



PORTFOLIO OVERVIEW

PARAGON 290 Orchard Road Singapore 238859

PROPERTY INFORMATION

Description	A 6-storey retail podium with 1 basement level, together with a 14-storey medical suite/office tower and another 3-storey medical suite/office tower both sitting on top of the retail podium. It also includes a basement carpark.
Net Lettable Area	Retail: 492,267 sq ft Medical suite/office: 223,097 sq ft Total: 715,364 sq ft
Number of tenants	311
Car Park Lots	416
Title	99 years commencing 24 July 2013
Gross Revenue⁽¹⁾	S\$173.1m
Net Property Income⁽¹⁾	S\$138.3m
Market Valuation	S\$2,695.0m as at 31 August 2017
Purchase Price	S\$2,500.0m
Committed Occupancy	100.0% as at 31 August 2017
Key Tenants	Burberry, Ermenegildo Zegna, Etro, Givenchy, Gucci, Loewe, Miu Miu, Prada, Salvatore Ferragamo, Tod's, Versace Crystal Jade Golden Palace Restaurant, Din Tai Fung, Imperial Treasure Super Peking Duck Restaurant Citigold Private Client, Marks & Spencer, Metro, MUJI, Paragon Market Place, Fitness First, Pacific Healthcare Specialist Centre
Awards and Accolades	▪ ORBA Best Dressed Building Contest – Merit Award (2016)

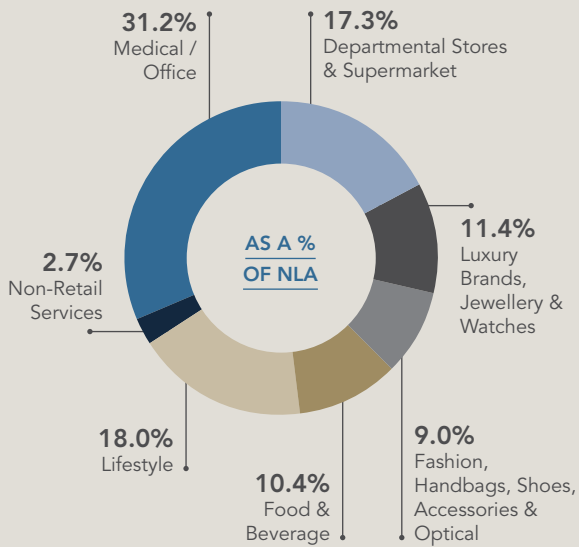
Note:

(1) FY2017.



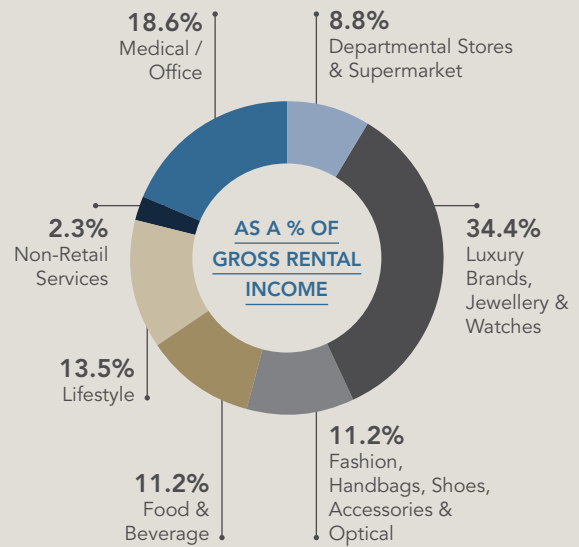
TRADE MIX

By NLA



TRADE MIX

By Gross Rental Income



PORTFOLIO OVERVIEW

PARAGON



A premier upscale shopping mall and medical suite / office property.

With its strategic location in the heart of Orchard Road, Paragon has established itself as a premier upscale shopping mall and medical suite/office property.

Comprising six storeys of retail space and a basement level totaling 492,267 sq ft of retail Net Lettable Area (NLA), Paragon is the preferred luxury destination for up-market shoppers.

Paragon is the choice mall to many international brands such as Burberry, Emporio Armani, Ermenegildo Zegna, Givenchy, Gucci, Jimmy Choo, Loewe, Mulberry, Prada and Salvatore Ferragamo. In addition

to luxury brands, Paragon is also home to accessible luxury brands such as Coach and Longchamp as well as premium brands such as A|X Armani Exchange, Calvin Klein, DKNY, Liu Jo and Max & Co.

In the past year, Paragon introduced new tenants to cater to the needs of its variety of shoppers. Amongst new tenants are LaiChan, a local veteran renowned for beautiful cheongsam designs, Emporio Armani and New Balance with its only Orchard Road store. Nike tripled its store size to 4,812 sq ft. Complementing Paragon's existing dining options are Greyhound café, the first Singapore branch of the popular Bangkok café,

restaurant bar and specialty café 63Celsius/63Espresso, and local bakery Baker's Brew Studio.

Paragon also houses Paragon Medical, a 14-storey tower, in addition to a three-storey tower which sit on top of the retail podium, with a total of 223,097 sq ft of medical suite/office. It is positioned as a multi-disciplinary

one-stop destination offering a wide range of specialist services. Paragon Medical together with Mount Elizabeth Hospital and Mount Elizabeth Medical Centre, a renowned private hospital and specialist medical centre located in its proximity, create a medical cluster which is well-recognised in the region.



PORTFOLIO OVERVIEW



THE CLEMENTI MALL 3155 COMMONWEALTH AVENUE WEST SINGAPORE 129588

PROPERTY INFORMATION

Description	A 5-storey retail podium including a basement carpark, a public library, with direct transport links to the bus interchange on the ground floor and the Clementi MRT station on the 3rd floor via a linkbridge.
Net Lettable Area	Retail: 195,031 sq ft
Number of tenants	157
Car Park Lots	166
Title	99 years commencing 31 August 2010
Gross Revenue⁽¹⁾	S\$39.7m
Net Property Income⁽¹⁾	S\$29.8m
Market Valuation⁽²⁾	S\$583.0m as at 31 August 2017
Purchase Price⁽³⁾	S\$553.0m
Committed Occupancy	100.0% as at 31 August 2017
Key Tenants	Cotton On, G2000, The Body Shop BreadTalk, Crystal Jade Kitchen, Daessiksin, Foodfare, Ichiban Sushi, McDonald's, So Pho, Soup Restaurant, Swensen's Best Denki, BHG, Clementi Public Library, FairPrice Finest, Popular Bookstore

Notes:

(1) FY2017.

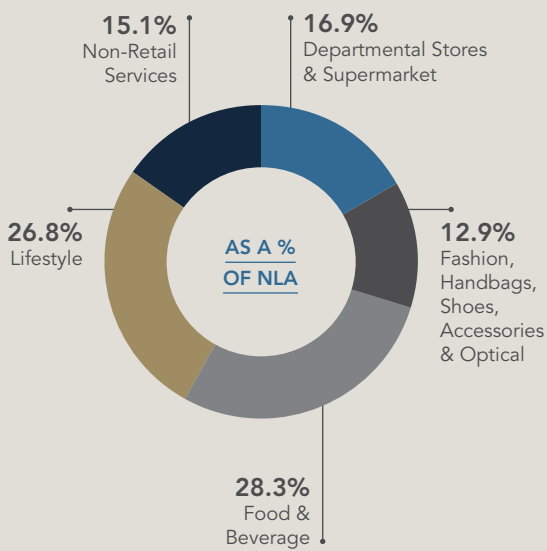
(2) The Clementi Mall's valuation excludes income support. The guaranteed NPI per year is S\$31 million and the aggregate top up NPI shall not exceed S\$20 million over five years.

(3) The Clementi Mall's purchase price was without income support.



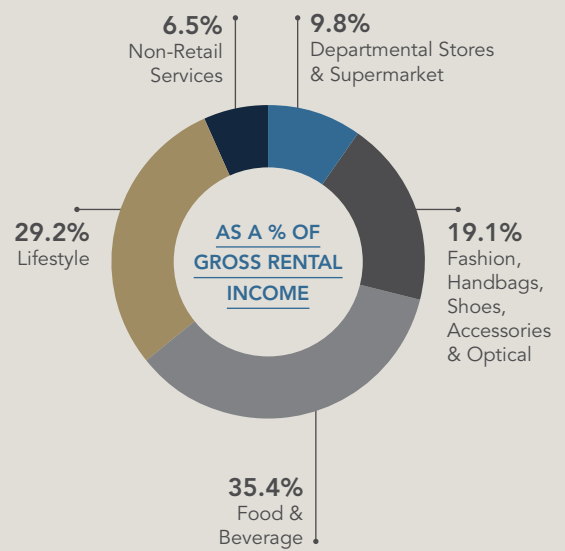
TRADE MIX

By NLA



TRADE MIX

By Gross Rental Income



PORTFOLIO OVERVIEW

THE CLEMENTI MALL



Being the only major shopping mall in the Clementi precinct, The Clementi Mall enjoys a good catchment of shoppers and visitors from Clementi Town, Holland Village, Bukit Timah and West Coast

Located within the heart of Clementi town, The Clementi Mall is a mid-market family-oriented suburban mall.

The Clementi Mall with 195,031 sq ft of NLA is in the first mixed-use development in Singapore comprising a public library, bus interchange and HDB residential blocks. It is a five-storey podium with a basement level with direct connectivity to the Clementi MRT station at Level 3.

Being the only major shopping mall in the Clementi precinct, The Clementi Mall enjoys a good catchment of regular shoppers from Clementi Town, Holland Village, Bukit Timah and West

Coast. It is also a popular gathering venue for students from tertiary institutions located in the vicinity, including Singapore Polytechnic and the National University of Singapore.

During the year, an asset enhancement initiative was launched and completed for basement one. The basement 1 food cluster was expanded from 14 kiosks to 21 kiosks with the introduction of several new concepts. New lettable area of about 1,000 sq ft was created at Level 4 and 5 to allow expansion of F&B concepts.

The mall's Advertising & Promotions efforts not only aimed to reach out to

tenants to constantly drive business opportunities to the stores, but also focused on community engagement activities. Events which promote family-bonding are organised throughout the

year, including the Good Old Days campaign which offer photo taking opportunity to create nostalgic fond memories of yesteryears and a wide range of popular heritage snacks.

