

PROPERTY PROFILES

TAMPINES 1

Tampines 1 is located in the heart of Tampines, next to Tampines MRT interchange and Tampines Bus Interchange. The mall draws its crowd from the populous residential catchment, commuter traffic and working population in the East region.

Tampines 1 offers shoppers a wide selection of food and beverage, beauty, fashion, and lifestyle brands including Cold Storage, Don Don Donki, Muji, Gain City and Hawkers’ Street.

The mall completed its asset enhancement works in August 2024. The rejuvenated mall offers 68 new retail offerings, including 12 new-to-market concepts with a strong focus on homegrown Singapore brands. This brought the mall’s total mix of local and international fashion, lifestyle, and dining options to nearly 200, enhancing the retail scene in the heartland of Singapore’s Tampines town.



**Description:**  
Shopping mall comprising 5 storeys and 2 basement levels

**Address:**  
10 Tampines Central 1, Singapore 529536

**Gross Floor Area:**  
36,376 sqm (391,551 sf)

**Net Lettable Area<sup>1</sup>:**  
25,828 sqm (278,008 sf)

**Car Park Lots:**  
203

**Title:**  
99-year leasehold commencing 1 April 1990

**Year Acquired by FCT:**  
2020

**Valuation<sup>2</sup>:**  
\$808.0 million

**Green Building Certification:**  
BCA Green Mark Gold<sup>Plus</sup>

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

**Key Tenants:**  
Cold Storage, Don Don Donki, Muji, Gain City and Hawkers’ Street

## Mall Performance Highlights

Financial Year ended 30 September	FY24	FY23	Increase/ (Decrease)
Gross Revenue (\$'000)	40,900	46,435	(11.9%)
Property Expenses (\$'000)	14,360	13,083	9.8%
Net Property Income (\$'000)	26,540	33,352	(20.4%)
Committed Occupancy	100.0%	72.1% <sup>3</sup>	27.9%-points
Shopper Traffic (million)	13.8	16.9	(18.3%)

## TOP 10 TENANTS

As at 30 September 2024, Tampines 1 has a total of 190 leases (FY23: 124) leases and 172 tenants (FY23: 118), excluding vacancy. The top 10 tenants contributed collectively 20.9% (FY23: 29.8%) of the mall's total GRI.

Top 10 Tenants as at 30 September 2024	% of Mall's GRI
Dairy Farm Group <sup>4</sup>	3.4%
Jollibee Group <sup>5</sup>	2.7%
Pan Pacific Retail Management (Singapore) Pte Ltd <sup>6</sup>	2.3%
Fei Siong <sup>7</sup>	1.9%
Beauty One International <sup>8</sup>	1.9%
Eadeco (Singapore) Pte Ltd <sup>9</sup>	1.8%
Muji (Singapore) Pte Ltd	1.8%
Gain City	1.7%
Select Group <sup>10</sup>	1.7%
RMG Group <sup>11</sup>	1.7%
<b>Total</b>	<b>20.9%</b>

## TRADE MIX

Food & Beverage contributed 41.3% (FY23: 28.0%) of the mall's GRI followed by Beauty & Healthcare at 20.9% (FY23: 25.1%) and Fashion & Accessories at 9.8% (FY23: 10.7%). 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 <sup>12</sup>	By NLA
Food & Beverage	41.3%	34.9%
Beauty & Healthcare	20.9%	19.6%
Fashion & Accessories	9.8%	9.3%
Supermarket & Grocers	8.2%	12.4%
Homeware & Furnishing	6.7%	10.2%
Sundry & Services	5.5%	4.8%
Sports Apparel & Equipment	2.2%	2.3%
Information & Technology	1.9%	2.8%
Electrical & Electronics	1.7%	2.7%
Jewellery & Watches	1.1%	0.6%
Books, Music, Arts & Craft, Hobbies	0.7%	0.4%
Vacant	0.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

## LEASE EXPIRY PROFILE<sup>13</sup>

As at 30 September 2024	FY25	FY26	FY27	FY28	FY29 and beyond	Total
Number of expiring leases	25	33	93	33	6	190
NLA of expiring leases (sf)	43,051	38,061	97,616	59,612	31,688	270,028
Expiries as % of mall's total leased area	15.9%	14.1%	36.2%	22.1%	11.7%	100.0%
Expiries as % of mall's total GRI	14.3%	13.5%	40.3%	22.5%	9.4%	100.0%

1 The NLA includes 729 sqm (7,845 sf) currently used as CSFS space.

2 Valuation done by Savills Valuation And Professional Services (S) Pte Ltd as at 30 September 2024.

3 Vacancies include units recovered for AEI works.

4 Operator of Cold Storage.

5 Includes Tim Ho Wan, Tiong Bahru Bakery and Strip & Browhaus.

6 Operator of Don Don Donki.

7 Includes Malaysia Boleh!, Popeyes and Nam Kee Pau & Hong Kong Egglet.

8 Includes Shakura Pigmentation Beauty, London Weight Management and New York Skin Solutions.

9 Includes Hooga and AKEMIUCHI.

10 Operator of Hawkers' Street.

11 Operator of Raffles Medical Clinic, Raffles Dental and Raffles Women's & Children's Centre.

12 Excludes gross turnover rent.

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