

## Property profiles

### TIONG BAHRU PLAZA

Tiong Bahru Plaza is located in the charming and heritage-rich Tiong Bahru estate, near the city centre. Conveniently connected to the Tiong Bahru MRT Station on the East-West Line, the mall is easily accessible via public transport.

Offering a diverse mix of retail, grocery, entertainment and dining options, the mall attracts shoppers from the surrounding Tiong Bahru and Bukit Merah residential areas, as well as working professionals and students from nearby offices and educational institutions, including the adjacent Central Plaza.



**Description:**  
Shopping mall comprising 4 storeys and 3 basement levels

**Valuation<sup>2</sup>:**  
\$665.0 million

**Address:**  
302 Tiong Bahru Road, Singapore 168732

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

**Gross Floor Area<sup>1</sup>:**  
48,235 sqm (519,202 sf)

**FY25 Shopper Traffic:**  
16.6 million

**Net Lettable Area:**  
19,928 sqm (214,505 sf)

**Key Tenants:**  
FairPrice Finest, Don Don Donki, Uniqlo, Kopitiam, KKV and Golden Village

**Car Park Lots:**  
338 carpark lots are shared between Tiong Bahru Plaza and Central Plaza

**Term of Lease:**  
99-year leasehold commencing 1 September 1991

**Year Acquired by FCT:**  
2020

## Mall performance highlights

Financial Year ended 30 September	FY25	FY24	Increase/ (Decrease)
Gross Revenue ('000)	44,502	43,010	3.5%
Property Expenses ('000)	11,167	10,977	1.7%
Net Property Income ('000)	33,335	32,033	4.1%
Committed Occupancy	99.2%	98.3%	0.9%-points
Annual Shopper Traffic (million)	16.6	17.0	(2.4%)

## Top 10 tenants

Tiong Bahru Plaza has a total of 150 leases (FY24: 152) and 134 tenants (FY24: 134), excluding vacancy. The top 10 tenants contributed collectively 27.5% (FY24: 27.9%) of the total GRI.

## Trade mix

Food & Beverage contributed 40.5% (FY24: 38.8%) of the mall's GRI, followed by Beauty & Healthcare at 19.8% (FY24: 21.7%) and Sundry & Services at 12.0% (FY24: 12.1%). These three trades accounted for 72.3% 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
NTUC FairPrice <sup>3</sup>	7.8%
Beauty One International <sup>4</sup>	3.9%
United Overseas Bank Limited	2.3%
Hanbaobao Pte. Ltd. <sup>5</sup>	2.2%
DBS Bank Ltd	2.1%
Oversea-Chinese Banking Corporation Limited	2.0%
Jean Yip Salon Pte. Ltd. <sup>6</sup>	2.0%
Uniqlo (Singapore) Pte. Ltd.	1.8%
Watson's Personal Care Stores Pte. Ltd.	1.8%
Pan Pacific Retail Management (Singapore) Pte. Ltd. <sup>7</sup>	1.6%
<b>Total</b>	<b>27.5%</b>

Trade Category (in descending order of GRI)	By GRI <sup>8</sup>	By NLA
Food & beverage	40.5%	30.4%
Beauty & healthcare	19.8%	15.5%
Sundry & services	12.0%	9.3%
Fashion & accessories	8.0%	9.1%
Supermarket & grocers	6.6%	12.5%
Books, music, arts & craft, hobbies	3.3%	5.4%
Jewellery & watches	3.0%	1.3%
Education	2.2%	3.6%
Information & technology	2.0%	2.6%
Leisure & entertainment	1.2%	8.3%
Homeware & furnishing	1.0%	0.9%
Sports apparel & equipment	0.4%	0.3%
Vacant	0.0%	0.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

## Lease expiry profile<sup>9</sup>

Lease expiry as at 30 Sept 2025	FY26	FY27	FY28	FY29	FY30 and beyond	Total
Number of expiring leases	41	48	54	7	-	150
NLA of expiring leases (sf)	69,790	53,316	70,763	18,816	-	212,685
Expiries as % of mall's total leased area	32.8%	25.1%	33.3%	8.8%	-	100.0%
Expiries as % of mall's total GRI	26.5%	29.5%	38.4%	5.6%	-	100.0%

<sup>1</sup> Includes the gross floor area of Tiong Bahru Plaza and Central Plaza.

<sup>2</sup> Valuation done by Savills Valuation And Professional Services (S) Pte. Ltd. as at 30 September 2025.

<sup>3</sup> Includes FairPrice Finest, Kopitiam and Crave.

<sup>4</sup> Includes Yun Nam Hair Care, Dorra Slimming, New York Skin Solutions, Victoria Facelift and London Weight Management.

<sup>5</sup> Operator of McDonald's.

<sup>6</sup> Includes Jean Yip salon and Cheryl W.

<sup>7</sup> Operator of Don Don Donki.

<sup>8</sup> Excludes gross turnover rent.

<sup>9</sup> Based on committed leases; vacancy and CSFS space are excluded.