

PROPERTY

SINGAPORE'S MOVE TO EASE SAFE MANAGEMENT MEASURES SPURS RISE IN MALL VISITORS AND RETURN-TO-OFFICE ARRANGEMENTS

As Singapore transitioned to living with COVID-19 as an endemic, the government continued to ease community and border measures. In April 2022, group size per in-person gatherings or meetings limits were removed, workers were allowed to return to their offices, and capacity limits for events were lifted.

All these were good news for SingPost Centre (SPC), which experienced increased return-to-office arrangements and a rise in visitor footfalls as at 31 March 2023. SPC, a mixed-use development featuring an office cum industrial block and a shopping mall, attained 98.2% overall occupancy rate, up from 95.8% a year ago. With more professionals resuming work in their respective offices, SPC achieved an office occupancy rate of 96%, signifying a steady recovery in the office leasing market. Additionally, SPC Mall experienced a 3% increase in occupancy and an impressive 18% surge in footfall traffic.

VITALITY AND FRESHNESS: SINGPOST CENTRE ATTRACTS VISITORS WITH NEW TENANT MIX

Meanwhile, at SPC Mall, we continue successfully attracting a diverse demographic, including vibrant students, youths, office workers, and families. Our focus has been on infusing vitality and freshness into the mall by introducing brands and concepts that resonate with our youthful audience.

Notable new tenants at the mall during FY2022/23 included the trendy retailer of official and authentic Korean popular music and merchandise, House of Kpop, whose album sales are counted towards the Hanteo Chart. Other new tenants included well-known restaurant chain Genki Sushi, the stylish and affordable eyewear brand FOptis catering to the youth market, the health-conscious footwear brand Dr Kong, the specialised retailer of winter wear and travel essentials Cold Wear, and Little Splashes Aquatic, a leading aquatic school that specialises in promoting the cognitive development of infants and toddlers through swimming.

In conjunction with our existing tenants, these new tenants offer a diverse array of compelling reasons – ranging from social experiences to educational opportunities and entertainment – for shoppers and visitors to keep returning to our mall.

FOSTERING VIBRANT COMMUNITY ENGAGEMENT THROUGH WELCOMING SPACES

SPC Mall prides itself on creating inviting spaces that foster community interactions and celebrate the diversity of people from all walks of life. At the heart of the mall lies a spacious atrium strategically utilised to provide a platform for various community activities, festival celebrations, and the nurturing of new ideas.

For the Lunar New Year season, SPC Mall delighted the crowd with a captivating Lion Dance Performance in February 2023. Rooted in a tradition dating back over 1,500 years, the lion dance holds a special significance during auspicious occasions, symbolising good fortune and prosperity for new businesses and ventures. Following a two-year hiatus due to the pandemic, mall visitors were thrilled by lion dances performed by the Stamford Dragon Lion Arts and Cultural Troupe.

In March 2023, fans of Drum Tao descended upon SPC Mall over a two-day period to catch an exclusive preview of the group's upcoming energetic drum show, The Light. Drum Tao is a world-renowned Japanese performance group known for their high-energy, dynamic, and visually stunning drumming performances. The group combines traditional Japanese Taiko drumming with modern music, dance, and martial arts elements to create a unique and captivating stage show.





These engaging events and initiatives exemplify SPC's dedication to creating a vibrant and inclusive community hub where everyone can enjoy culturally enriching experiences. By embracing diverse traditions and fostering social interactions, SPC continues cultivating an atmosphere of togetherness and celebration.

DILIGENCE AND DEDICATION TO SUSTAINABILITY AND ENVIRONMENTAL RESPONSIBILITY

In FY2022/23, SPC's office and industrial tower achieved the prestigious Singapore Building and Construction Authority (BCA) Green Mark Gold Plus award, demonstrating its commitment to sustainability and environmental responsibility.

SPC's notable achievement can be attributed to several impactful energy-efficiency retrofitting initiatives that have been diligently implemented. These measures include successfully replacing a chiller and four cooling towers, resulting in enhanced building efficiencies and substantial energy savings. Additionally, the installation of LED lighting in the common areas and SingPost's operational areas has contributed significantly to reducing energy consumption and further optimising the mall's environmental performance.

By actively adopting these sustainable practices, SPC is dedicated to reducing its carbon footprint and promoting resource efficiency. The BCA Green Mark Gold Plus award stands as a testament to SPC's ongoing commitment to creating an eco-friendly and energy-efficient environment within the mall.



PROPERTY

| Name | Address | Title | Years | With effect from | Land (sqm) | Building GFA (sqm) |
|---|---|-----------|-------|------------------|------------|--------------------|
| Airmail Transit Centre | 21 North Perimeter Road | Leasehold | 30 | 25.09.00 | 2,890 | 8,862 |
| Alexandra Post Office* | 110 Alexandra Road | Leasehold | 99 | 31.03.92 | 2,305 | 897 |
| Ang Mo Kio Central Post Office | Blk 727 Ang Mo Kio Ave 6 #01-4246 | Leasehold | 86 | 01.10.93 | – | 218 |
| Bedok Central Post Office | Blk 218 Bedok North St 1 #01-49 | Leasehold | 86 | 01.10.92 | – | 284 |
| Bukit Merah Central Post Office | Blk 165 Bukit Merah Central #01-3689 | Leasehold | 83 | 01.03.96 | – | 232 |
| Bukit Panjang Post Office | 10 Choa Chu Kang Road | Leasehold | 99 | 31.03.92 | 3,264 | 2,015 |
| Clementi West Post Office | Blk 727 Clementi West Street 2 #01-286 | Leasehold | 85 | 01.11.95 | – | 153 |
| Geylang Post Office | 447 Geylang Road | Leasehold | 99 | 31.03.92 | 449 | 804 |
| Ghim Moh Estate Post Office | Blk 21 Ghim Moh Road #01-225 | Leasehold | 82 | 01.04.94 | – | 213 |
| Jurong Delivery Base | 2 Kian Teck Way | Leasehold | 30 | 16.10.95 | 4,008 | 3,574 |
| Jurong West Post Office | Blk 492 Jurong West Street 41 #01-42/44 | Leasehold | 91 | 01.01.94 | – | 120 |
| Kallang Delivery Base | 18 Jalan Lembah Kallang | Leasehold | 30 | 16.09.98 | 2,761 | 6,872 |
| Katong Post Office | 373 Tanjong Katong Road | Leasehold | 99 | 31.03.92 | 772 | 616 |
| Killiney Road Post Office | 1 Killiney Road | Leasehold | 99 | 31.03.92 | 1,029 | 555 |
| Lim Ah Pin Road Post Office | 1 Lim Ah Pin Road | Leasehold | 99 | 31.03.92 | 669 | 243 |
| Loyang Delivery Base | 25 Loyang Lane | Leasehold | 30 | 16.10.95 | 3,519 | 3,225 |
| MacPherson Post Office | 70 MacPherson Road | Leasehold | 99 | 31.03.92 | 1,918 | 315 |
| 5 Mandai Road | 5 Mandai Road | Leasehold | 99 | 31.03.92 | 2,124 | 468 |
| Pasir Panjang Post Office | 396 Pasir Panjang Road | Leasehold | 99 | 31.03.92 | 1,726 | 318 |
| Paya Lebar Delivery Base | 755 Upper Serangoon Road | Leasehold | 99 | 31.03.92 | 1,353 | 3,012 |
| Serangoon Central Post Office | Blk 261 Serangoon Central Drive #01-05/07 | Leasehold | 99 | 01.07.89 | – | 120 |
| Serangoon Garden Post Office | 54 Serangoon Garden Way | Leasehold | 99 | 31.03.92 | 1,215 | 341 |
| Siglap Post Office | 10 Palm Ave | Leasehold | 99 | 31.03.92 | 986 | 270 |
| Simpang Bedok Post Office | 350 Bedok Road | Leasehold | 99 | 31.03.92 | 1,129 | 378 |
| Singapore Post Centre | 10 Eunos Road 8 | Leasehold | 99 | 30.08.82 | 32,738 | 137,134 |
| SingPost Regional eCommerce Logistics Hub | 37/39 Greenwich Drive | Leasehold | 30 | 16.11.14 | 32,494 | 51,358 |
| 160 Still Road | 160 Still Road | Leasehold | 99 | 31.03.92 | 506 | 201 |
| Tampines Delivery Base | 29 Tampines Street 92 | Leasehold | 30 | 01.01.22 | 5,000 | 12,358 |
| Tanglin Post Office | 56 Tanglin Road | Leasehold | 99 | 31.03.92 | 2,643 | 2,678 |
| Tanjong Pagar Post Office | Blk 1 Tanjong Pagar Plaza #01-25 | Leasehold | 82 | 01.01.94 | – | 151 |
| Teban Garden Post Office | Blk 38 Teban Garden Road #01-316/317 | Leasehold | 71 | 01.10.94 | – | 134 |
| 3B Toh Guan Road East | 3B Toh Guan Road East | Leasehold | 30 | 01.09.19 | 10,064 | 18,126 |
| Towner Road Post Office | Blk 101 Towner Road #01-204/206 | Leasehold | 89 | 01.01.93 | – | 337 |
| Woodlands Delivery Base | 9 Woodlands Walk | Leasehold | 30 | 16.10.95 | 3,040 | 2,393 |

* The property has been classified as an asset held for sale as at 31 March 2023.