

PROPERTY PROFILES

CAUSEWAY POINT

Causeway Point is one of the top ten largest suburban retail malls in Singapore and the largest mall in Woodlands. It is located 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 and is expanding to have a further 10,000 new homes in 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 development of 100-hectare commercial hub and the opening of Woodlands Health Campus in 2024.

The mall offers a one-stop shopping and dining experience with over 200 retail and food and beverage outlets. Notable tenants include Metro, Courts, FairPrice Finest, Food Republic, Uniqlo, Kiddy Palace and Cathay Cineplexes.



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:
38,998 sqm (419,776 sf)

Car Park Lots:
735

Title:
99-year leasehold
commencing 30 October
1995

Year Acquired by FCT:
2006

Valuation¹:
\$1,342.0 million

Green Building Certification:
BCA Green Mark Gold
(GM: 2021 In Operation)

Annual Shopper Traffic:
27.1 million (October 2023 –
September 2024)

Key Tenants:
Metro, Courts, FairPrice
Finest, Food Republic,
Uniqlo, Kiddy Palace and
Cathay Cineplexes

Mall Performance Highlights

Financial Year ended 30 September	FY24	FY23	Increase/ (Decrease)
Gross Revenue (\$'000)	95,047	93,255	1.9%
Property Expenses (\$'000)	25,154	23,313	7.9%
Net Property Income (\$'000)	69,893	69,942	(0.1%)
Committed Occupancy	99.8%	99.6%	0.2%-points
Shopper Traffic (million)	27.1	25.9	4.6%

TOP 10 TENANTS

As at 30 September 2024, Causeway Point has a total of 225 leases (FY23: 225) and 200 tenants (FY23: 204), excluding vacancy. The top 10 tenants contributed collectively 36.1% (FY23: 36.6%) of the mall's total GRI.

Top 10 Tenants as at 30 September 2024	% of Mall's GRI
Metro (Private) Limited ²	8.3%
Courts (Singapore) Pte Ltd	6.5%
NTUC FairPrice ³	5.7%
BreadTalk Group ⁴	4.5%
Cathay Cineplexes Pte Ltd	3.0%
Uniqlo (Singapore) Pte Ltd	2.1%
Hanbaobao Pte Ltd ⁵	1.8%
Dairy Farm Group ⁶	1.7%
Singtel	1.3%
SK Jewellery Group ⁷	1.2%
Total	36.1%

TRADE MIX

Food & Beverage contributed 32.4% (FY23: 31.6%) of the mall's GRI, followed by Beauty & Healthcare at 13.1% (FY23: 13.2%) and Fashion & Accessories at 11.4% (FY23: 11.6%). These three trades accounted for 56.9% 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	32.4%	25.4%
Beauty & Healthcare	13.1%	8.5%
Fashion & Accessories	11.4%	11.0%
Department Store	7.9%	14.3%
Electrical & Electronics	6.9%	9.0%
Sundry & Services	5.5%	3.7%
Information & Technology	4.7%	3.5%
Leisure & Entertainment	4.0%	9.4%
Supermarket & Grocers	3.6%	5.8%
Jewellery & Watches	3.3%	1.1%
Homeware & Furnishing	2.7%	2.2%
Books, Music, Arts & Craft, Hobbies	1.8%	3.0%
Sports Apparel & Equipment	1.8%	1.8%
Education	0.9%	1.1%
Vacant	0.0%	0.2%
Total	100.0%	100.0%

LEASE EXPIRY PROFILE⁹

As at 30 September 2024	FY25	FY26	FY27	FY28	FY29 and beyond	Total
Number of expiring leases	61	69	76	17	2	225
NLA of expiring leases (sf)	77,566	85,105	189,963	59,590	6,873	419,097
Expiries as % of mall's total leased area	18.5%	20.3%	45.4%	14.2%	1.6%	100.0%
Expiries as % of mall's total GRI	21.5%	24.6%	41.3%	10.1%	2.5%	100.0%

1 Valuation done by Jones Lang LaSalle Property Consultants Pte Ltd as at 30 September 2024.

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 as at 30 September 2024; vacant floor area is excluded.