



Description

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

Address

368 and 370 Alexandra Road Singapore 159952/159953

Net Lettable Area

6,595 square meters (70,988 square feet)¹

Car Park Lots

128²

Title

Freehold

Year Acquired by FCT

2006

Market Valuation

\$113.5 million as at 30 September 2019

Annual Shopper Traffic

3.2 million (October 2018 – September 2019)

Key Tenants

Cotton On, Koufu food court, Xin Wang HK Café, Sakuraya, Uncle Leong Signatures seafood restaurant and Charles & Keith. (Mr DIY opened on 17 October 2019)

Anchorpoint

Anchorpoint has two retail levels (including one basement level) and an adjacent a 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 Cotton On, Koufu food court, Xin Wang HK Café, Sakuraya, Uncle Leong Signatures seafood restaurant and Charles & Keith. New tenant Mr DIY, a home improvement retailer, opened at Anchorpoint on 17 October 2019.

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

Mall Performance Highlights

Financial Year ended 30 September (\$'000)	FY2019	FY2018	Increase/ (Decrease)
Gross Revenue	8,555	8,516	0.5%
Property Expenses	4,747	4,596	3.3%
Net Property Income	3,808	3,920	(2.9%)
Occupancy	79.0%	88.8%	(9.8% point)
Shopper Traffic (million)	3.2	3.2	No change

1 As indicated in the valuation report for Anchorpoint, dated 30 September 2019, by Colliers International Consultancy & Valuation (Singapore) Pte Ltd.
 2 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.

Mall Profiles

Top 10 Tenants

As at 30 September 2019, Anchorpoint has a total of 53 leases (FY2018: 55), excluding vacancy. The total number of tenants as at 30 September 2019 was 51 and the key tenants include: fashion retailer Cotton On; Koufu food court; Xin Wang HK Café; Sakuraya Japanese restaurant; Uncle Leong Signatures seafood restaurant; and fashion retailer Charles & Keith. The top 10 tenants contributed collectively, 51.1% of the mall's total gross rental income ("GRI") (FY2018: 54.4%).

Top 10 Tenants as at 30 September 2019	% of Mall's GRI
Cotton On Singapore Pte Ltd	8.6%
Koufu Pte Ltd	8.3%
XWS Pte Ltd ³	5.5%
Sakuraya Foods Pte Ltd	5.0%
Crab Empire Pte Ltd ⁴	4.6%
JP Food Service Pte Ltd ⁵	4.6%
Watson's Personal Care Stores Pte Ltd	4.3%
Sarika Connoisseur Cafe Pte Ltd ⁶	3.8%
Starbucks Coffee	3.2%
Charles & Keith (Singapore) Pte Ltd	3.2%
Total	51.1%

Trade Sector Analysis

Food & Beverage contributed 50.6%, (FY2018: 41.5%) of the mall's GRI, followed by the Fashion trade at 21.4% (FY2018: 19.3%). These two trades account for 72.0% 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 ⁸	41.9%	50.6%
2 Fashion ⁹	16.1%	21.4%
3 Beauty & Health ¹⁰	8.6%	13.0%
4 Household	5.0%	5.5%
5 Services ¹¹	3.0%	4.5%
6 Education ¹¹	3.2%	2.7%
7 Books, Music, Art & Craft, Hobbies	1.2%	2.3%
8 Vacant	21.0%	0.0%
Total	100.0%	100.0%

Lease Expiry Profile¹²

As at 30 September 2019	FY2020	FY2021	FY2022	FY2023	Total
Number of leases expiring	26	14	11	2	53
NLA of expiring leases (square feet)	22,050	14,392	16,633	2,992	56,067
Expiries as % of Mall's total leased area	39.3%	25.7%	29.7%	5.3%	100.0%
Contribution of expiring leases as % of Mall's total GRI	44.1%	24.6%	26.3%	5.0%	100.0%

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 Formerly known as Food & Restaurants.

9 Jewellery & Watches has been split out from Fashion as a standalone trade sector.

10 Beauty and Health comprises the former Beauty, Hair, Cosmetics & Personal Care and Health trade sectors.

11 The trade sector formerly known as Services/Education has now been split into two trade categories: namely Services and Education.

12 Excludes vacancy