

Property 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

RMB2,551.0 million (100%)

RMB1,530.6 million (60%)

NET LETTABLE AREA

52,415 sqm

NO. OF TENANTS

321

OCCUPANCY RATE

98.1%

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

3.4 years

FY 2023 GROSS REVENUE

s\$36.0 million

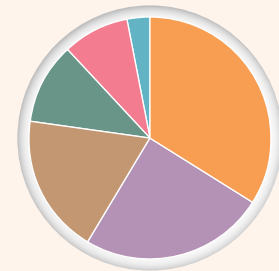
FY 2023 NET PROPERTY INCOME

s\$22.7 million

TENANTS BY TRADE SECTOR

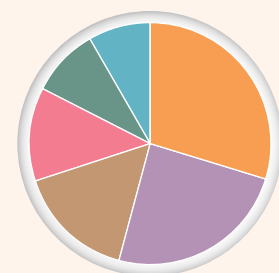
(As at 31 December 2023)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR¹



Food & Beverage	34.2%
Fashion & Accessories	24.4%
Kids' Education & Retail	18.6%
Beauty & Healthcare	11.0%
Leisure & Entertainment	8.9%
Supermarket	2.9%

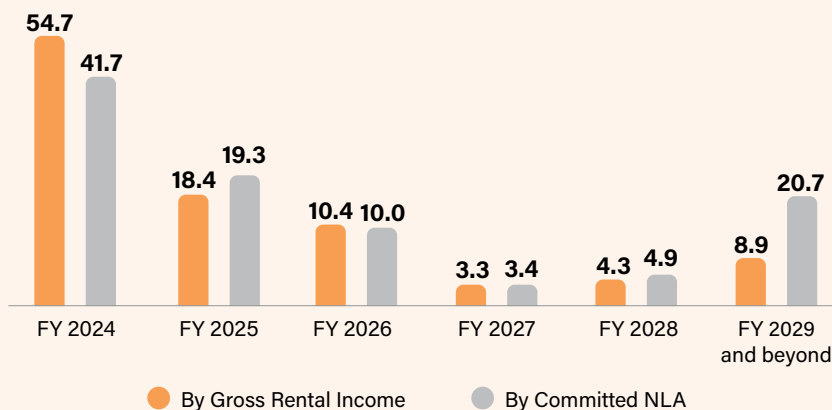
BREAKDOWN OF NLA BY TRADE SECTOR¹



Food & Beverage	29.9%
Fashion & Accessories	24.4%
Kids' Education & Retail	15.7%
Leisure & Entertainment	12.7%
Beauty & Healthcare	9.2%
Supermarket	8.1%

LEASE EXPIRY PROFILE²

(As at 31 December 2023)



TENANTS INCLUDE

- BHG Supermarket
- BHG Cinema
- Watsons
- H&M
- Uniqlo
- Muji
- Calvin Klein Jeans
- Tommy Hilfiger
- Teenie Weenie
- HLA
- Nike
- Decathlon
- The North Face
- Champion
- Pop Mart
- Lego
- Aeon Molly
- Fantasy
- 英小孚
- 高格体育
- The Green Party
- McDonald's
- Yoshinoya
- Hai Di Lao
- Pizza Hut
- KFC
- Wagas
- Element Fresh
- 眉州东坡
- Starbucks
- Costa Coffee
- Paris Baguette
- 唱吧麦颂
- Chow Tai Fook
- 周大福

¹ As at 31 December 2023.

² Excludes Vacancy.

Property 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 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 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

RMB674.0 million

NET LETTABLE AREA

38,107 sqm

NO. OF TENANTS

292

OCCUPANCY RATE

96.1%

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

2.4 years

FY 2023 GROSS REVENUE

S\$11.5 million

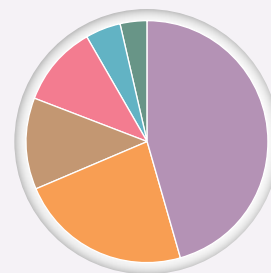
FY 2023 NET PROPERTY INCOME

S\$5.2 million

TENANTS BY TRADE SECTOR

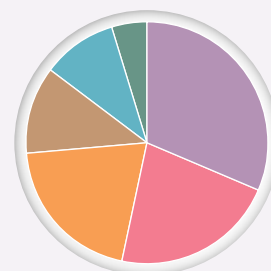
(As at 31 December 2023)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR¹



Fashion & Accessories	45.6%
Food & Beverage	23.0%
Kids' Education & Retail	12.3%
Leisure & Entertainment	10.9%
Supermarket	4.8%
Beauty & Healthcare	3.4%

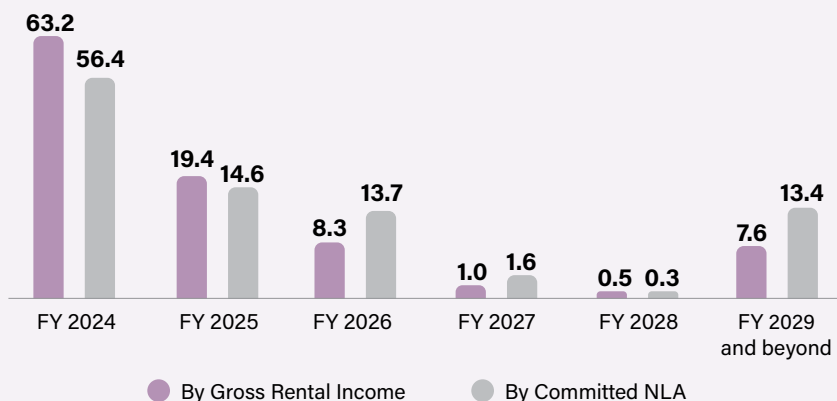
BREAKDOWN OF NLA BY TRADE SECTOR¹



Fashion & Accessories	31.7%
Leisure & Entertainment	21.7%
Food & Beverage	20.4%
Kids' Education & Retail	11.6%
Supermarket	10.0%
Beauty & Healthcare	4.6%

LEASE EXPIRY PROFILE²

(As at 31 December 2023)



TENANTS INCLUDE

- Hema
- BHG Cinema
- Watsons
- Legou Liangfan
- KTV
- 美航国际健身
- Pizza Hut
- Honor
- La Chapelle
- HUAWEI 华为
- Yishion
- Nike
- Adidas
- Miniso
- HLA
- Anta Kids
- KFC
- MIXUE 蜜雪冰城
- Starbucks
- Chow Tai Seng 周大生
- NAIXUE 奈雪的茶
- Holiland 好利来
- Hai Di Lao
- Jibulu 吉布鲁
- Goodwood 良木缘

¹ As at 31 December 2023.

² Excludes Vacancy.



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 northwest 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 matured communities of residents, 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 accessible 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

RMB587.0 million

NET LETTABLE AREA

25,084sqm

NO. OF TENANTS

77

OCCUPANCY RATE

92.6%

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

6.4 years

FY 2023 GROSS REVENUE

s\$3.4 million

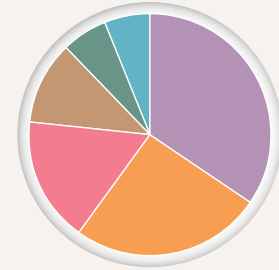
FY 2023 NET PROPERTY INCOME

s\$0.2 million

TENANTS BY TRADE SECTOR

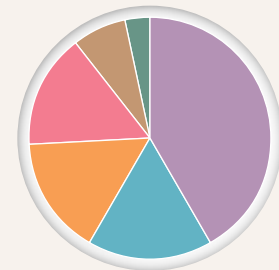
(As at 31 December 2023)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR¹



Fashion & Accessories	34.6%
Food & Beverage	25.4%
Leisure & Entertainment	16.8%
Kids' Education & Retail	10.9%
Beauty & Healthcare	6.3%
Supermarket	6.0%

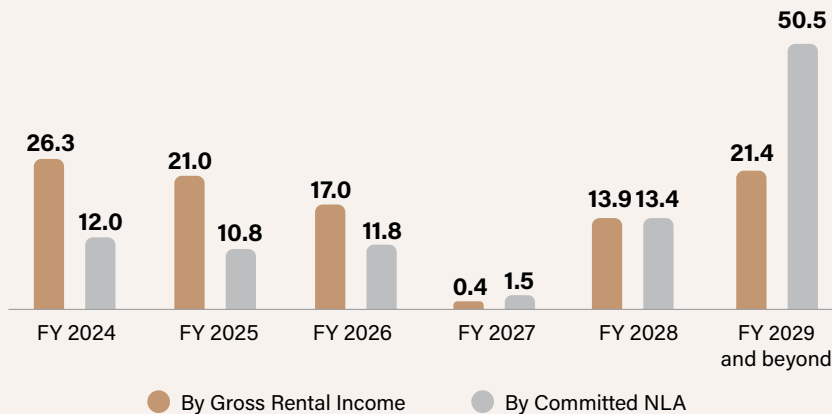
BREAKDOWN OF NLA BY TRADE SECTOR¹



Fashion & Accessories	41.9%
Supermarket	16.7%
Food & Beverage	15.6%
Leisure & Entertainment	15.4%
Kids' Education & Retail	7.2%
Beauty & Healthcare	3.2%

LEASE EXPIRY PROFILE²

(As at 31 December 2023)



TENANTS INCLUDE

- BHG Cinema
- Watsons
- Mu Tong Ji 木桶记
- Pizza Hut
- Burger King
- Starbucks
- ZanKee 詹記
- HotMaxx
- Miniso
- Wan Ke Lai Fashion Outlet 万客来
- Come Wonka Bubble Tea 卡旺卡 奶茶
- Chow Tai Fook Jewellery 周大福
- Fan Zi Gu Anime Cosplay 番之谷
- Dao Xiang Chun Snacks 稻香村
- Hey Tea 喜茶

¹ As at 31 December 2023.

² Excludes Vacancy.



Hefei Changjiangxilu

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 away from Hefei South Railway Station, and 32.6 km away from Hefei Xinqiao International Airport.

INDEPENDENT VALUATION

RMB483.0 million

NET LETTABLE AREA

26,770 sqm

NO. OF TENANTS

107

OCCUPANCY RATE

86.3%

WEIGHTED AVERAGE LEASE EXPIRY

(Based on Net Lettable Area)

6.2 years

FY 2023 GROSS REVENUE

s\$5.6 million

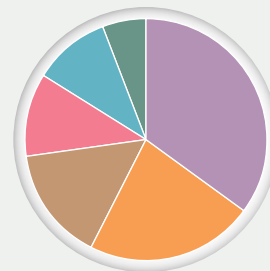
FY 2023 NET PROPERTY INCOME

s\$1.8 million

TENANTS BY TRADE SECTOR

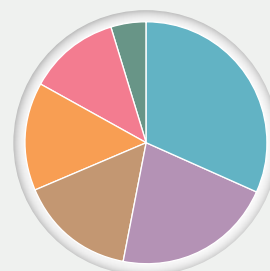
(As at 31 December 2023)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR¹



Fashion & Accessories	35.2%
Food & Beverage	22.4%
Kids' Education & Retail	15.3%
Leisure & Entertainment	11.0%
Supermarket	10.4%
Beauty & Healthcare	5.7%

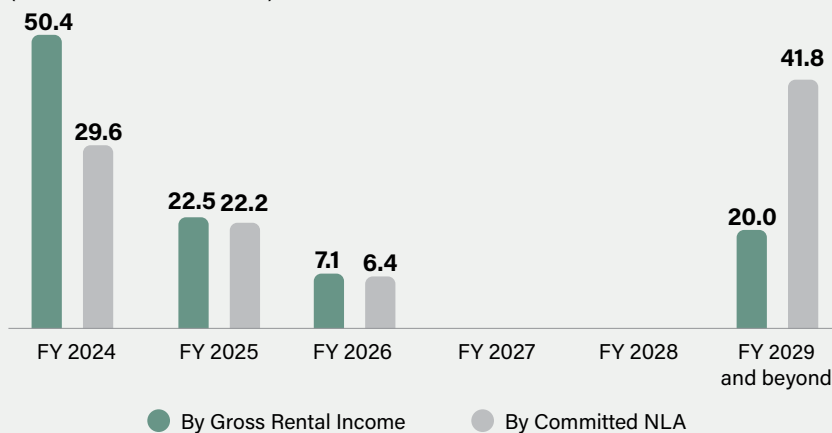
BREAKDOWN OF NLA BY TRADE SECTOR¹



Supermarket	31.7%
Fashion & Accessories	21.4%
Kids' Education & Retail	15.6%
Food & Beverage	14.5%
Leisure & Entertainment	12.1%
Beauty & Healthcare	4.7%

LEASE EXPIRY PROFILE²

(As at 31 December 2023)



● By Gross Rental Income ● By Committed NLA

TENANTS INCLUDE

- BHG Supermarket
- BHG Cinema
- Watsons
- Pizza Hut
- Qin Xi Li 秦西里
- ZanKee 詹記
- Wu Kong Hong Bei 悟空烘焙
- Honor
- Huawei
- Fila Kids
- KFC
- COTTI COFFEE 库迪咖啡
- Luckin Coffee 瑞幸咖啡
- Miniso 名创优品
- Hong Dou Children Wear 红豆童装
- Migao Roller Skating 米高轮滑
- Haobo 好波
- Finelycup 梵妳卡波
- Yi Xun Mao Cai 壹寻冒菜

¹ As at 31 December 2023.

² Excludes Vacancy.

Property 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 Life Supermarket 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 produce at reasonable prices.

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

INDEPENDENT VALUATION

RMB266.0 million

NET LETTABLE AREA

20,807 sqm

LEASE EXPIRY

(Based on Net Lettable Area)

11.0 years

FY 2023 GROSS REVENUE

s\$3.2 million

FY 2023 NET PROPERTY INCOME

s\$3.0 million



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 neighbourhoods, 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

RMB162.0 million

NET LETTABLE AREA

15,345 sqm

LEASE EXPIRY

(Based on Net Lettable Area)

11.0 years

FY 2023 GROSS REVENUE

US\$2.3 million

FY 2023 NET PROPERTY INCOME

US\$2.1 million