

Property Highlights

Beijing Wanliu

北京万柳

Premium Community Mall
in Beijing's High Income
Residential District



TENANTS INCLUDE

- Xiaoxiang Supermarket (小象超市)
- Bambu Lab
- Calvin Klein Jeans
- Chow Tai Fook
- Decathlon
- Hai Di Lao
- HLA
- HONOR
- IM Motors
- KFC
- LEGO
- Luckin Coffee
- McDonald's
- Paris Baguette
- Pizza Hut
- Starbucks
- Teenie Weenie
- The North Face
- Tommy Hilfiger
- Uniqlo
- Vivo
- Wagas
- Watsons
- Xiaomi

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.

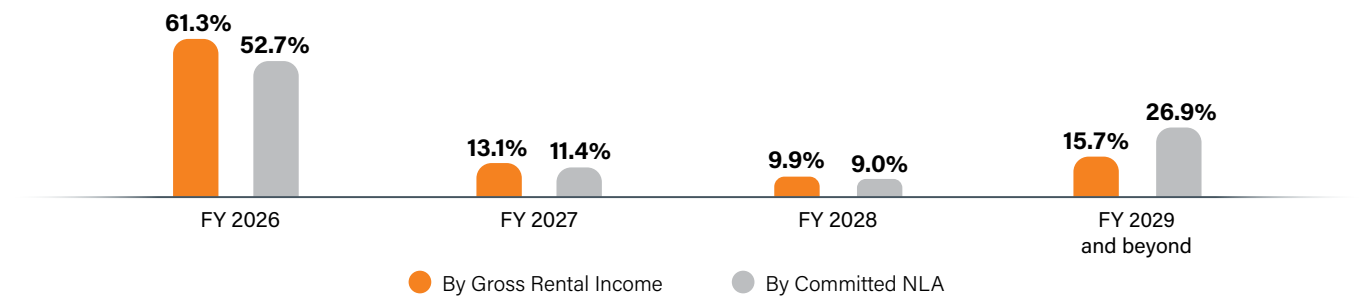
Catering to the growing needs of middle-to-high income families and professionals living and working in Wanliu, Beijing Wanliu stands out with six floors of premium retail and quality experiential services. The multi-tenanted Beijing Wanliu is surrounded by high-end residential communities whose residents 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 RMB2,507.0 million (100%) RMB1,504.2 million (60%)	WEIGHTED AVERAGE LEASE EXPIRY (Based on Net Lettable Area) 2.4 years
NET LETTABLE AREA 52,510 sqm	FY 2025 GROSS REVENUE S\$33.1 million
NO. OF TENANTS 315	FY 2025 NET PROPERTY INCOME S\$19.9 million
COMMITTED OCCUPANCY RATE¹ 96.5%	

LEASE EXPIRY PROFILE²

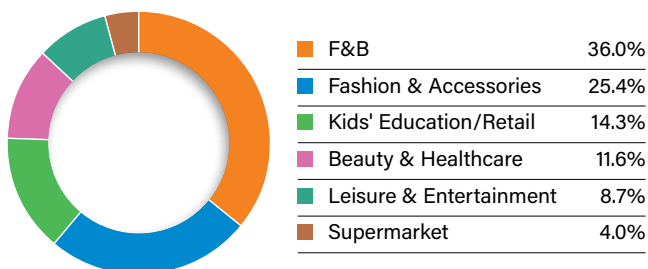
(As at 31 December 2025)



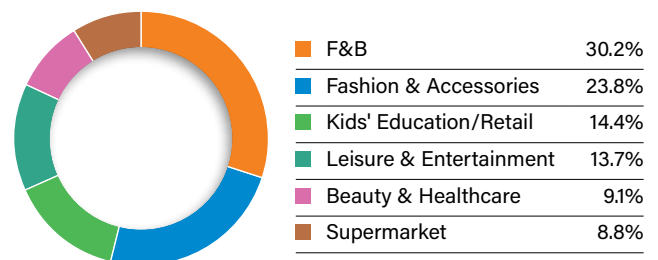
TENANTS BY TRADE SECTORS

(As at 31 December 2025)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR¹



BREAKDOWN OF NLA BY TRADE SECTOR¹



¹ Based on committed leases as at 31 December 2025.

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



TENANTS INCLUDE

- Freshippo (盒马鲜生)
- MINISO
- Adidas
- ANTA Kids
- Apple
- Chando
- Chow Tai Fook
- Dairy Queen
- Domino's Pizza
- Hai Di Lao
- HLA
- HONOR
- KFC
- La Chapelle (拉夏贝尔)
- Nike
- OPPO
- Pizza Hut
- POP MART
- Starbucks
- Xiaomi
- Yishion

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.

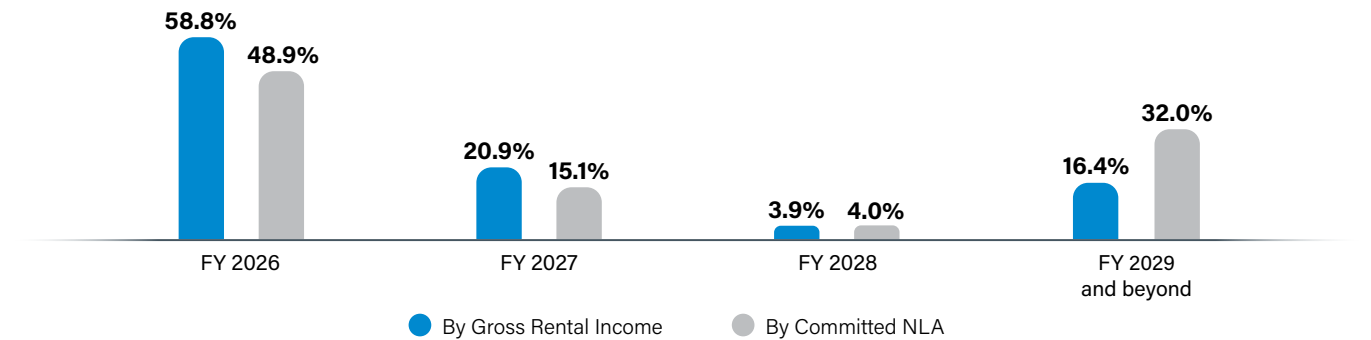
Chengdu Konggang sees steady daily traffic due to its strong multi-tenant mix as well as its strategic location. Located in Shuangliu County in Chengdu, Sichuan Province, the mall is served by the Shuangliu railway station and is just a five minutes drive to Shuangliu International Airport.

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 RMB720.0 million	WEIGHTED AVERAGE LEASE EXPIRY (Based on Net Lettable Area) 2.4 years
NET LETTABLE AREA 38,106 sqm	FY 2025 GROSS REVENUE S\$11.5 million
NO. OF TENANTS 279	FY 2025 NET PROPERTY INCOME S\$5.2 million
COMMITTED OCCUPANCY RATE¹ 95.0%	

LEASE EXPIRY PROFILE²

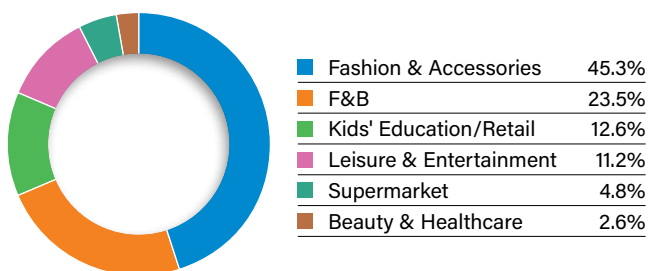
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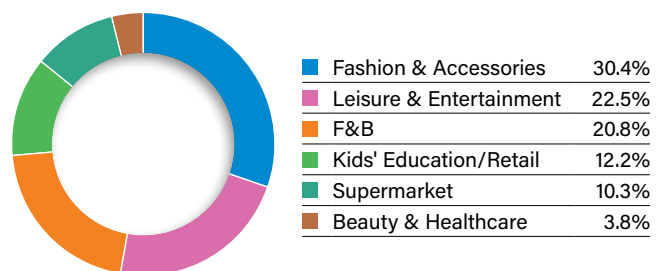
TENANTS BY TRADE SECTORS

(As at 31 December 2025)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR¹



BREAKDOWN OF NLA BY TRADE SECTOR¹



¹ Based on committed leases as at 31 December 2025.

² Excludes Vacancy.

Property Highlights

Hefei Mengchenglu

合肥蒙城路

One of Hefei City's Most Popular Shopping Centres



TENANTS INCLUDE

- Wan Ke Lai (万客来)
- Chow Tai Fook
- DYF Dance Studio
- Garfield
- Hai Di Lao Hotpot
- HEYTEA
- Huawei
- La Chapelle (拉夏贝尔)
- MINISO
- Old Movies (老电影)
- Pizza Hut
- Starbucks
- Subway
- Xiaomi
- Xin Tan Counter-Strike Experience Centre (兴探营地 真人CS体验馆)
- Watsons
- ZANKEE (詹记)

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.

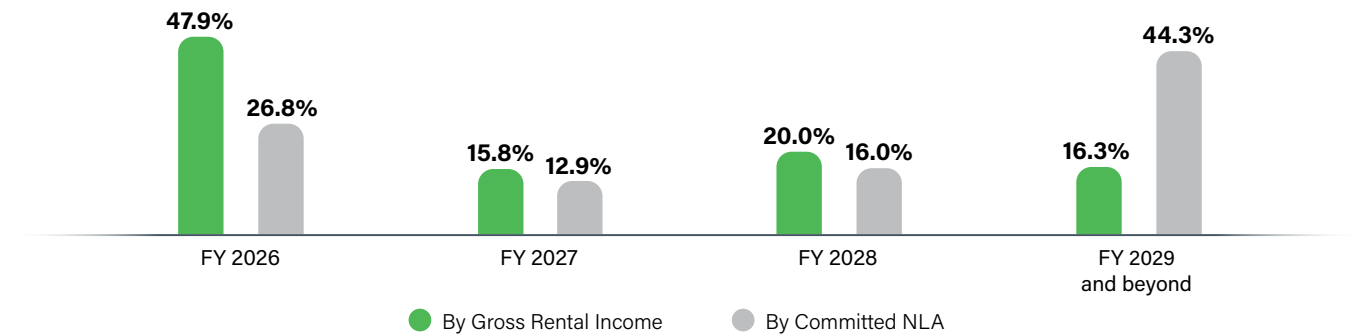
Hefei Mengchenglu is situated near the northwest corner of the intersection of Beier Ring Road and Mengcheng Road, North of Luyang District. It is also located in Hefei's North First Ring retail hub, which comprises several matured communities of residents, high quality office projects and commercial 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 RMB 589.0 million	WEIGHTED AVERAGE LEASE EXPIRY (Based on Net Lettable Area) 3.3 years
NET LETTABLE AREA 28,070 sqm	FY 2025 GROSS REVENUE S\$3.0 million
NO. OF TENANTS 55	FY 2025 NET PROPERTY INCOME S\$0.1 million
COMMITTED OCCUPANCY RATE¹ 89.9%	

LEASE EXPIRY PROFILE²

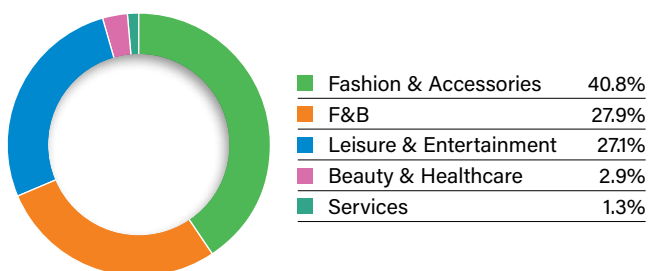
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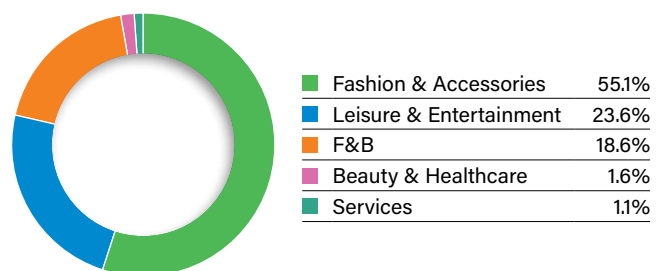
TENANTS BY TRADE SECTORS

(As at 31 December 2025)

BREAKDOWN OF GROSS RENTAL INCOME BY TRADE SECTOR¹



BREAKDOWN OF NLA BY TRADE SECTOR¹



¹ Based on committed leases as at 31 December 2025. Exclude basement area undergoing repositioning and tenant rejuvenation.

² Excludes Vacancy.

Property Highlights

Hefei Changjiangxilu

合肥长江西路

A Heartland Mall That Serves Neighbouring Residential Communities



TENANTS INCLUDE

- ABC Kids
- Chow Tai Fook
- Coco Fresh Tea & Juice
- Dr. Plant
- HONOR
- Huawei
- Jiuji Durian & Beef Buffet Hotpot 九记鲜切
- KFC
- Luckin Coffee
- MINISO
- OPPO
- Pizza Hut
- Spiderman
- Super Family Arcade 超爱家
- Xiaomi Home
- Yearcon (意尔康)
- ZANKEE (詹记)
- Hai Di Lao
- MIXUE

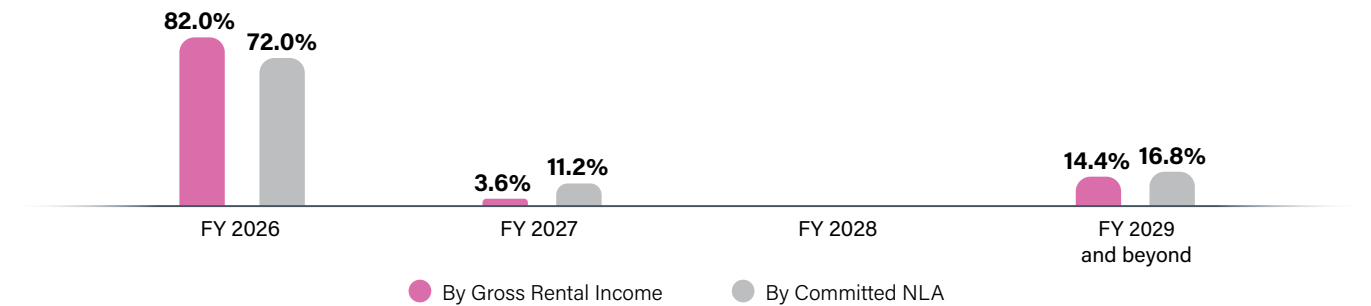
HEFEI CHANGJIANGXILU is located in Shilimiao Community, Jinggang Town, Shushan District. Shushan District is located at the west part of the city center and occupies an area of about 663 square kilometres. Shushan District is clustered with many research institutions, hightech firms and industrial park 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. 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 RMB481.0 million	WEIGHTED AVERAGE LEASE EXPIRY (Based on Net Lettable Area) 1.4 years
NET LETTABLE AREA 24,765 sqm	FY 2025 GROSS REVENUE S\$4.1 million
NO. OF TENANTS 88	FY 2025 NET PROPERTY INCOME S\$0.8million
COMMITTED OCCUPANCY RATE¹ 78.4%	

LEASE EXPIRY PROFILE²

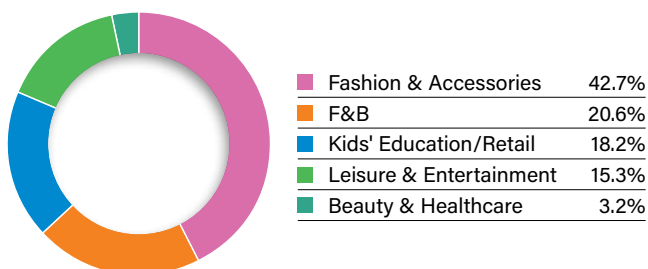
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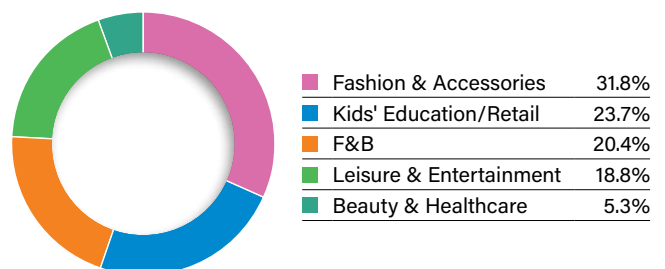
TENANTS BY TRADE SECTORS

(As at 31 December 2025)

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BREAKDOWN OF NLA BY TRADE SECTOR¹



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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

RMB251.0 million

NET LETTABLE AREA

20,807 sqm

LEASE EXPIRY

(Based on Net Lettable Area)

9.0 years

OCCUPANCY RATE

100.0%

FY 2025 GROSS REVENUE

S\$1.9 million

FY 2025 NET PROPERTY INCOME

S\$1.6 million

Dalian Jinsanjiao

大连金三角

A Key Destination
for Daily Essentials



Situated amidst residential estates in Dalian, **DALIAN JINSANJIAO** is conveniently located near major transportation networks and close to Dalian's only retail area in the north, Huanan Retail Hub, which is popular with middle income families and professionals living in the surrounding residential neighbourhoods.

INDEPENDENT VALUATION

RMB146.0 million

NET LETTABLE AREA

15,345 sqm

LEASE EXPIRY

(Based on Net Lettable Area)

9.0 years

OCCUPANCY RATE

100.0%

FY 2025 GROSS REVENUE

S\$1.5 million

FY 2025 NET PROPERTY INCOME

S\$1.4 million