

Key Highlights

YEAR ENDED 31 DECEMBER 2025

GROSS REVENUE

S\$55.1
MILLION

NET PROPERTY
INCOME

S\$29.0
MILLION

PORTFOLIO
OCCUPANCY¹

93.4%

AMOUNT TO BE
DISTRIBUTED TO
UNITHOLDERS^{2,3}

S\$1.5
MILLION

INDEPENDENT
VALUATION⁴

As at 31 December 2025

RMB
4,694
MILLION

DISTRIBUTION
PER UNIT (DPU)

0.29
SINGAPORE CENTS

41.6%
GEARING⁵

¹ Based on committed leases as at 31 Dec 2025. Excludes the Hefei Mengchenglu mall and Hefei Changjiangxilu mall basement area undergoing repositioning and tenant rejuvenation.

² For the FY 2025 approximately S\$0.2 million of the amount available for distribution has been retained for operational expenses and working capital requirements of the REIT.

³ Lower year-on-year mainly due to one time expenses incurred during the syndication loan roll-over in March 2025.

⁴ Based on independent valuation from Knight Frank Petty Limited as at 31 December 2025.

⁵ Based on total loans and borrowings principal attributable to Unitholdings divided by total assets attributable to Unitholders.