

PORTFOLIO HIGHLIGHTS

Beijing Wanliu

北京
万柳



Premium Community Mall in Beijing's High Income Residential District

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.

INDEPENDENT VALUATION

RMB **2,502.0m**

100%

RMB **1,501.2m**

60%

OCCUPANCY RATE

92.7%

WEIGHTED AVERAGE LEASE EXPIRY
(Based on Net Lettable Area)

3.9 years

TENANTS INCLUDE:

- BHG Hypermarket
- BHG Cinema
- Watsons
- H&M
- Uniqlo
- Muji
- C&A
- Calvin Klein Jeans
- Tommy Hilfiger
- Teenie Weenie
- Adidas
- Skechers
- Nike
- The North Face
- Pop Mart
- Lego
- 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

NET LETTABLE AREA

52,732 sqm

2020 GROSS REVENUE

S\$31.8m

NO. OF TENANTS

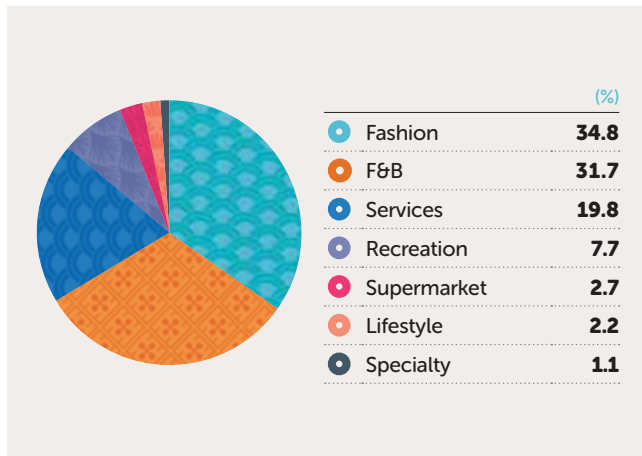
256

2020 NET PROPERTY INCOME

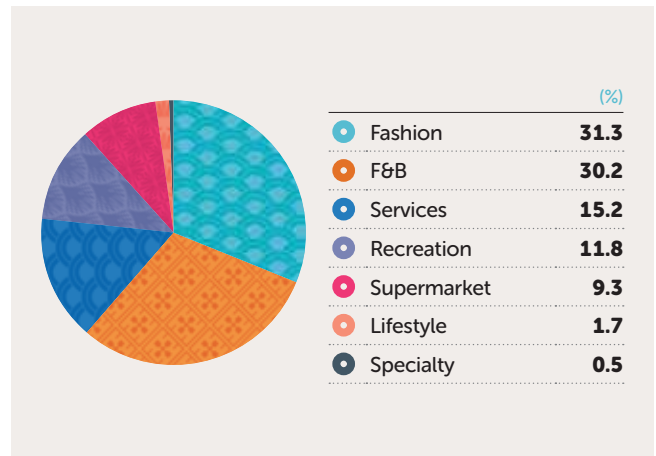
S\$20.2m

TENANTS BY TRADE SECTOR
(As at 31 December 2020)

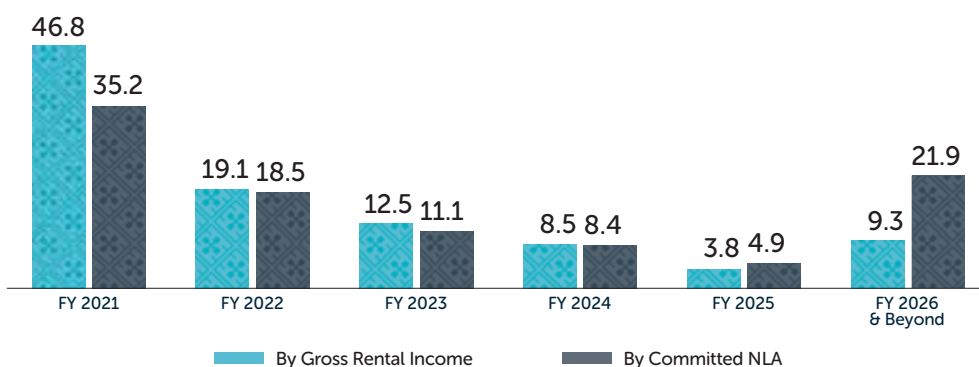
BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR



BREAKDOWN OF NLA BY TRADE SECTOR



LEASE EXPIRY PROFILE¹
(As at 31 December 2020)



1 Excludes Vacancy.

PORTFOLIO HIGHLIGHTS

Chengdu Konggang

成都
空港



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

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 and occupies an area of about 431 square kilometres.

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.

INDEPENDENT VALUATION

RMB**661.0m**

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

3.6 years

TENANTS INCLUDE:

- BHG Hypermarket
- BHG 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

NET LETTABLE AREA

39,646 sqm

FY 2020 GROSS REVENUE

S\$10.7m

NO. OF TENANTS

184

FY 2020 NET PROPERTY INCOME

S\$5.4m

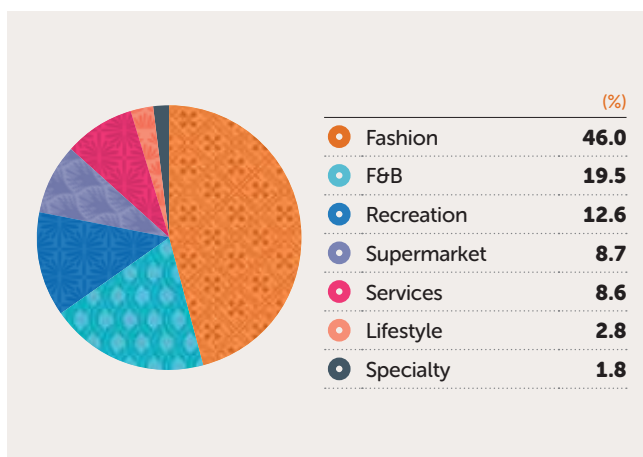
OCCUPANCY RATE

96.4%

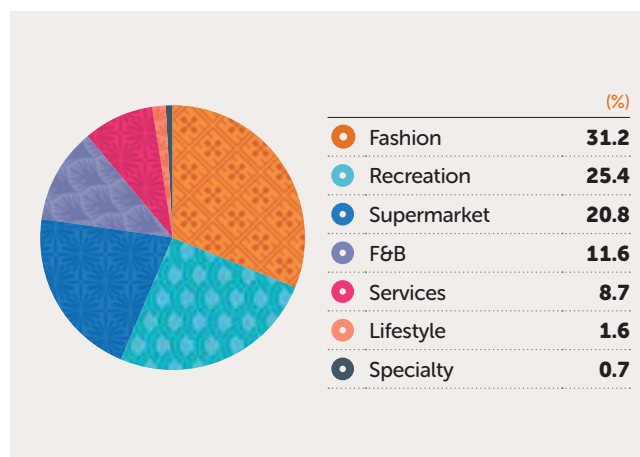
TENANTS BY TRADE SECTOR

(As at 31 December 2020)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR



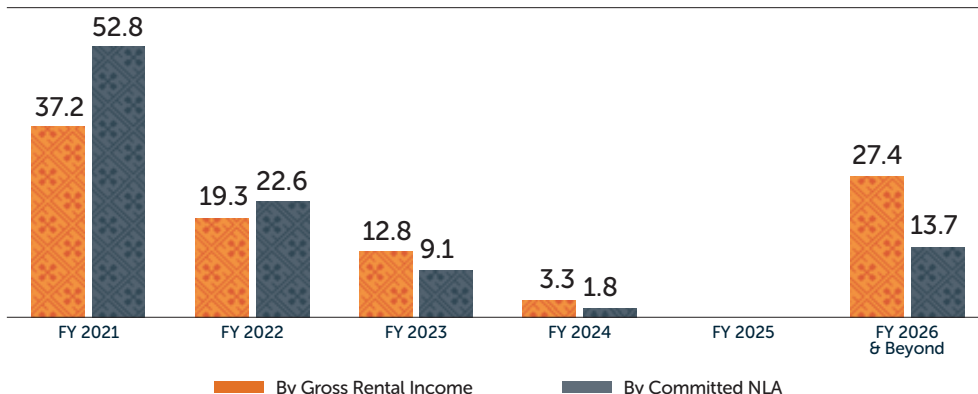
BREAKDOWN OF NLA BY TRADE SECTOR



LEASE EXPIRY PROFILE¹

(As at 31 December 2020)

(%)



1 Excludes Vacancy.

PORTFOLIO HIGHLIGHTS

Hefei Mengchenglu

合肥
蒙城路



One of Hefei City's Most Popular Shopping Centres

HEFEI MENGCHENGLU is located in Hefei City, the provincial capital and largest city of Anhui Province in China. It is also the political, economic and cultural center of Anhui province.

Hefei Mengchenglu is situated near the north-west corner of the intersection of Beier Ring Road and Mengcheng Road, North of Luyang District. It is also 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.

INDEPENDENT VALUATION

RMB582.0m

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

4.7 years

TENANTS INCLUDE:

- BHG Hypermarket
- BHG Cinema
- Hai Di Lao
- Pizza Hut
- Starbucks
- ZanKee 詹記
- Zhou Gui Fei 周貴妃
- Biowoosoo
- 百武西
- Balabala
- La Babite
- Vero
- Moda

NET LETTABLE AREA

23,653 sqm

FY 2020 GROSS REVENUE

S\$5.3m

NO. OF TENANTS

84

FY 2020

NET PROPERTY INCOME

S\$2.4m

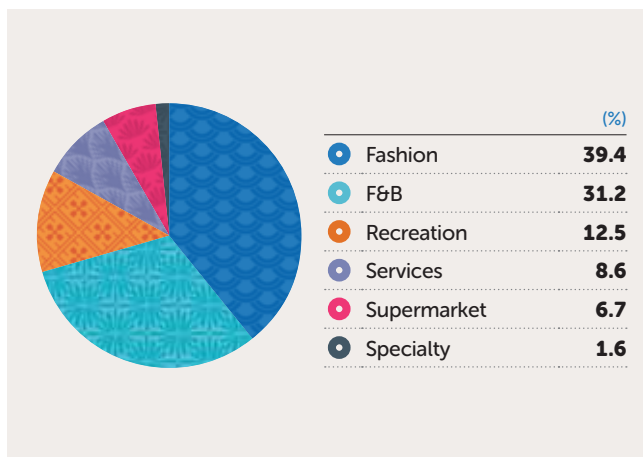
OCCUPANCY RATE

81.7%

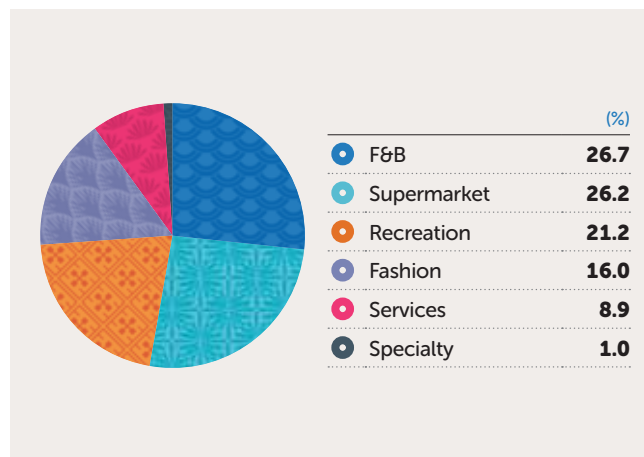
TENANTS BY TRADE SECTOR

(As at 31 December 2020)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR



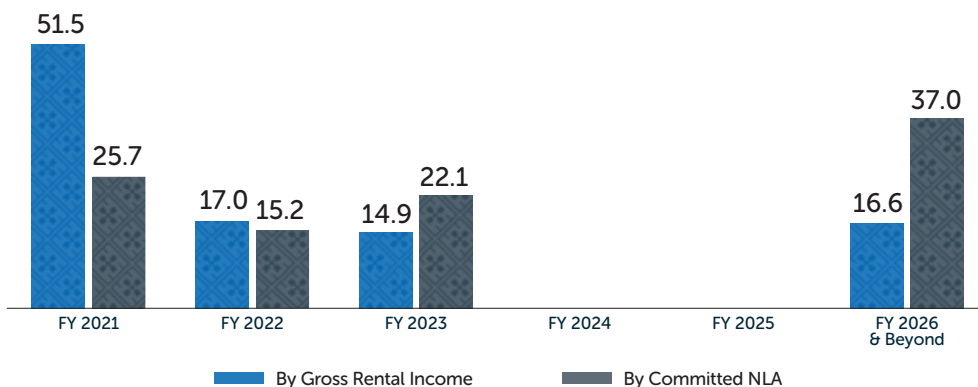
BREAKDOWN OF NLA BY TRADE SECTOR



LEASE EXPIRY PROFILE¹

(As at 31 December 2020)

(%)



1 Excludes Vacancy.

PORTFOLIO HIGHLIGHTS

Hefei Changjiang Xilu

合肥
长江西路



A Heartland Mall That Serves Neighbouring Residential Communities

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. Shushan District is clustered with many research institutions, hightech 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, 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.

INDEPENDENT VALUATION

RMB475.0m

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

5.0 years

TENANTS INCLUDE:

- BHG Hypermarket
- BHG Cinema
- Watson
- KFC
- Pizza Hut
- ZanKee 詹記
- Zhou Gui Fei 周貴妃

NET LETTABLE AREA

27,361 sqm

FY 2020 GROSS REVENUE

S\$7.2m

NO. OF TENANTS

128

FY 2020 NET PROPERTY INCOME

S\$3.3m

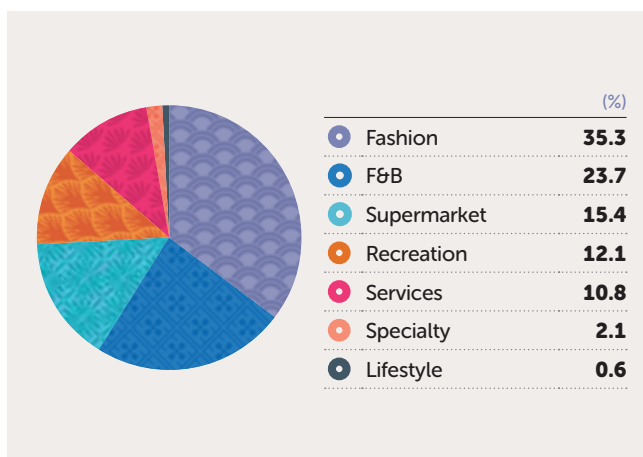
OCCUPANCY RATE

92.4%

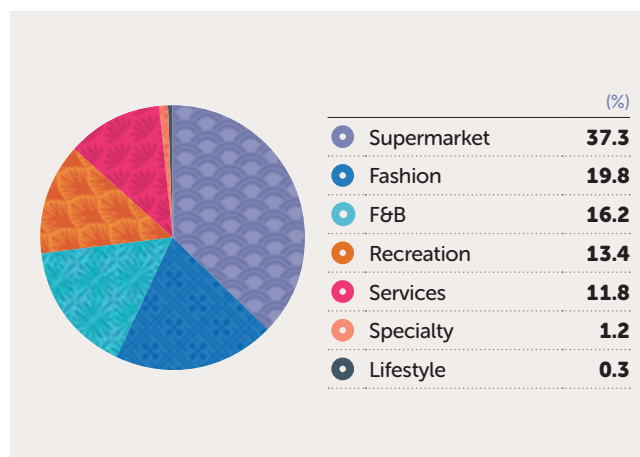
TENANTS BY TRADE SECTOR

(As at 31 December 2020)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR



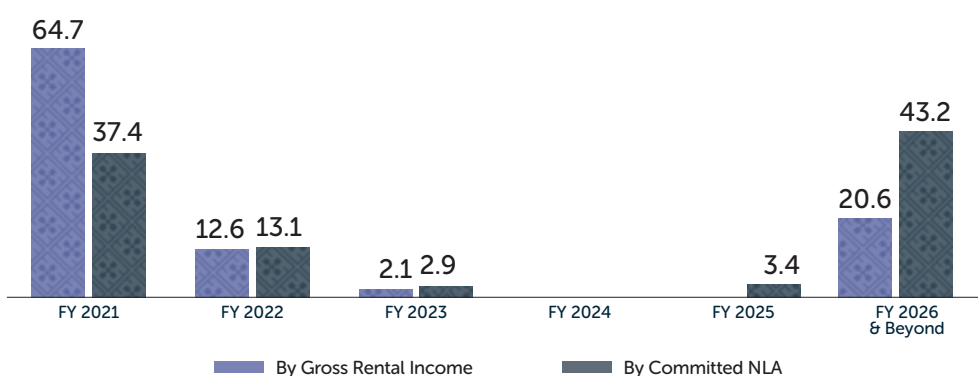
BREAKDOWN OF NLA BY TRADE SECTOR



LEASE EXPIRY PROFILE¹

(As at 31 December 2020)

(%)



1 Excludes Vacancy.

PORTFOLIO HIGHLIGHTS



Xining Huayuan

西宁花园

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

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.

INDEPENDENT VALUATION

RMB **274.0m**

FY 2020 GROSS REVENUE

US\$ **3.3m**

NET LETTABLE AREA

20,807 sqm

FY 2020

NET PROPERTY INCOME

US\$ **3.0m**

LEASE EXPIRY

14.0 years

Dalian Jinsanjiao

大连金三角



A Key Destination for Daily Essentials

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.

INDEPENDENT VALUATION
RMB**165.0m**

FY 2020 GROSS REVENUE
S\$**2.3m**

NET LETTABLE AREA
15,345 sqm

FY 2020 NET PROPERTY INCOME
S\$**2.1m**

LEASE EXPIRY
14.0 years