



## Changi City Point

**Description**

Three retail levels (including one basement level)

**Address**

5 Changi Business Park Central 1, Changi City Point, Singapore 486038

**Net Lettable Area**

19,047.6 square meters (205,028 square feet)<sup>1</sup>

**Car Park Lots**

627<sup>2</sup>

**Title**

60 years leasehold w.e.f 30 Apr 2009

**Year Acquired by FCT**

2014

**Market Valuation**

\$342.0 million as at 30 September 2019

**Annual Shopper Traffic**

13.9 million (October 2018 – September 2019)

**Key Tenants**

Kopitiam food court, Uniqlo, Nike, Tung Lok and Challenger

Changi City Point is a three-storey retail mall (with one basement) located in Changi Business Park, next to the Singapore Expo MRT station and near one of Singapore’s largest convention and exhibition venues, The Singapore Expo. Changi City Point is the third largest by net lettable area among Frasers Centrepoint Trust’s portfolio.

The mall offers diverse shopping and dining experience especially for the working population in Changi Business Park; residents in nearby precincts such as Tampines, Bedok and Simei; and the visitors to the Singapore Expo. Changi City Point features fashion and sports retailers including Uniqlo, Nike Factory Store, Timberland, Adidas, Asics Factory Outlet, New Balance, Puma Outlet, Liv Activ and many other outlets stores.

Shoppers can also do their grocery shopping at the NTUC Finest supermarket. The restaurants at the mall include Tung Lok Signatures, Jollibee, Ichiban Sushi, Han’s and the Kopitiam food court. Families can also enjoy the landscaped rooftop garden that also features a wet and dry children’s playground.

**Mall Performance Highlights**

Financial Year ended 30 September (\$'000)	FY2019	FY2018	Increase/ (Decrease)
Gross Revenue	27,335	25,751	6.2%
Property Expenses	9,809	9,262	5.9%
Net Property Income	17,526	16,489	6.3%
Occupancy	95.9%	93.8%	2.1%-point
Shopper Traffic (million)	13.9	13.3	4.5%

1 As indicated in the valuation report for Changi City Point, dated 30 September 2019, by Savills Valuation and Professional Services (S) Pte Ltd.

2 The car park lots are shared between Changi City Point, Capri By Fraser and ONE@Changi City.

## Mall Profiles

### Top 10 Tenants

As at 30 September 2019, Changi City Point has a total of 129 leases (FY2018: 126), excluding vacancy. The total number of tenants as at 30 September 2019 was 123<sup>3</sup> and the key tenants include Kopitiam food court, Uniqlo, Nike, Tung Lok and Challenger, among others. The top 10 tenants contributed collectively, 27.1% of the mall's total gross rental income ("GRI") (FY2018: 27.4%).

Top 10 Tenants as at 30 September 2019	% of Mall's GRI
Copitiam Pte Ltd <sup>4</sup>	8.4%
Uniqlo (Singapore) Pte Ltd	3.3%
Bachmann Japanese Restaurant Pte Ltd	2.4%
NIKE Singapore Pte Ltd	2.1%
Tung Lok Millennium Pte Ltd	2.0%
Challenger Technologies Limited	1.9%
Golden Beeworks <sup>5</sup>	1.8%
RE & S Enterprise Pte Ltd <sup>6</sup>	1.8%
Trilogies of Beers (Pte.) Ltd <sup>7</sup>	1.7%
Ootoya Asia Pacific Pte. Ltd	1.7%
<b>Total</b>	<b>27.1%</b>

### Trade Sector Analysis

Food & Beverage contributed 53.6%, (FY2018: 54.6%) of the mall's GRI, followed by the Fashion trade at 20.9% (FY2018: 20.8%). These two trades account for 74.5% 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>7</sup>
1 Food & Beverage <sup>8</sup>	41.3%	53.6%
2 Fashion	19.3%	20.9%
3 Sports Apparels & Equipment	12.8%	9.1%
4 Household	9.5%	6.5%
5 Beauty & Health <sup>9</sup>	3.8%	5.0%
6 Services <sup>10</sup>	1.6%	2.2%
7 Supermarket & Hypermarket <sup>11</sup>	6.4%	1.7%
8 Education <sup>11</sup>	0.9%	0.7%
9 Leisure/ Entertainment	0.3%	0.3%
10 Vacant	4.1%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

### Lease Expiry Profile<sup>12</sup>

As at 30 September 2019	FY2020	FY2021	FY2022	Total
Number of leases expiring	40	58	31	129
NLA of expiring leases (square feet)	73,810	67,452	55,371	196,633
Expiries as % of Mall's total leased area	37.5%	34.3%	28.2%	100.0%
Contribution of expiring leases as % of Mall's total GRI	34.3%	36.0%	29.7%	100.0%

3 Excluding tenants under the Community and Sports Facilities scheme (CSFS).

4 Operator of Kopitiam food court.

5 Operates the Jollibee restaurant at Changi City Point.

6 Operates the Ichiban Sushi restaurant at Changi City Point.

7 Operates the Moa Tiki New Zealand Bar & Grill.

8 Excludes gross turnover rent.

9 Formerly known as Food & Restaurants.

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 to two trade categories: namely Services and Education.

12 Formerly known as Supermarket.

13 Excludes vacancy