

## Tampines 1

### Description

5-storeys with 2 basement levels

### Address

10 Tampines Central 1, Tampines 1,  
Singapore 529536

### Net Lettable Area

24,945 square meters  
(268,504 square feet)

### Car Park Lots

203

### Title

99 years leasehold w.e.f 1 April 1990

### Year Acquired by FCT

2020

### Valuation<sup>1</sup>

\$762.0 million

### Annual Shopper Traffic

14.4 million  
(October 2020 – September 2021)

### Key Tenants

Cold Storage, Muji, Gain City, Daiso

Tampines 1 is a 5-storey retail mall with 2 basement levels located next to the Tampines MRT interchange and the Tampines Bus Interchange at the heart of Tampines, one of the most populous residential estates and the Eastern regional centre of Singapore. Tampines 1 offers shoppers and diners wide selections of F&B, lifestyle, beauty and fashion brands including household names such as Cold Storage and Daiso. Tampines 1 draws its shoppers and diners from the populous residential catchment, commuter traffic and working population in the Tampines, Simei, Bedok and Pasir Ris regions.

### MALL PERFORMANCE HIGHLIGHTS

Financial Year ended 30 September (S\$ million)	FY2021
Gross Revenue	41.46
Property Expenses	11.66
Net Property Income	29.80
Committed Occupancy	97.1%
Shopper Traffic (million)	14.4

#### Note:

Tampines 1 was included in FCT's portfolio following the acquisition of the remaining 63.11% stake in ARF on 27 October 2020. Hence there is no financial information for the property for FY2020.

### TOP 10 TENANTS

As at 30 September 2021, Tampines 1 has a total of 169 leases, excluding vacancy. The total number of tenants as at 30 September 2021 was 158 and the key tenants include Cold Storage, Muji, Gain City and Daiso, among others. The top 10 tenants contributed collectively 21.2% of the mall's total GRI.

Top 10 Tenants as at 30 September 2021	% of Mall's GRI
Dairy Farm Group <sup>2</sup>	3.9%
Beauty One International <sup>3</sup>	2.2%
Muji	2.1%
Kopitiam Group	2.0%
RMG Group <sup>4</sup>	2.0%
Bank of China Limited	1.9%
Gain City	1.9%
United Overseas Bank Ltd	1.9%
Amore Fitness	1.7%
6IXTY 8IGHT (Singapore) Pte. Ltd.	1.6%
<b>Total</b>	<b>21.2%</b>



## TRADE SECTOR ANALYSIS

Food & Beverage contributed 33.4% of the mall's GRI, followed by the Beauty & Healthcare trade at 22.7%. These two trades accounted for 56.1% of the mall's GRI. The breakdown of the trade sector analysis by NLA and GRI is presented below.

Trade Classifications (in descending order of % rent)		By NLA	By GRI <sup>5</sup>
1	Food & Beverage	23.0%	33.4%
2	Beauty & Healthcare	18.0%	22.7%
3	Fashion & Accessories	14.5%	15.3%
4	Sundry & Services	6.2%	8.7%
5	Homeware & Furnishing	8.5%	6.0%
6	Supermarket & Grocers	5.5%	4.2%
7	Books, Music, Arts & Craft, Hobbies	2.3%	2.9%
8	Information & Technology	2.6%	2.1%
9	Electrical & Electronics	2.6%	1.9%
10	Jewellery & Watches	0.4%	1.2%
11	Leisure & Entertainment	3.0%	1.1%
12	Sports Apparel & Equipment	0.8%	0.5%
13	Vacant	12.6%	0.0%
<b>Total</b>		<b>100.0%</b>	<b>100.0%</b>

## LEASE EXPIRY PROFILE<sup>6</sup>

As at 30 September 2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027 and beyond	Total
Number of Leases Expiring	61	41	55	11	0	1	169
NLA of expiring leases (square feet)	93,859	38,392	79,320	36,384	0	12,810	260,765
Expiries as % of Mall's total leased area	36.0%	14.7%	30.4%	14.0%	0.0%	4.9%	100.0%
Contribution of expiring leases as % of Mall's total GRI	33.6%	17.3%	35.2%	11.3%	0.0%	2.6%	100.0%

1 Valuation done by Savills Valuation and Professional Services (S) Pte Ltd as at 30 September 2021.

2 Operator of Cold Storage supermarket.

3 Includes lease for Shakura Pigmentation Beauty, London Weight Management and New York Skin Solutions.

4 Operator of Raffles Medical clinic.

5 Excludes gross turnover rent.

6 Based on committed leases as at 30 September 2021; vacant floor area is excluded.