

PROPERTY HIGHLIGHTS

BEIJING WANLIU 北京万柳

Premium Community Mall in
Beijing's High Income Residential District



INDEPENDENT VALUATION

RMB2,502.0 million
(100%)

RMB1,501.2 million
(60%)

NET LETTABLE AREA

54,968 sqm

NO. OF TENANTS

309

OCCUPANCY RATE

96.2%

WEIGHTED AVERAGE LEASE EXPIRY

(BASED ON NET LETTABLE AREA)

3.6 years

2019 GROSS REVENUE

S\$44.0 million

2019 NET PROPERTY INCOME

S\$29.7 million

TENANTS INCLUDE

BHG Hypermarket, Golden Harvest Cinema, Watsons, H&M, Uniqlo, Muji, C&A, Calvin Klein Jeans, Tommy Hilfiger, Teenie Weenie, Adidas, Skechers, Nike, The North Face, Lego, Folli Follie Kids, Aeon Molly Fantasy, EF 英孚, Happy Pony 快乐小马, Element Fresh, Hai Di Lao, Pizza Hut, Burger King, 眉州东坡, Costa Coffee, Paris Baguette, Innisfree, 唱吧麦颂, Chow Tai Fook 周大福

BEIJING WANLIU 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 stands out with six floors of premium retail and quality experiential services.

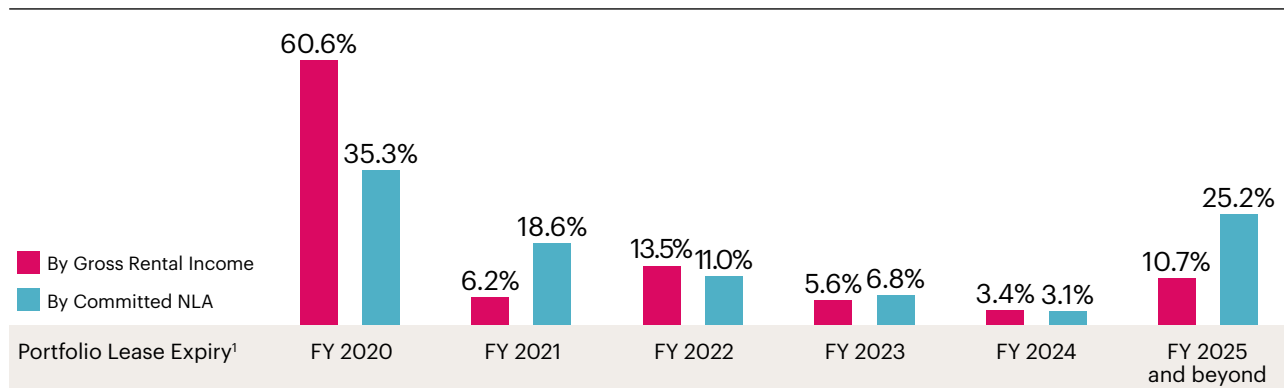
The multi-tenanted Beijing Wanliu is surrounded by high-end residential communities whose residents

enjoy coming to the mall for a wide range of lifestyle options such as fashion, dining, education and entertainment.

Beijing Wanliu 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.

LEASE EXPIRY PROFILE¹

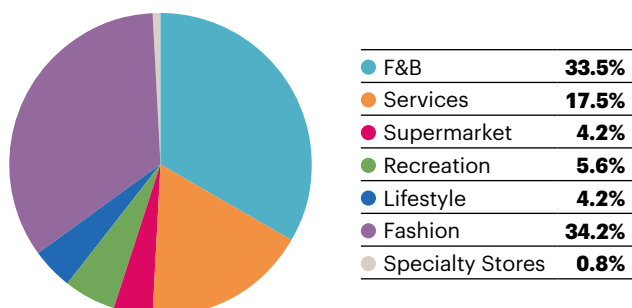
(As at 31 December 2019)



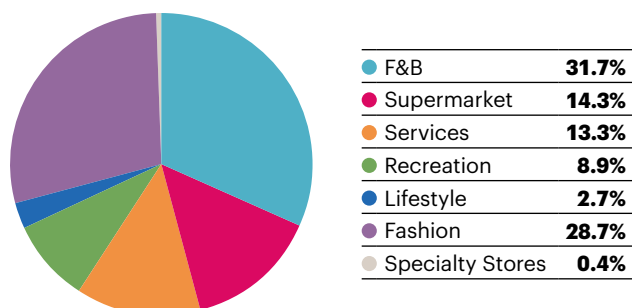
TENANTS BY TRADE SECTOR

(As at 31 December 2019)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR²



BREAKDOWN OF NLA BY TRADE SECTOR³



- 1 Excludes Vacancy.
- 2 As percentage of the mall's gross rental income for the month of December 2019.
- 3 As percentage of the mall's net lettable area as at 31 December 2019.

PROPERTY HIGHLIGHTS

CHENGDU KONGGANG 成都空港

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



INDEPENDENT VALUATION

RMB662.0 million

NET LETTABLE AREA

39,119 sqm

NO. OF TENANTS

204

OCCUPANCY RATE

94.7%

WEIGHTED AVERAGE LEASE EXPIRY (BASED ON NET LETTABLE AREA)

4.1 years

FY 2019 GROSS REVENUE

S\$13.6 million

FY 2019 NET PROPERTY INCOME

S\$7.1 million

TENANTS INCLUDE

BHG Hypermarket, BHG Shuangliu Cinema, Watsons, Legou Liangfan KTV, Top Feeling, Only, La Chapelle, La Chapelle Kids, Kappa Kids, Nike, Adidas, Skechers, Jordan, Li-Ning, Burger King, Starbucks, Coco 奶茶, Holiland 好利来, 美航国际健身

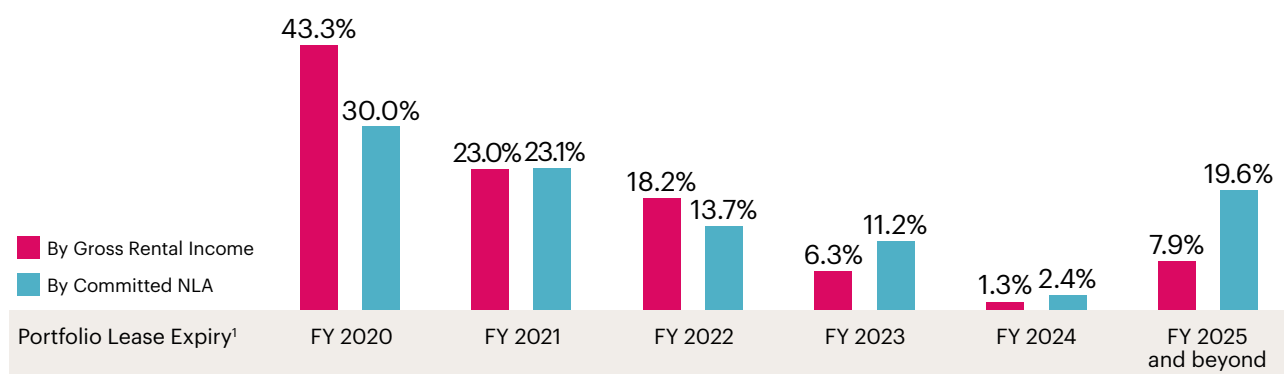
CHENGDU KONGGANG brings quality shopping and experiential lifestyle services to the city's growing middle and upper-middle families. The mall has a diversified tenant base offering residents in the neighbourhood a variety of services including a supermarket, fitness centre, KTV as well as a number of food and beverage outlets, restaurants and international and local brands for the best shopping experience. Shuangliu County is located at the south-western part of the city centre. It occupies an area of about 431 square kilometres, with a registered resident population of approximately 3.36 million in 2018.

Chengdu Konggang sees steady daily traffic due to its strong multitenant 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 five minutes drive to Shuangliu International Airport.

Chengdu Konggang 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 PROFILE¹

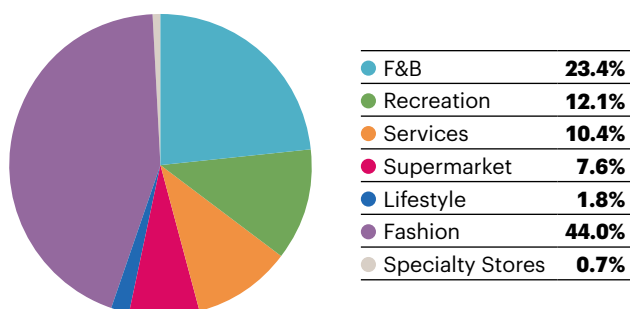
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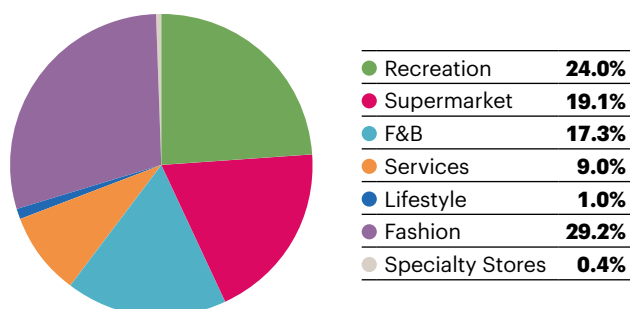
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PROPERTY HIGHLIGHTS

HEFEI MENGCHENGLU 合肥蒙城路

One of Hefei City's Most Popular Shopping Centres



INDEPENDENT VALUATION

RMB603.0 million

NET LETTABLE AREA

23,474 sqm

NO. OF TENANTS

128

OCCUPANCY RATE

95.1%

WEIGHTED AVERAGE LEASE EXPIRY

(BASED ON NET LETTABLE AREA)

4.3 years

FY 2019 GROSS REVENUE

S\$9.0 million

FY 2019 NET PROPERTY INCOME

S\$5.2 million

TENANTS INCLUDE

BHG Hypermarket, BHG Hefei Cinema, Hai Di Lao, Pizza Hut, Starbucks, Popofish 魔石泡泡, ZanKee 詹記, Biwoosoo 百武西, Gymboree, Balabala, Topsport 滔搏运动城, La Chapelle Sport, 7 Modifier, Vero Moda, Only, La Babite, Candie's

HEFEI MENGCHENGLU is located in Hefei City, the provincial capital and largest city of Anhui Province in China. As of 31 December 2018, Hefei total population aggregated to 8.09 million, and registered a urbanisation rate of 75.0%. Hefei enjoyed rapid economic development in recent years, with nominal GDP growth CAGR of 11.0% from RMB515.8 billion in 2014 to RMB782.3 billion in 2018

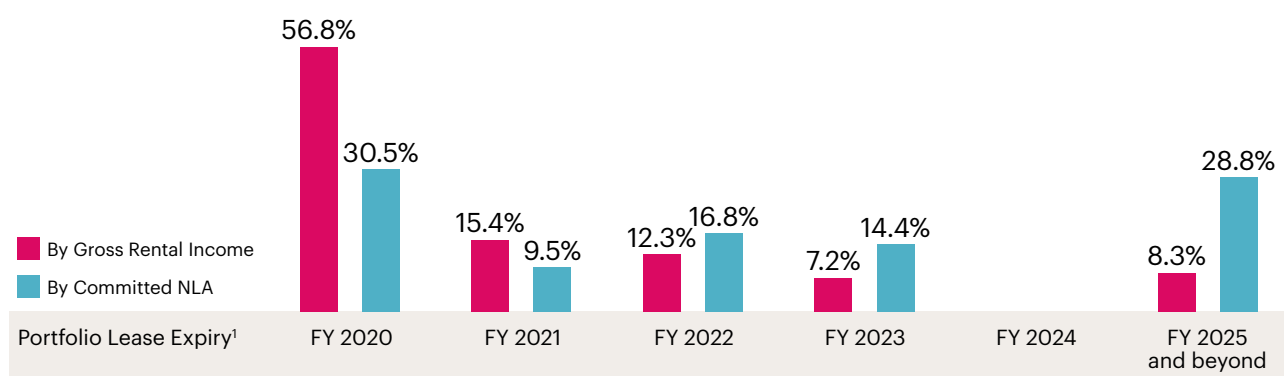
Hefei Mengchenglu is located in Hefei's North First Ring retail hub, which comprises several mature residents of communities, high quality office projects and commercial facilities. The mall is frequented

by families and professionals for retail goods and services such as fashion, dining and entertainment.

Hefei Mengchenglu is easily accessed via several main roads and is only a five minutes 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.

LEASE EXPIRY PROFILE¹

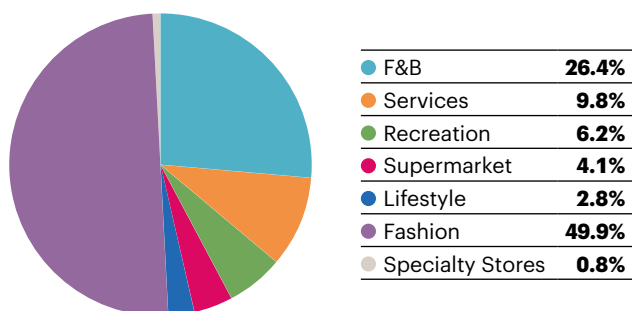
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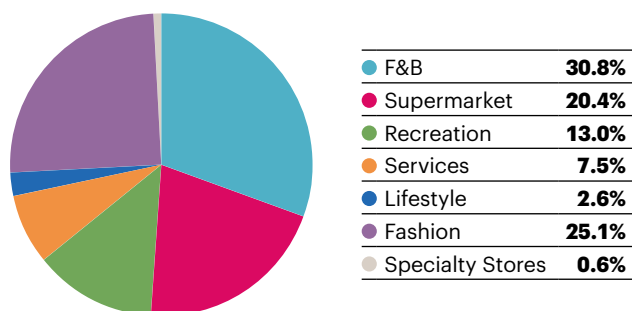
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PROPERTY HIGHLIGHTS

HEFEI CHANGJIANGXILU 合肥长江西路

A Heartland Mall That Serves
Neighbouring Residential Communities

INDEPENDENT VALUATION

RMB492.0 million

NET LETTABLE AREA

27,038 sqm

NO. OF TENANTS

167

OCCUPANCY RATE

97.6%

WEIGHTED AVERAGE LEASE EXPIRY (BASED ON NET LETTABLE AREA)

5.3 years

2019 GROSS REVENUE

S\$6.9 million

2019 NET PROPERTY INCOME

S\$3.4 million

TENANTS INCLUDE

BHG Supermarket, BHG Cinema,
Watsons, KFC, Pizza Hut, 詹記,
Coco都可茶饮, La Chapelle

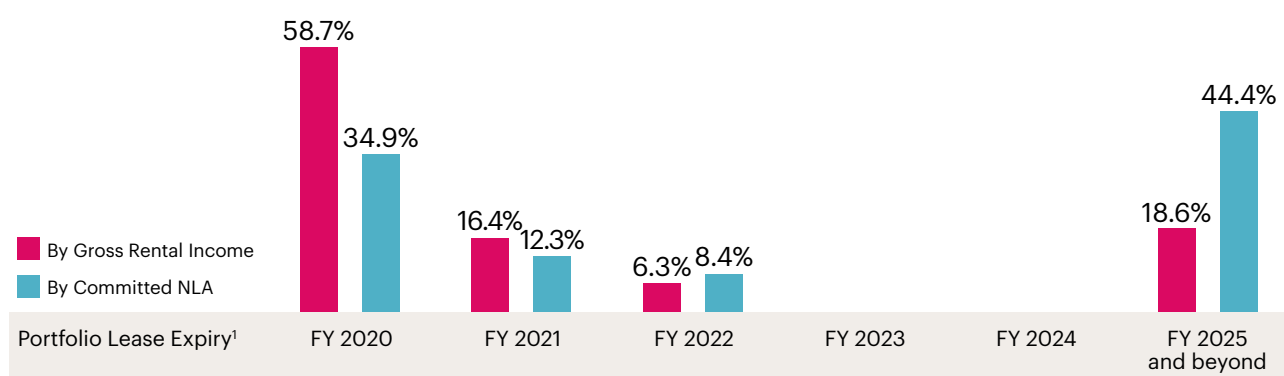
HEFEI CHANGJIANGXILU is located in Shilimiao Community, Jinggang Town, Shushan District. Shushan District is located at the west part of the city center and occupies an area of about 663 square kilometres with a registered residential population of approximately 1.5 million in 2018. Shushan District is clustered with many research institutions, high-tech firms and industrial park in Hefei.

Hefei Changjiangxilu is located at the junction of Huaining North Road and Changjiang West Road, the two main roads of Hefei city, and close to several public bus stations in the vicinity. It is well-connected

to the Hefei Metro Line 2, which only commenced operations on 26 December 2017 and connects Shushan District with two other major districts in Hefei. Hefei Metro Line 2 has brought about greater shopper traffic to the area and has increased the footfall of Hefei Changjiangxilu by approximately 20.0%. Hefei Changjiangxilu is also situated approximately 10 km away from Hefei's central business district, 13 km away from the Zhengzhou East Railway Station, 14.5 km from Hefei South Railway Station, and 32.6 km away from Hefei Xinqiao International Airport.

LEASE EXPIRY PROFILE¹

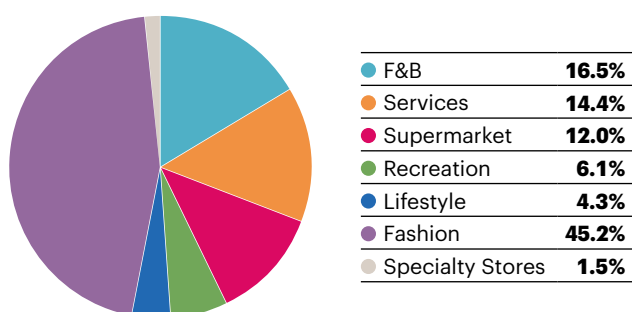
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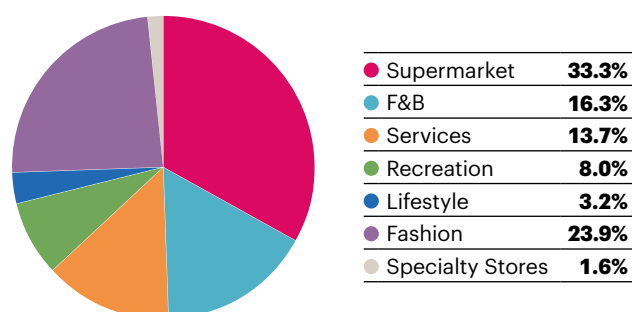
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PROPERTY HIGHLIGHTS

XINING HUAYUAN 西宁花园

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



INDEPENDENT VALUATION

RMB280.0 million

NET LETTABLE AREA

20,807 sqm

LEASE EXPIRY

15.0 years

FY 2019 GROSS REVENUE

S\$3.3 million

FY 2019 NET PROPERTY INCOME

S\$3.0 million

XINING HUAYUAN 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 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 is well connected through several major roads and bus lines in the city.

DALIAN JINSANJIAO

大连金三角

A Key Destination for Daily Essentials



INDEPENDENT VALUATION

RMB168.0 million

NET LETTABLE AREA

15,345sqm

LEASE EXPIRY

15.0 years

FY 2019 GROSS REVENUE

S\$2.3 million

FY 2019 NET PROPERTY INCOME

S\$2.1 million

Situated amidst residential estates in Dalian, Dalian Jinsanjiao 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 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 in the city.