

Anchorpoint

Anchorpoint

Two retail levels (including one basement level) and an adjacent two-storey restaurant building

Address

368 and 370 Alexandra Road, Singapore 159952/159953

Net Lettable Area

6,616 square meters (71,213 square feet)

Car Park Lots

128¹

Title

Freehold

Year Acquired by FCT

2006

Valuation²

S\$110.0 million

Annual Shopper Traffic

2.4 million (October 2019 – September 2020)

Key Tenants

Mr D.I.Y., Koufu food court, Cotton On, Xin Wang HK Café, Sakuraya, Uncle Leong Signatures seafood restaurant and Jack's Place restaurant

Anchorpoint has two retail levels (including one basement level) and an adjacent 2-storey restaurant building. The mall is located along Alexandra Road, opposite to the popular large home furnishing store IKEA and Park Hotel Alexandra. Anchorpoint is well-served by public bus services as well as scheduled shuttle bus service between the mall and the nearby offices in the Alexandra area.

Anchorpoint offers an exciting range of eateries and restaurants, retail shopping and boutique outlets. The stores and restaurants at Anchorpoint include Mr D.I.Y., Koufu food court, Cotton On, Xin Wang HK Café, Sakuraya, Uncle Leong Signatures seafood restaurant and Jack's Place restaurant.

Anchorpoint was awarded the Singapore Service Class Award (2012 – 2015) by Spring Singapore.

MALL PERFORMANCE HIGHLIGHTS

Financial Year ended 30 September (S\$ million)	FY2020	FY2019	Increase/ (Decrease)
Gross Revenue	6.87	8.56	(19.7%)
Property Expenses	3.88	4.75	(18.3%)
Net Property Income	3.00	3.81	(21.3%)
Occupancy	92.7%	79.0%	13.7%-point
Shopper Traffic (million)	2.4	3.2	(25.0%)

TOP 10 TENANTS

As at 30 September 2020, Anchorpoint has a total of 52 leases (FY2019: 53), excluding vacancy. The total number of tenants as at 30 September 2020 was 51 and the key tenants include: household retailer Mr D.I.Y.; Koufu food court; fashion retailer Cotton On; Xin Wang HK Café; Sakuraya Japanese restaurant; Uncle Leong Signatures seafood restaurant; and Jack's Place restaurant. The top 10 tenants contributed collectively, 56.4% of the mall's total gross rental income ("GRI") (FY2019: 51.1%).

Top 10 Tenants as at 30 September 2020	% of Mall's GRI
Mr D.I.Y Trading (Singapore)	13.4%
Koufu Group	7.9%
Cotton On Group	5.9%
XWS Pte Ltd ³	5.2%
Sakuraya Foods Pte Ltd	4.8%
Crab Empire Pte Ltd ⁴	4.5%
JP Food Service Pte Ltd ⁵	4.3%
Watson's Personal Care Stores Pte Ltd	3.7%
Sarika Connoisseur Cafe Pte Ltd ⁶	3.6%
Charles & Keith (Singapore) Pte Ltd	3.1%
Total	56.4%



TRADE SECTOR ANALYSIS

Food & Beverage contributed 48.0%, (FY2019: 50.6%) of the mall's GRI, followed by the Household trade at 18.1% (FY2019: 5.5%). These two trades account for 66.1% 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 ⁷
1 Food & Beverage	41.4%	48.0%
2 Household	20.2%	18.1%
3 Fashion	13.5%	12.5%
4 Beauty & Health	8.6%	12.1%
5 Education	5.0%	4.1%
6 Services	3.0%	4.0%
7 Leisure/Entertainment	0.7%	0.6%
8 Books, Music, Art & Craft, Hobbies	0.3%	0.6%
9 Vacant	7.3%	0.0%
Total	100.0%	100.0%

LEASE EXPIRY PROFILE⁸

As at 30 September 2020	FY2021	FY2022	FY2023	FY2024	Total
Number of leases expiring	24	16	11	1	52
NLA of expiring leases (square feet)	20,522	22,517	21,619	1,335	65,993
Expiries as % of Mall's total leased area	31.1%	34.1%	32.8%	2.0%	100.0%
Contribution of expiring leases as % of Mall's total GRI	31.1%	32.9%	34.5%	1.5%	100.0%

1 Located at Anchorpoint but are part of a common property of strata sub-divided mixed-use development, which comprises Anchorpoint and The Anchorage (a condominium), managed by the MCST Title Plan No.2304

2 Valuation done by Colliers International Consultancy & Valuation (Singapore) Pte Ltd as at 15 September 2020

3 Operator of Xin Wang HK Café at Anchorpoint

4 Operator of Uncle Leong Signatures at Anchorpoint

5 Operator of Jack's Place Restaurant at Anchorpoint

6 Operator of The Coffee Connoisseur at Anchorpoint

7 Excludes gross turnover rent

8 Excludes vacancy