



## YewTee Point

**Description**

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)<sup>1</sup>

**Car Park Lots**

83<sup>2</sup>

**Title**

99 years leasehold w.e.f 3 Jan 2006

**Year Acquired by FCT**

2010

**Market Valuation**

\$189.0 million as at 30 September 2019

**Annual Shopper Traffic**

13.0 million (October 2018 – September 2019)

**Key Tenants**

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

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 Yew Tee MRT station and public bus services.

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

**Mall Performance Highlights**

Financial Year ended 30 September (\$'000)	FY2019	FY2018	Increase/ (Decrease)
Gross Revenue	14,443	13,991	3.2%
Property Expenses	4,135	4,300	(3.9%)
Net Property Income	10,308	9,691	6.4%
Occupancy	97.1%	94.3%	2.8%-point
Shopper Traffic (million)	13.0	12.1	7.4%

1 As indicated in the valuation report for YewTee Point, dated 30 September 2019, by CBRE Pte Ltd.  
 2 Part of limited common property for the exclusive benefit of YewTee Point.

## Mall Profiles

### Top 10 Tenants

As at 30 September 2019, YewTee Point has a total of 66 leases (FY2018: 66), excluding vacancy. The total number of tenants as at 30 September 2019 was 65 and the key tenants include NTUC FairPrice, Koufu food court, Watson's, KFC and Shakura, among others. The top 10 tenants contributed collectively, 50.7% of the mall's total gross rental income ("GRI") (FY2018: 51.8%).

Top 10 Tenants as at 30 September 2019	% of Mall's GRI
NTUC FairPrice Co-operative Ltd <sup>3</sup>	19.3%
Koufu Pte Ltd <sup>4</sup>	10.5%
Watson's Personal Care Stores Pte Ltd	3.8%
Kentucky Fried Chicken Management Pte Ltd	3.7%
Shakura Pigmentation Pte Ltd	2.8%
Singapore Saizeriya Pte. Ltd.	2.4%
Zensho Food Singapore Pte Ltd <sup>6</sup>	2.1%
West Co'z Café Pte Ltd	2.1%
BreadTalk Pte Ltd <sup>7</sup>	2.0%
Sushi Express Group	2.0%
<b>Total</b>	<b>50.7%</b>

### Trade Sector Analysis

Food & Beverage contributed 45.4%, (FY2018: 45.3%) of the mall's GRI, followed by the Beauty & Health trade at 23.0% (FY2018: 25.3%). These two trades account for 68.4% 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>8</sup>
1 Food & Beverage <sup>9</sup>	42.6%	45.4%
2 Beauty & Health <sup>10</sup>	17.9%	23.0%
3 Supermarket & Hypermarket <sup>11</sup>	23.5%	17.8%
4 Household	3.6%	4.2%
5 Education <sup>12</sup>	2.9%	2.4%
6 Services <sup>12</sup>	1.7%	1.9%
7 Fashion <sup>13</sup>	1.1%	1.9%
8 Books, Music, Art & Craft, Hobbies	1.8%	1.8%
9 Vacant	2.0%	1.6%
10 Leisure/Entertainment	2.9%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

### Lease Expiry Profile<sup>14</sup>

As at 30 September 2019	FY2020	FY2021	FY2022	FY2023	Total
Number of leases expiring	15	34	16	1	66
NLA of expiring leases (square feet)	20,271	21,516	12,441	17,277	71,505
Expiries as % of Mall's total leased area	28.3%	30.1%	17.4%	24.2%	100.0%
Contribution of expiring leases as % of Mall's total GRI	26.6%	36.0%	19.5%	17.9%	100.0%

3 Includes leases for NTUC Fairprice and NTUC Healthcare (Unity).

4 Operator of Koufu food court.

5 Operator of Saizeriya.

6 Operator of Long John Silver's.

7 Operator of ToastBox.

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 Formerly known as Supermarket.

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

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

14 Excludes vacancy