental income for the month of December 2017.

## 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



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.

As at 31 December 2017

**\$130.1 million**

INDEPENDENT VALUATION

**39,413 sqm**

NET LETTABLE AREA

**194**

NO. OF TENANTS

**96.8%**

OCCUPANCY RATE

**4.6 years**

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

**\$11.0 million**

12M 2017 GROSS REVENUE

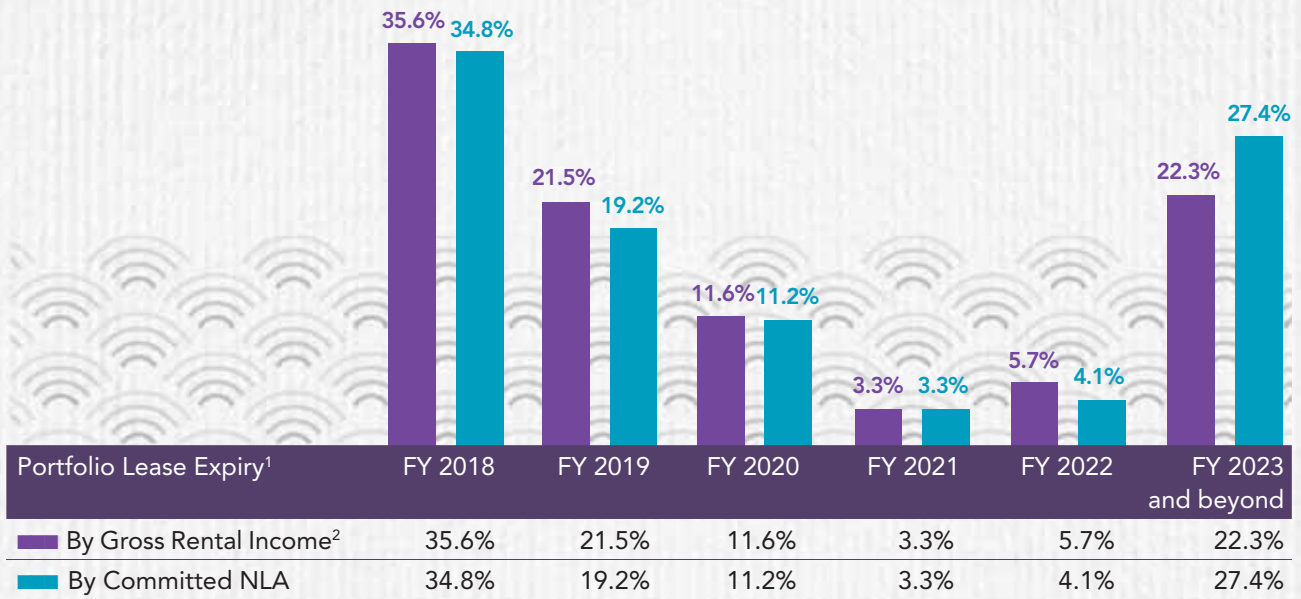
**\$6.4 million**

12M 2017 NET PROPERTY INCOME

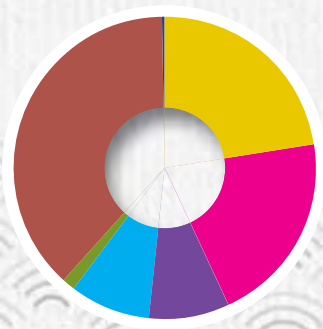
#### TENANTS INCLUDE:

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

**LEASE EXPIRY PROFILE AS AT 31 DECEMBER 2017**

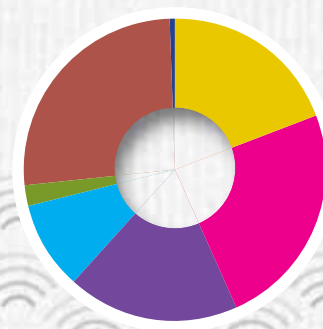


**TENANTS BY TRADE SECTOR AS AT 31 DECEMBER 2017**



**BREAKDOWN BY GROSS RENTAL INCOME<sup>2</sup> (%)**

22.7	F&B
20.6	Recreation
8.6	Supermarket
8.5	Services
1.5	Lifestyle
37.9	Fashion
0.2	Specialty stores



**BREAKDOWN BY NLA (%)**

19.4
24.0
18.3
9.6
2.1
26.2
0.4

1. Excludes vacancy.  
 2. As percentage of the portfolio's gross rental income for the month of December 2017.

## PROPERTY HIGHLIGHTS

### HEFEI MENGCHENGLU MALL

北京华联合合肥蒙城路购物中心

One of Hefei City's Most Popular Shopping Centres



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

In 2016, Hefei Mengchenglu Mall beat over 40 participating malls and was one of the winners in "Hefei's Most Popular Shopping Centre of the Year" by a local media platform, "Hefei Forum (合肥论坛)".

As at 31 December 2017

**\$120.0 million**

INDEPENDENT VALUATION

**25,239 sqm**

NET LETTABLE AREA

**116**

NO. OF TENANTS

**100.0%**

OCCUPANCY RATE

**6.0 years**

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

**\$9.4 million**

12M 2017 GROSS REVENUE

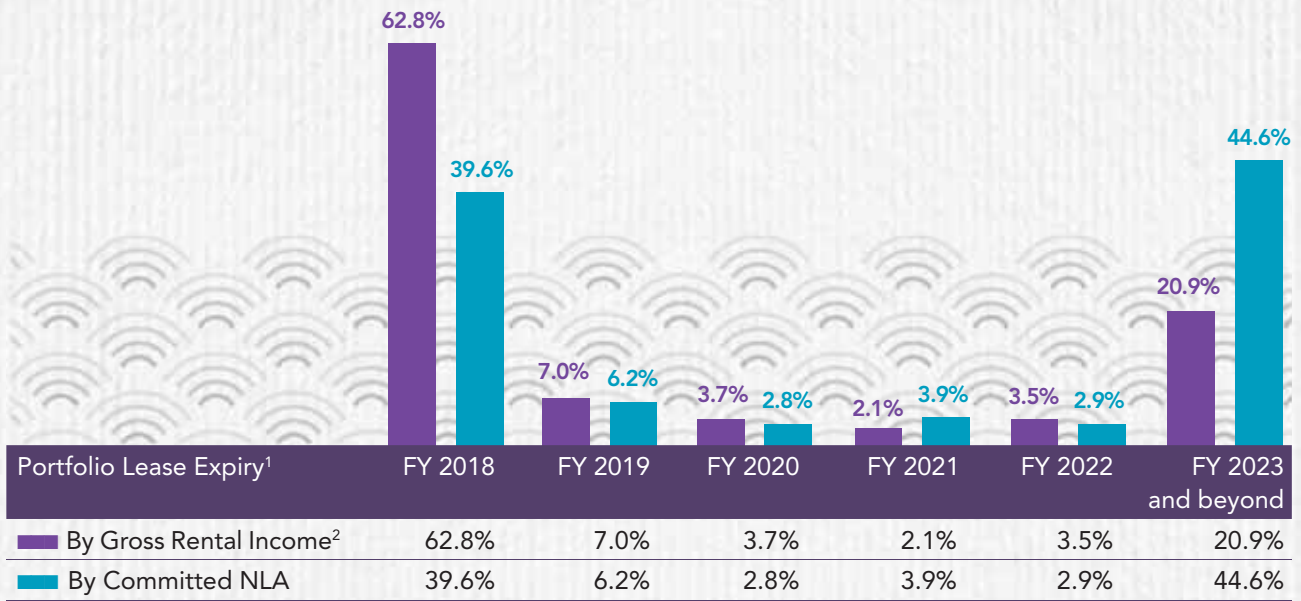
**\$6.0 million**

12M 2017 NET PROPERTY INCOME

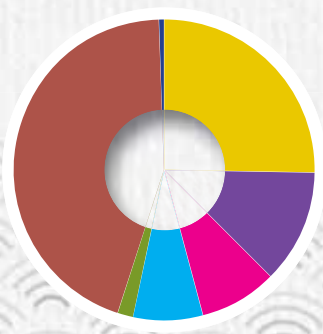
#### TENANTS INCLUDE:

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

**LEASE EXPIRY PROFILE AS AT 31 DECEMBER 2017**

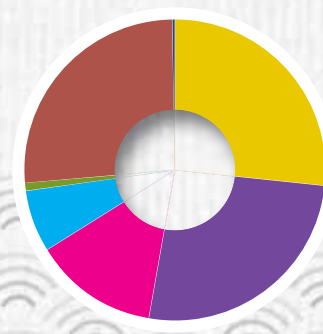


**TENANTS BY TRADE SECTOR AS AT 31 DECEMBER 2017**



**BREAKDOWN BY GROSS RENTAL INCOME<sup>2</sup> (%)**

25.5	F&B
12.0	Supermarket
8.6	Recreation
7.4	Services
1.5	Lifestyle
44.6	Fashion
0.4	Specialty stores



**BREAKDOWN BY NLA (%)**

26.7
26.1
13.5
6.6
0.9
26.1
0.1

1. Excludes vacancy.  
 2. As percentage of the portfolio's gross rental income for the month of December 2017.

## PROPERTY HIGHLIGHTS

### XINING HUAYUAN MALL

北京华联西宁花园店

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



Xining Huayuan Mall is a four-storey retail hub set in the 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.

As at 31 December 2017

**\$57.6 million**  
INDEPENDENT VALUATION

**20,807 sqm**  
NET LETTABLE AREA

**16.0 years**  
LEASE EXPIRY

**\$3.3 million**  
12M 2017 GROSS REVENUE

**\$3.0 million**  
12M 2017 NET PROPERTY INCOME

## DALIAN JINSANJIAO PROPERTY

北京华联大连金三角店

A Key Destination for Daily Essentials



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.

As at 31 December 2017

**S\$33.3 million**

INDEPENDENT VALUATION

**15,345 sqm**

NET LETTABLE AREA

**16.0 years**

LEASE EXPIRY

**S\$2.3 million**

12M 2017 GROSS REVENUE

**S\$2.1 million**

12M 2017 NET PROPERTY  
INCOME