

Property profiles

CENTURY SQUARE

Century Square is strategically located in the heart of Tampines Central, within close proximity to the Tampines MRT Interchange and Tampines Bus Interchange. The mall attracts strong shopper traffic from the large residential catchment in the East, as well as from daily commuters and the working population in the vicinity.

Key tenants include FairPrice Finest, The Food Market, Haidilao Hotpot, Kiddy Palace and Cow Play Cow Moo. The mall underwent extensive asset enhancement and refurbishment works in 2018, enhancing its retail offerings and shopper experience.


Description:

Shopping mall comprising 5 storeys and 3 basement levels

Address:

2 Tampines Central 5, Singapore 529509

Gross Floor Area:

30,400 sqm (327,226 sf)

Net Lettable Area¹:

19,628 sqm (211,278 sf)

Car Park Lots:

298

Term of Lease:

99-year leasehold commencing 1 September 1992

Year Acquired by FCT:

2020

Valuation²:

\$563.0 million

Green Building Certification:

BCA Green Mark Platinum (GM: 2021 in Operation)

FY25 Shopper Traffic:

14.5 million

Key Tenants:

FairPrice Finest, The Food Market, Haidilao Hotpot, Kiddy Palace, Cow Play Cow Moo, DBS Bank and The Learning Lab

Mall performance highlights

Financial Year ended 30 September	FY25	FY24	Increase/ (Decrease)
Gross Revenue (\$'000)	35,886	34,817	3.1%
Property Expenses (\$'000)	9,811	8,377	17.1%
Net Property Income (\$'000)	26,075	26,440	(1.4%)
Committed Occupancy	91.8%	100.0%	(8.2%-point)
Annual Shopper Traffic (million)	14.5	14.9	(2.7%)

Top 10 tenants

Century Square has a total of 151 leases (FY24: 152) and 147 tenants (FY24: 145). The top 10 tenants contributed collectively 24.1% (FY24: 25.7%) of the mall's total GRI.

Top 10 Tenants	% of Asset's GRI
BreadTalk Group ³	5.8%
Singapore Hai Di Lao Dining Pte. Ltd.	2.7%
NTUC FairPrice ⁴	2.5%
Sketchers Singapore Pte. Ltd.	2.4%
DBS Bank Ltd	2.1%
Maxim Group ⁵	2.0%
Soup Restaurant Singapore Pte. Ltd.	1.8%
CPCM Amusements Pte. Ltd. ⁶	1.6%
Jean Yip Group ⁷	1.6%
Kiddy Palace Pte. Ltd.	1.6%
Total	24.1%

Trade mix

Food & Beverage contributed 42.4% (FY24: 41.5%) of the mall's GRI, followed by Beauty & Healthcare at 15.6% (FY24: 15.5%) and Fashion & Accessories at 14.0% (FY24: 11.8%). These three trades accounted for 72.0% 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 ⁸	By NLA
Food & beverage	42.4%	32.0%
Beauty & healthcare	15.6%	12.0%
Fashion & accessories	14.0%	11.9%
Sundry & services	5.7%	6.2%
Homeware & furnishing	4.7%	4.1%
Supermarket & grocers	4.4%	9.2%
Education	4.0%	5.5%
Books, music, arts & craft, hobbies	2.8%	3.4%
Leisure & entertainment	2.5%	5.1%
Jewellery & watches	2.1%	0.8%
Electrical & electronics	1.0%	1.1%
Information & technology	0.5%	0.3%
Sports apparel & equipment	0.3%	0.2%
Vacant	0.0%	8.2%
Total	100.0%	100.0%

Lease expiry profile⁹

As at 30 September 2025	FY26	FY27	FY28	FY29	FY30 and beyond	Total
Number of expiring leases	49	51	42	8	1	151
NLA of expiring leases (sf)	66,947	43,629	41,592	29,593	4,425	186,186
Expiries as % of mall's total leased area	36.0%	23.4%	22.3%	15.9%	2.4%	100.0%
Expiries as % of mall's total GRI	30.3%	30.8%	27.6%	8.9%	2.4%	100.0%

1 Includes 794 sqm (8,547 sf) currently used as CSFS space.

2 Valuation done by Savills Valuation And Professional Services (S) Pte. Ltd. as at 30 September 2025.

3 Operator of The Food Market.

4 Operator of FairPrice Finest.

5 Includes Starbucks Coffee and Butahage.

6 Operator of Cow Play Cow Moo.

7 Includes 6 Elements Hair Spa and Cheryl W.

8 Excludes gross turnover rent.

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