

PROPERTY PROFILES

CENTURY SQUARE

Century Square is located in the heart of Tampines Central and is in close proximity to Tampines MRT interchange and Tampines Bus Interchange. The mall draws shopper traffic from the populous residential catchment, commuter traffic and working population in the East region. Notable tenants include FairPrice Finest, The Food Market, Haidilao Hotpot, Kiddy Palace, Cow Play Cow Moo and Cathay Cineplexes.

The mall completed extensive asset enhancement and refurbishment works in 2018.

**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

Title:

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)

Annual Shopper Traffic:

14.9 million (October 2023 – September 2024)

Key Tenants:

FairPrice Finest, The Food Market, Haidilao Hotpot, Kiddy Palace, Cow Play Cow Moo and Cathay Cineplexes

Mall Performance Highlights

Financial Year ended 30 September	FY24	FY23	Increase/ (Decrease)
Gross Revenue (\$'000)	34,817	32,424	7.4%
Property Expenses (\$'000)	8,377	8,748	(4.2%)
Net Property Income (\$'000)	26,440	23,676	11.7%
Committed Occupancy	100.0%	99.0%	1.0%-point
Shopper Traffic (million)	14.9	12.4	20.2%

TOP 10 TENANTS

As at 30 September 2024, Century Square has a total of 152 leases (FY23: 147) and 145 tenants (FY23: 146), excluding vacancy. The top 10 tenants contributed collectively 25.7% (FY23: 25.4%) of the mall's total GRI.

Top 10 Tenants as at 30 September 2024	% of Mall's GRI
BreadTalk Group ³	6.0%
Lao Huo Tang Group ⁴	2.8%
Singapore Hai Di Lao Dining Pte. Ltd.	2.8%
NTUC FairPrice ⁵	2.5%
Cathay Cineplexes Pte Ltd	2.4%
DBS Bank Ltd	2.2%
Maxim Group ⁶	2.0%
Soup Restaurant Singapore Pte. Ltd.	1.8%
CPCM Amusements Pte. Ltd. ⁷	1.6%
Jean Yip Group ⁸	1.6%
Total	25.7%

TRADE MIX

Food & Beverage contributed 41.5% (FY23: 41.2%) of the mall's GRI, followed by Beauty & Healthcare at 15.5% (FY23: 17.9%) and Fashion & Accessories at 11.8% (FY23: 12.0%). These three trades accounted for 68.8% 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 ⁹	By NLA
Food & Beverage	41.5%	32.0%
Beauty & Healthcare	15.5%	12.2%
Fashion & Accessories	11.8%	10.1%
Homeware & Furnishing	4.7%	4.2%
Sundry & Services	4.5%	5.7%
Supermarket & Grocers	4.4%	9.2%
Leisure & Entertainment	3.9%	11.5%
Sports Apparel & Equipment	3.8%	4.2%
Education	3.6%	5.3%
Books, Music, Arts & Craft, Hobbies	2.7%	3.4%
Jewellery & Watches	2.1%	0.8%
Electrical & Electronics	1.0%	1.1%
Information & Technology	0.5%	0.3%
Vacant	0.0%	0.0%
Total	100.0%	100.0%

LEASE EXPIRY PROFILE¹⁰

As at 30 September 2024	FY25	FY26	FY27	FY28	FY29 and beyond	Total
Number of expiring leases	32	48	50	17	5	152
NLA of expiring leases (sf)	33,731	62,027	43,521	34,408	29,044	202,731
Expiries as % of mall's total leased area	16.6%	30.6%	21.5%	17.0%	14.3%	100.0%
Expiries as % of mall's total GRI	18.1%	28.9%	30.2%	13.9%	8.9%	100.0%

1 The NLA 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 2024.

3 Operator of The Food Market.

4 Includes Kenny Rogers Roasters and Lao Huo Tang.

5 Operator of FairPrice Finest.

6 Includes Starbucks Coffee and Butahage.

7 Operator of Cow Play Cow Moo.

8 Includes 6 Elements Hair Spa and Cheryl W.

9 Excludes gross turnover rent.

10 Based on committed leases as at 30 September 2024; vacant floor area and CSFS area are excluded.