

## YewTee Point

### YewTee Point

Two retail levels (including one basement level) and one basement car park

### Address

21 Choa Chu Kang North 6, Singapore 689578

### Net Lettable Area

6,844 square meters (73,669 square feet)

### Car Park Lots

83<sup>1</sup>

### Title

99-year leasehold w.e.f 3 Jan 2006

### Year Acquired by FCT

2010

### Valuation<sup>2</sup>

S\$190.0 million

### Annual Shopper Traffic

10.6 million (October 2019 – September 2020)

### Key Tenants

NTUC FairPrice, Koufu food court, Watson's, KFC and Saizeriya

YewTee Point has two retail levels (including one basement level). The mall is located in Yew Tee, a housing estate within a major residential precinct Choa Chu Kang, northwest of Singapore. YewTee Point is served by the adjacent YewTee MRT station and public bus services.

YewTee Point's key tenants include NTUC FairPrice, Koufu food court, Watson's, KFC and Saizeriya, among others. It draws shoppers from the private apartments located above the mall (YewTee Residences), the YewTee housing estate, schools, military camp and the nearby industrial estate.

### MALL PERFORMANCE HIGHLIGHTS

Financial Year ended 30 September (S\$ million)	FY2020	FY2019	Increase/ (Decrease)
Gross Revenue	12.49	14.44	(13.5%)
Property Expenses	4.18	4.13	1.2%
Net Property Income	8.31	10.31	(19.4%)
Occupancy	97.1%	97.1%	No change
Shopper Traffic (million)	10.6	13.0	(18.5%)

### TOP 10 TENANTS

As at 30 September 2020, YewTee Point has a total of 71 leases (FY2019: 66), excluding vacancy. The total number of tenants as at 30 September 2020 was 70 and the key tenants include NTUC FairPrice, Koufu food court, Watson's, KFC and Saizeriya, among others. The top 10 tenants contributed collectively, 50.3% of the mall's total gross rental income ("GRI") (FY2019: 50.7%).

Top 10 Tenants as at 30 September 2020	% of Mall's GRI
NTUC FairPrice Co-operative Ltd <sup>3</sup>	19.7%
Koufu Group <sup>4</sup>	10.5%
Watson's Personal Care Stores Pte Ltd	3.8%
Yum! <sup>5</sup>	3.7%
Singapore Saizeriya Pte Ltd	2.4%
West Co'z Café Ptd Ltd	2.2%
Zensho Food Singapore Pte Ltd <sup>6</sup>	2.1%
BreadTalk Pte Ltd <sup>7</sup>	2.0%
Sushi Express Group	2.0%
Fei Siong Group <sup>8</sup>	1.9%
<b>Total</b>	<b>50.3%</b>



## TRADE SECTOR ANALYSIS

Food & Beverage contributed 46.7%, (FY2019: 45.4%) of the mall's GRI, followed by the Beauty & Health trade at 19.4% (FY2019: 23.0%). 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 <sup>9</sup>
1 Food & Beverage	43.7%	46.7%
2 Beauty & Health	15.1%	19.4%
3 Supermarket & Hypermarket	23.5%	18.2%
4 Household	3.6%	4.2%
5 Services	2.5%	2.9%
6 Fashion	2.0%	2.8%
7 Education	2.9%	2.4%
8 Books, Music, Art & Craft, Hobbies	1.8%	1.8%
9 Leisure/Entertainment	2.0%	1.6%
10 Vacant	2.9%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

## LEASE EXPIRY PROFILE<sup>10</sup>

As at 30 September 2020	FY2021	FY2022	FY2023	FY2024	Total
Number of leases expiring	36	17	17	1	71
NLA of expiring leases (square feet)	22,238	12,635	28,128	8,547	71,548
Expiries as % of Mall's total leased area	31.1%	17.7%	39.3%	11.9%	100.0%
Contribution of expiring leases as % of Mall's total GRI	36.3%	20.0%	33.2%	10.5%	100.0%

- 1 Part of limited common property for the exclusive benefit of YewTee Point
- 2 Valuation done by CBRE Pte Ltd as at 15 September 2020
- 3 Includes leases for NTUC Fairprice and NTUC Healthcare (Unity)
- 4 Operator of Koufu food court
- 5 Operator of Kentucky Fried Chicken restaurant
- 6 Operator of Long John Silver's
- 7 Operator of ToastBox
- 8 Operator of Encik Tan F&B outlets
- 9 Excludes gross turnover rent
- 10 Excludes vacancy