FACT SHEET OF TROPICANA CITY MALL

Project Name	-	**Tropicana City** (Mixed Commercial Development) Comprises 4 retail levels: **Tropicana City Mall**, 601 units of service suites called **Tropicana City Tropics** and the 12-storey **Tropicana City Office Tower**.
Developer and Owner	-	Tropicana City Sdn Bhd, formerly known as Dijaya Land Sdn Bhd
Strategic Location	-	Strategically fronting the Sprint Expressway and intersection of LDP
Total Gross Floor Area	-	Approximately 700,000 sq. ft.
Total Nett Lettable Area	-	Approximately 450,000 sq. ft.
Number of Levels/Floors	-	Four (4) levels of Retail (LG to 2nd Floor)
Number of Retail Outlets	-	One (1) Hypermarket and approximately 200 retail lots
Number of Car Park bays	-	1,700 car park bays, (2½ basement levels and additional 1,700 car park bays located at Tropicana City Business Park) conveniently linked by an existing direct underpass.
Concept Positioning		'The New Pulse of PJ' for the Middle Market catchment focusing in conveniences for daily needs, services, a variety of F&B, entertainment, lifestyle & fashion to serve the office crowds and surrounding residential catchment.
Tenant Mix		LOWER GROUND Hypermarket, Snacks, Services, Pharmacy, Florist, Cobbler, Gifts, etc. GROUND FLOOR Fashion, Shoes, Bags, Accessories, Cafes & F&B outlets FIRST FLOOR Home, Electronics, Bookstore, as well as other mix of lifestyle retail outlets SECOND FLOOR GSC multiplex & Toys "R" Us as the mini anchors, Baby & Kids, Spa & Wellness, as well as an IT Centre amongst other hobbies & gadget outlets

Anchor Tenant	Carrefour Hypermarket occupying approximately 123,000 sq ft on Lower Ground
Mini Anchors	- GSC Multiplex – 35,000 sq ft - mynt Family Concept Store – 12,000 sq ft - Best Denki – 12,000 sq ft - Nichii – 9,500 sq ft - Kitschen – 6,500 sq ft - Toys "R" Us – 8,700 sq ft - Borders – 8,500 sq ft - Gymboree – 3,100 sq ft
Other Tenants	Starbucks, Kenny Rogers Roasters, Kiku Zakura, Esquire Kitchen, Santini, San Francisco SteakHouse, Room 18, Sushi Tei, Penang Village, Artista Bar & Restaurant,1901 Hotdog, Jenkangs, Esprit, Muse by Alvin Tay, Watches of Switzerland Services, Mybytes, Caring Pharmacy, Focus Point, Better Vision Eyecare, Body Shop, Sasa,786 Star Money Changer, Crystal Corner, House of Jue Bao, OPI Nail Bar, Creative Nail, Monsoon ID Hair Salon, Shihlin Taiwan Street Snacks, Koong Woh Tong, Tropics Bakery, Ninja Joe, Bobalicious Smoothies, Sox World, The Face Shop, Red Army Watches, A Look, DiGi, etc.
Uniqueness	- Glass domed skylight - Signature glass portal with changing colour hues (7pm-12mn) - An all-in-one mixed development that boasts a self-sustaining 4-level lifestyle-retail mall, 601 units of service suites & a 12-storey office tower available for rent - TCM is a F&B haven that also doubles up as a 'friendly neighbourhood mall' that caters to children's needs with *Planet Enfant, Toys 'R' Us, Gymboree & Kids Corner* - *GSC*, the premier Cineplex in selected malls, is also one of the anchors at TCM
<u>First-of-its-kind tenant mix</u>:	> Sushi Tei, 1st Singapore home-grown restaurant chain > Sorella, 1st concept boutique store offering trendy and practical range of lingerie, pyjamas, undergarments & accessories > Red Army Watches, concept boutique > Bodybar All Natural Skincare, 1st organic skincare store offering 100 percent natural ingredients > Good Taste Cafe, 1st concept F&B outlet > Bad Ass Coffee, 1st concept F&B outlet that offers aromatic coffee & snacks > Story Book, 1st concept photo compilation services store (unique album compilation) in Malaysia > Tuan Yuan, 1st concept local snacks outlet in Malaysia > Muse by Alvin Tay, 1st concept local fashion designer shop by Alvin Tay > Ninja Joe, 1st concept pork burger outlet in Malaysia

Disclaimer: Subject to change at the discretion of the Tropicana City Sdn Bhd management.

To obtain further information, please contact Ms Serena Lim at 03-7710 1018 from the Corporate Communication Division or Ms Mabel Tan at 03-7710 1818 / 012-323 0880 from the Marketing & Leasing Division.

As at 01.03.2010