

PROPERTY PROFILES

WHITE SANDS

White Sands is located in Pasir Ris, a residential estate in the East region of Singapore next to Pasir Ris MRT Station and Pasir Ris Bus Interchange. The residential catchment in the vicinity will be expanding with the upcoming completion of Pasir Ris 8 as well as public housing and executive condominium projects which together yield over 3,000 new homes.

White Sands is a convenient destination for necessity shopping, essential services, lifestyle and entertainment needs. Key tenants at the mall include FairPrice, Cookhouse by Koufu, McDonald’s and Popular Bookstore. Pasir Ris Public Library is located within the building.



Description:

Shopping mall comprising 5 storeys and 3 basement levels

Address:

1 Pasir Ris Central Street 3, Singapore 518457

Gross Floor Area:

22,331 sqm (240,371 sf)

Net Lettable Area¹:

13,969 sqm (150,357 sf)

Car Park Lots:

187

Title:

99-year leasehold commencing 1 May 1993

Year Acquired by FCT:

2020

Valuation²:

\$430.0 million

Green Building

Certification:

BCA Green Mark Gold (GM: 2021 In Operation)

Annual Shopper Traffic:

10.6 million (October 2023 – September 2024)

Key Tenants:

FairPrice, Cookhouse by Koufu, McDonald’s and Popular Bookstore

Mall Performance Highlights

Financial Year ended 30 September	FY24	FY23	Increase/ (Decrease)
Gross Revenue (\$'000)	31,666	30,878	2.6%
Property Expenses (\$'000)	10,943	10,464	4.6%
Net Property Income (\$'000)	20,723	20,414	1.5%
Committed Occupancy	99.4%	99.5%	(0.1%-points)
Shopper Traffic (million)	10.6	10.7	(0.9%)

TOP 10 TENANTS

As at 30 September 2024, White Sands has a total of 141 leases (FY23: 140) and 127 tenants (FY23: 130), excluding vacancy. The top 10 tenants contributed collectively 33.9% (FY23: 34.5%) of the mall's total GRI.

Top 10 Tenants as at 30 September 2024	% of Mall's GRI
NTUC FairPrice ³	8.9%
Koufu Group ⁴	4.3%
Beauty One International ⁵	3.8%
Minor Group ⁶	3.6%
Hanbaobao Pte Ltd ⁷	3.1%
Oversea-Chinese Banking Corporation Ltd	2.4%
Dairy Farm Group ⁸	2.1%
Watson's Personal Care Stores Pte Ltd	2.0%
DBS Bank Ltd	1.9%
Yum! ⁹	1.8%
Total	33.9%

TRADE MIX

Food & Beverage contributed 42.3% (FY23: 41.7%) of the mall's GRI, followed by Beauty & Healthcare at 19.7% (FY23: 19.9%) and Sundry & Services at 10.9% (FY23: 10.9%). These three trades accounted for 72.9% 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 ¹⁰	By NLA
Food & Beverage	42.3%	36.3%
Beauty & Healthcare	19.7%	16.4%
Sundry & Services	10.9%	9.4%
Fashion & Accessories	9.0%	8.4%
Supermarket & Grocers	7.7%	13.5%
Education	3.5%	5.3%
Homeware & Furnishing	2.5%	3.0%
Books, Music, Arts & Craft, Hobbies	1.4%	2.8%
Leisure & Entertainment	0.9%	2.2%
Sports Apparel & Equipment	0.9%	0.9%
Information & Technology	0.9%	1.1%
Electrical & Electronics	0.3%	0.1%
Vacant	0.0%	0.6%
Total	100.0%	100.0%

LEASE EXPIRY PROFILE¹¹

As at 30 September 2024	FY24	FY25	FY26	FY27	FY28	FY29 and beyond	Total
Number of expiring leases	1	34	46	46	12	2	141
NLA of expiring leases (sf)	1,669	19,745	44,831	42,781	13,719	5,146	127,891
Expiries as % of mall's total leased area	1.3%	15.4%	35.1%	33.5%	10.7%	4.0%	100.0%
Expiries as % of mall's total GRI	1.3%	17.8%	32.3%	35.7%	8.7%	4.2%	100.0%

- The NLA includes 2,020 sqm (21,744 sf) currently used as CSFS space.
- Valuation done by Savills Valuation And Professional Services (S) Pte Ltd as at 30 September 2024.
- Includes FairPrice, Unity Pharmacy and Pezzo.
- Includes Cookhouse by Koufu and Dough Culture.
- Includes New York Skin Solutions, Dorra Slimming and Victoria Facelift.
- Includes Xin Wang Hong Kong Café, Poulet and ThaiExpress.
- Operator of McDonald's.
- Operator of Guardian Health & Beauty and 7-Eleven.
- Operator of KFC.
- Excludes gross turnover rent.
- Based on committed leases as at 30 September 2024; vacant floor area and CSFS area are excluded.