

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 and the rejuvenated mall has a strong focus on homegrown Singapore brands. The mall offers a rich mix of close to 200 local and international fashion, lifestyle and dining options, enhancing the retail scene in the heart of Tampines town. 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

Valuation²:
\$817.0 million

Address:
10 Tampines Central 1, Singapore 529536

Green Building Certification:
BCA Green Mark Gold^{Plus}

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

FY25 Shopper Traffic:
17.0 million

Net Lettable Area¹:
25,832 sqm (278,059 sf)

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

Car Park Lots:
206

Term of Lease:
99-year leasehold commencing
1 April 1990

Year Acquired by FCT:
2020

Mall performance highlights

Financial Year ended 30 September	FY25	FY24	Increase/ (Decrease)
Gross Revenue ('000)	54,990	40,900	34.4%
Property Expenses ('000)	16,058	14,360	11.8%
Net Property Income ('000)	38,932	26,540	46.7%
Committed Occupancy	99.8%	100.0%	(0.2%-points)
Annual Shopper Traffic (million)	17.0	13.8	23.2%

Top 10 tenants

Tampines 1 has a total of 188 leases (FY24: 190) leases and 172 tenants (FY24: 172). The top 10 tenants contributed 21.1% (FY24: 20.9%) of the mall's total GRI.

Trade mix

Food & Beverage contributed 41.3% (FY24: 41.3%) of the mall's GRI followed by Beauty & Healthcare at 20.7% (FY24: 20.9%) and Fashion & Accessories at 10.8% (FY24: 9.8%). These three trades accounted for 72.8% of the mall's GRI. The breakdown of the trade category by GRI and NLA is presented below.

Top 10 Tenants	% of Asset's GRI
Dairy Farm Group ³	3.8%
Jollibee Group ⁴	2.7%
Pan Pacific Retail Management (Singapore) Pte. Ltd. ⁵	2.3%
Fei Siong Group ⁶	1.9%
Beauty One International ⁷	1.8%
Muji (Singapore) Pte. Ltd.	1.8%
Gain City	1.7%
Blue Origin Group ⁸	1.7%
Select Group ⁹	1.7%
Raffles Medical Group ¹⁰	1.7%
Total	21.1%

Trade Category (in descending order of GRI)	By GRI ¹¹	By NLA
Food & beverage	41.3%	35.0%
Beauty & healthcare	20.7%	19.3%
Fashion & accessories	10.8%	10.1%
Supermarket & grocers	7.3%	11.5%
Homeware & furnishing	6.0%	9.3%
Sundry & services	5.5%	4.8%
Books, music, arts & craft, hobbies	3.3%	3.3%
Information & technology	1.7%	2.6%
Electrical & electronics	1.7%	2.7%
Jewellery & watches	1.1%	0.6%
Sports apparel & equipment	0.6%	0.6%
Vacant	0.0%	0.2%
Total	100.0%	100.0%

Lease expiry profile¹²

As at 30 September 2025	FY26	FY27	FY28	FY29	FY30 and beyond	Total
Number of expiring leases	29	93	54	11	1	188
NLA of expiring leases (sf)	33,854	100,817	97,403	34,329	3,197	269,600
Expiries as % of mall's total leased area	12.6%	37.4%	36.1%	12.7%	1.2%	100.0%
Expiries as % of mall's total GRI	11.7%	40.9%	35.6%	10.7%	1.1%	100.0%

¹ 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 2025.

³ Operator of Cold Storage.

⁴ Includes Tim Ho Wan, Tiong Bahru Bakery and Strip & Browhaus.

⁵ Operator of Don Don Donki.

⁶ Includes Malaysia Boleh!, Popeyes, Nam Kee Pau and Hong Kong Egglet.

⁷ Includes Shakura Pigmentation Beauty, London Weight Management and New York Skin Solutions.

⁸ Operator of OH!SOME.

⁹ Operator of Hawkers' Street.

¹⁰ Operator of Raffles Medical Clinic, Raffles Dental and Raffles Women's & Children's Centre.

¹¹ Excludes gross turnover rent.

¹² Based on committed leases; vacancy and CSFS space space are excluded.