

Factsheet

CENTRALPLAZA WESTGATE SHOPPING COMPLEX



CentralPlaza WestGate, CPN’s 28th shopping centre, the most complete ‘Super Regional Mall’ in Southeast Asia with investment value of over 7.3 billion Baht on the gross area of approximately 500,000 square meters. Joining strategic partners to launch services, featured designs under the concept of “Have a BIG life”. This is a shopping centre for the ultimate lifestyle of the future, and will help to enhance Bangkok and Thailand as a ‘Regional Shopping Hub’ and make it comparable to other large cities in the world.

Grand Opening	28 th August 2015
Location	100-rai plot of land located at Bangyai intersection, Bangkok’s “West Gate”, where the 12-lane Kanchanaphisek Road and the 10-lane Rattanathibet Road meet.
Positioning	“The Ultimate Super Regional Mall in Southeast Asia” a destination to fulfill the demands of everyone in the family with lifestyle shopping, dining, entertainment and world-class attractions with superior experiences.
Project Components	<p>Shopping Complex: <i>G.F.A. of 184,000 sq.m.¹ / 5 Floors</i></p> <p>The lifestyle entertainment shopping complex houses</p> <ul style="list-style-type: none"> • Central Department Store¹ • Six specialized anchor stores – Tops Market, Tops Super Store, B2S, SuperSports, PowerBuy, and OfficeMate • Key anchor tenants - world’s premium fitness club “Virgin Active Clubs”, giant cartoon mockup town “Doraemon Comic World” including IKEA store, a global furniture brand.

- Full-format world-class luxury cinema
- Over 500 leading Thai and international brands including global renowned brands
- Dining destinations that respond to every lifestyle

Parking Facility: *G.F.A. of 181,000 sq.m.*

Capable to accommodate more than 5,000 cars and 2,000 motorcycles.

Note:¹ The area is developed and invested by a joint-developer- Central Department Store.

Best Strengths

Best outstanding signatures of CentralPlaza WestGate

1. Best Location:

- Situated on the west ring road: Bangyai intersection is an intersection between the 12-lane Kanchanapisek Road and 10-lane Rattathibet Road. The future route to support the AEC: the west motorway, Bangyai-Banpong-Kanchanaburi connects to Dawei port, Andaman Sea. This area will support further growth of purchasing power and traffic after the opening of the AEC.
- Located in a strategic area of transportation and logistics development - Bangyai intersection' or West Gate - the largest regional gateway of western Bangkok, with the most comprehensive transportation system due to the government's Megaprojects linking all transport routes together, including the MRT Purple Line, public transportation, piers, a ring road, expressway and motorway. This will help turn the Bangyai intersection into the most comprehensive transportation centre covering all modes of transportation.
- Surrounded by future residential centre: over 150,000 units of residential projects are expected within 5 years.

2. Best Merchandising Mix for Modern Lifestyle:

- Offering extensive shopping choices of goods and services which meet all the requirements of modern lifestyle from a leading department store, Central Department Store, and leading fashion stores of Thai and international brands including global fashion brands such as Uniqlo, H&M etc.
- Popular international restaurants for gastronomes.
- Entertainment complex featuring Daraemon Comic World and 12 world standard Cineplex including 4DX and IMAX movie screens.

3. Best Design:

- Experiencing the 'Have a Big Life' concept through design and decorations with super-sized, fantasy beyond imagination and colorful attractions. Special technologies are being featured to create and build excitement such as the 7-storey high LED-lit fountain 'Tree of Life', the 3-storey high LED Rainbow Bridge, Wonder Garden, Sound of Garden, Giant Giraffe, Chess Garden and Wise Garden. These art installations are built to create great fun and enjoyment for all family members.

Target Customers

- Middle to high income target customers of over 13 million people who reside within 1.5-hour travel distance in eight provinces including Bangkok, Nonthaburi, Pathum Thani, Ayutthaya, Nakhon Pathom, Suphanburi, Kanchanaburi, and Ratchaburi.

Stores and Services

SHOPPING

- **Central Department Store** (31,000 sq.m.)
- **6 Specialty Anchors** (totaling 14,000 sq.m.)

Offering a wider range of local and imported products in a new and stunning shop concept:

- Tops Market – top-end international supermarket
- Tops Super Store – supermarket offering complete range of quality products at good value
- SuperSports – sporting goods and equipment store
- PowerBuy – electronics retail outlet
- B2S – book, entertainment and stationery store
- OfficeMate – office supply solutions provider

- **4-storey Shopping Mall** (150,000 sq.m.)
A modern one-stop shopping complex, housing approx. 400 leading retailers.
- **Fashion Plus** (1,490 sq.m.)
A trendy mix & match fashion center with over 100 fashion and accessories outlets for every shopper who fascinates with fashion.
- **E-Center** (250 sq.m.)
Exclusive center for high technology equipment and gadgets.

DINING

- **A wide selection of food & beverage**
Over 80 finest local and international food and restaurants for every type of dining: business lunch, family dining, as well as quick served meals.

- **Food Park (1,550 sq.m.)**
A 670-seat food park offering a wide selection of foods and beverages by 16 food stalls and 6 take-home shops.

ENTERTAINMENT

- **WestGate Cineplex (10,200 sq.m.)**
Full-format world-class luxury cinema offering entertainment experiences with its 3,000 seats in 12 digital movie theaters including Kid Cinema, where its entrance is themed - decorated especially for kids, VIP Ultra Screen cinema and advanced screening systems such as 4DX and IMAX
- **Virgin Active Clubs (3,000 sq.m.)**
A world premium fitness club based upon the global “Life Centre” concept, a new model for Thailand, featuring a full range of high quality facilities and a large gym floor with new exercise machines and programs.
- **Doraemon Comic World (2,600 sq.m.)**
A giant mockup town from a comic book Doraemon, the cartoon character well beloved by Thai fans.

Financial Information Help Sheet

CENTRALPLAZA WESTGATE SHOPPING COMPLEX

I. Approximate Project Investment Cost (Bt.mil)¹

Land		1,140
Shopping complex		4,800
Building structure	3,180	
M&E	1,390	
Interior	<u>230</u>	
Parking building		1,370
Total investment cost		<u>7,310</u>

Remark:

1. Land lease payment is paid upfront in the amount of Baht 655 million and the rest paid annually to a related party for 30-year lease totaling Baht 4,444 million.
2. General description of depreciation:

Buildings	25-30 years
M&E, Interior	5-15 years
3. Depreciation is calculated on a straight-line basis.

Note:¹ Excluding investment in Central Department Store, which is under the responsibility of Central Department Store.

II. Operation

A. Leasable Area and Contract Type:

Retail Area

- CPN's net leasable area is approximately 80,500 sq.m.^{/2} excluding Central Department Store and 6 specialty anchor stores which is developed under the responsibility of a co-developer – Central Department Store. However, Central Department Store and specialties will be magnets to draw traffic into the shopping complex.

Tenant	Contract Type	Term of Contract	Leasable Area (sq.m.)	% of Total Leasable Area
Anchor	Fixed Rent	3 years	12,300	15%
	Revenue sharing		18,500	23%
Retail	Fixed Rent	3 years	40,300	50%
	Revenue sharing		9,400	12%
			80,500	100%

Note: ^{/2} Excluding Food Park of 1,550 sq.m. and Convention Hall of 3,000 sq.m.

B. Occupancy Forecast:

- Occupancy rate is approximately 83%^{/1} at the opening date of August 28, 2015 and will be increased to 92% by the end of 2015 according to the leasing progress.

Note: ^{/1} Based on total retail leasable area.

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