

## Property profiles

### CAUSEWAY POINT

Causeway Point is amongst the top ten largest suburban retail malls in Singapore and the largest mall in Woodlands. It is in the heart of the Woodlands Regional Centre and is seamlessly connected to Woodlands Regional Bus Interchange and Woodlands MRT Station, which serves as an interchange for the North-South Line and Thomson-East Coast Line.

Woodlands is one of Singapore's most populous residential estates. It is expected to expand further with 10,000 new homes over the next five years. HDB also recently announced plans to develop a new housing area, Woodlands North Coast, which will offer about 4,000 new homes. Other key developments in the region include the opening of Woodlands Health Campus in 2024 and the development of 100-hectare commercial hub over the next 15 years.

The mall offers a one-stop shopping and dining experience with over 200 retail and food & beverage outlets.



**Description:**

Shopping mall comprising 7 storeys and 3 basement levels

**Address:**

1 Woodlands Square, Singapore 738099

**Gross Floor Area:**

58,451 sqm (629,167 sf)

**Net Lettable Area:**

38,999 sqm (419,782 sf)

**Car Park Lots:**

735

**Term of Lease:**

99-year leasehold commencing 30 October 1995

**Year Acquired by FCT:**

2006

**Valuation<sup>1</sup>:**

\$1,354.0 million

**Green Building Certification:**

BCA Green Mark Gold (GM: 2021 In Operation)

**FY25 Shopper Traffic:**

27.3 million

**Key Tenants:**

Metro, Courts, FairPrice Finest, Food Republic, Uniqlo and Kiddy Palace

## Mall performance highlights

Financial Year ended 30 September	FY25	FY24	Increase/ (Decrease)
Gross Revenue (\$'000)	97,704	95,047	2.8%
Property Expenses (\$'000)	27,773	25,154	10.4%
Net Property Income (\$'000)	69,931	69,893	0.1%
Committed Occupancy	92.3%	99.8%	(7.5%-points)
Annual Shopper Traffic (million)	27.3	27.1	0.7%

### Top 10 tenants

Causeway Point has a total of 226 leases (FY24: 225) and 201 tenants (FY24: 200), excluding vacancy. The top 10 tenants contributed collectively 35.4% (FY24: 36.1%) of the mall's total GRI.

Top 10 Tenants	% of Asset's GRI
Metro (Private) Limited <sup>2</sup>	8.3%
Courts (Singapore) Pte. Ltd.	6.6%
NTUC FairPrice <sup>3</sup>	5.9%
BreadTalk Group <sup>4</sup>	4.7%
Uniqlo (Singapore) Pte. Ltd.	2.2%
Hanbaobao Pte. Ltd. <sup>5</sup>	1.8%
Dairy Farm Group <sup>6</sup>	1.8%
Skechers Singapore Pte. Ltd.	1.6%
Singtel	1.3%
Soo Kee Group <sup>7</sup>	1.2%
<b>Total</b>	<b>35.4%</b>

### Trade mix

Food & Beverage contributed 34.6% (FY24: 32.4%) of the mall's GRI, followed by Beauty & Healthcare at 13.4% (FY24: 13.1%) and Fashion & Accessories at 12.3% (FY24: 11.4%). These three trades accounted for 60.3% of the mall's GRI. The breakdown of the trade category by GRI and NLA is presented below.

Trade Category (in descending order of GRI)	By GRI <sup>8</sup>	By NLA
Food & beverage	34.6%	25.8%
Beauty & healthcare	13.4%	8.5%
Fashion & accessories	12.3%	11.4%
Department store	8.1%	14.3%
Electrical & electronics	7.1%	9.0%
Sundry & services	5.7%	3.7%
Information & technology	4.1%	3.2%
Supermarket & grocers	3.8%	5.8%
Jewellery & watches	3.4%	1.1%
Homeware & furnishing	2.9%	2.2%
Books, music, arts & craft, hobbies	2.2%	4.0%
Leisure & entertainment	1.1%	1.7%
Education	0.9%	1.1%
Sports apparel & equipment	0.4%	0.5%
Vacant	0.0%	7.7%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

### Lease expiry profile<sup>9</sup>

As at 30 September 2025	FY26	FY27	FY28	FY29	FY30 and beyond	Total
Number of expiring leases	67	77	73	8	1	226
NLA of expiring leases (sf)	86,334	194,054	94,117	7,958	4,822	387,285
Expiries as % of mall's total leased area	22.3%	50.1%	24.3%	2.1%	1.2%	100.0%
Expiries as % of mall's total GRI	24.5%	43.5%	27.1%	3.3%	1.6%	100.0%

1 Valuation done by Jones Lang LaSalle Property Consultants Pte. Ltd. as at 30 September 2025.

2 Includes Metro Department Store and Clinique.

3 Includes FairPrice Finest, Cantine by Kopitiam, Unity Pharmacy, Crave and Pezzo.

4 Includes Food Republic, BreadTalk and Toast Box.

5 Operator of McDonald's.

6 Includes Guardian Health & Beauty and 7-Eleven.

7 Includes SK Gold and SK Jewellery.

8 Excludes gross turnover rent.

9 Based on committed leases; vacancy and CSFS space are excluded.