

# BUSINESS REVIEW

JAPAN

“The 2011 outlook for our business in Japan is expected to improve with the gradual recovery of the Japanese economy, although uncertainties and challenges remain. Our focus will be on improving our overall performance.”



Vivit Square, Tokyo



CMA's investment in Japan is via the ¥44.1 billion CapitaRetail Japan Fund Private Limited, in which we have a 26.29% stake.

In 2010, we successfully completed a major asset enhancement initiative (AEI) for Vivit Square (Chiba), our largest asset in Japan. With the AEI, we brought in Mr Max and Nojima Electronics as anchor tenants, and also reopened the food court. Post-AEI, we saw an increase of 13.4% in shopper traffic and 37.3% in tenant sales compared to the same period in the previous year. Occupancy also increased to about 90.0%.

As at 31 December 2010, the occupancy and NPI yield on the Japanese portfolio stands at 95.1% and 3.3% respectively.

The 2011 outlook for our business in Japan is expected to improve with the gradual recovery of the Japanese economy, although uncertainties and challenges remain. Our focus will be on improving our overall performance. We will also explore opportunities to make new acquisitions to expand our portfolio in Japan. In addition, we will continue to tap on our strong relationships with Japanese retailers to bring them to the other countries that CMA operates in.

Total number of retail properties

7

Total GFA (sq ft)

1.8million

Total NLA (sq ft)

1.5million

Total property value  
(100% basis)

S\$0.7billion

NPI yield

3.3%

Occupancy rate

95.1%