

The Investment in CentralFestival Phuket 1

Analyst Meeting
12 March 2015



**PROPERTY
DEVELOPMENT
& INVESTMENT**

A Member of Central Group

The Most Admired and Dynamic
Regional Retail Property Developer
with World-Class Rewarding Experience

Project Overview

Project Life

Leasehold remaining 41 years
(2015 – 2056)

Assets

Land : Leasehold 25-0-37 rais
(excl. CDS's footprint)

Building : GFA 69,091 sqm (71% of total)
NLA 44,347 sqm (61% of total)
**Excluding Department Store
27,813 sqm**

Occupancy

Overall 98%
Retail Shop 95%

ARR in 2015 (THB/sqm/mth)

Retail 1,379 THB
Overall 1,141 THB

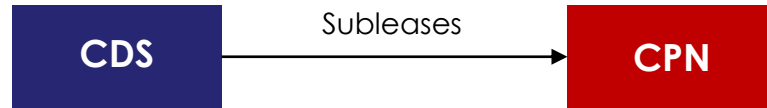


Note: Information as of year 2015

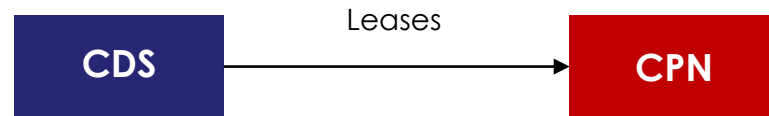


Transaction Structure

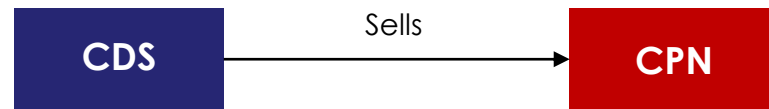
LAND
25-0-37 rais
Excl. CDS's footprint



BUILDING
GFA 69,091 sqm
NLA 44,347 sqm
Excl. CDS



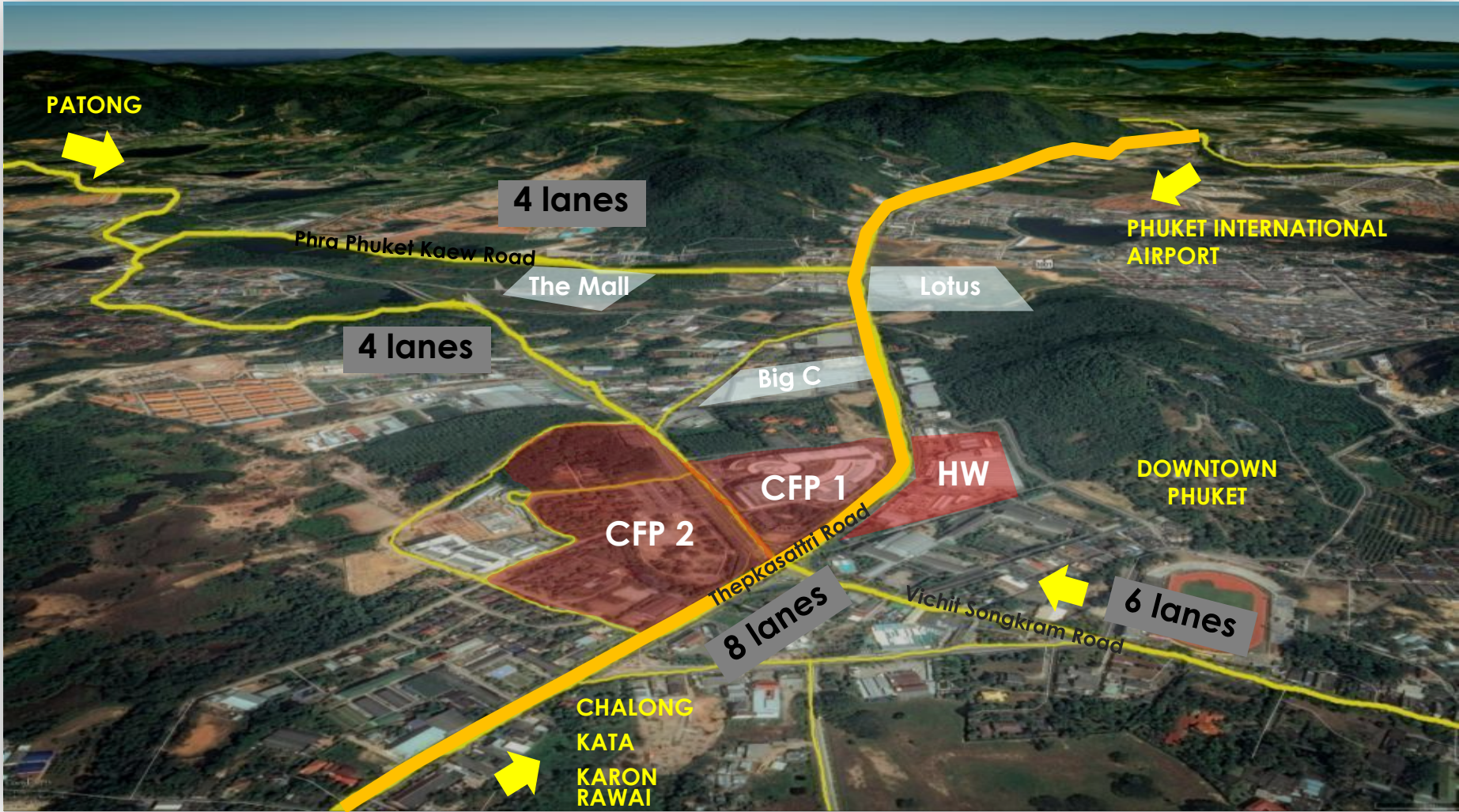
M&E System



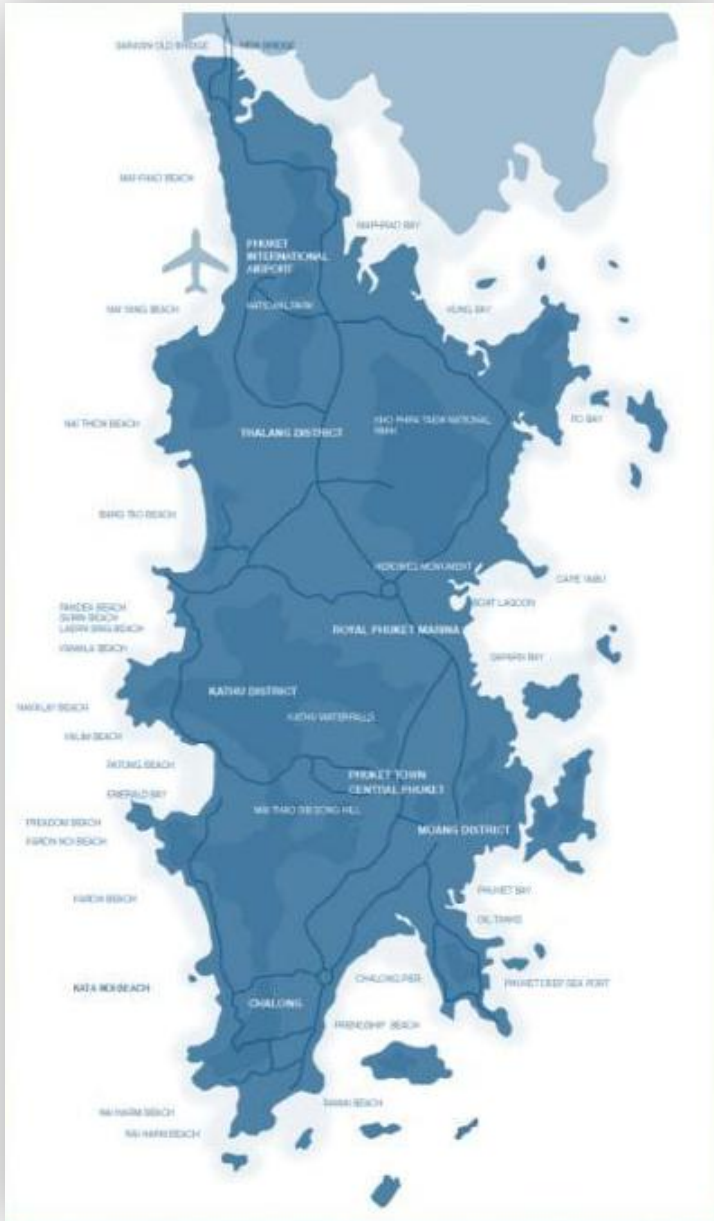
Other Assets



Project Location



Phuket



POPULATION AND INCOME POTENTIAL

- CFP1&2 's catchment area will covers up to 120 minutes drive time from the site.
- Expected to attract a official local population of 530,000 and also 630,000 residents living in nearby provinces (Phanga and Krabi).
- The average monthly household income is approximately 32,000 baht in 2013, based on the survey by National Statistical Office. 44% of population is categorized in > 30k household income group.

TOURISM

- Tourism is major economic factor, contributing 35.5% to Phuket GDP in 2012. Revenues from tourism is 260,442 million baht in 2013.
- International overnight tourist arrivals have an average length of stay of 4.5 days.
- Tourist arrivals in 2013 totalled 11.96 million persons, increasing by 35.4% from 2012.
- Excluding domestic tourists, Chinese is a majority with a number of 1.1 million persons (or 15% of international tourist arrivals) in 2013, followed by Russian at 9%, Australian at 7% and German at 6%.
- Average daily spending for international tourist is approximately 6,160 baht per day, whilst domestic tourist is around 3,890 baht per day.
- In 2014, Phuket International Airport has reached 11 million passengers with more than 76,000 flights a year.

Retail Supply in Phuket



SHOPPING MALL

No	Name
1	Central Festival Phuket 1 (CFP1) GLA : ~66,000 sq.m.
2	Jungceylon GLA : ~62,721 sq.m.
3	Ocean - Robinson GLA : ~13,000 sq.m.

HYPERMARKET

No	Name	No	Name
1	Tesco Lotus Phuket GLA : ~10,000 sq.m.	5	Tesco+Park Choeng Tale GLA : ~5,000 sq.m.
2	Tesco Lotus Thalang GLA : ~10,000 sq.m.	6	Tesco Lotus+Park Kathu GLA : ~5,000 sq.m.
3	Tesco Lotus+Park Chao Fa GLA : ~5,000 sq.m.	7	Big C Phuket GLA : ~10,000 sq.m.
4	Tesco Lotus+Park Rawai GLA : ~5,000 sq.m.	8	Big C Phuket2 (Extra) GLA : ~10,000 sq.m.

FUTURE KEY DEVELOPMENT

No	Name
1	Central Festival Phuket (CFP2) GLA : ~63,000 sq.m.
2	The Mall Phuket GLA : ~130,000 sq.m.

CentralFestival Phuket

Currently CentralFestival Phuket's catchment spreads over the entire island, with primary catchment in Phuket town and Patong



Location

- Located on the center of Phuket, important junction connecting 3 main roads which feeds heavy traffic from North to South and East to West
- Retail developments along the road, create active frontages and are regarded as the main retail zone of Phuket

Accessibility & Transport

- Accessible from all main roads with a traffic volume of > 50,000 personal cars per day

Wide Frontage & Exposure

- 1,500-meter of active frontages facing the highway

Experience

- CPN is the biggest retail developer in Thailand
- Central has 10 years experience in Phuket – long time establishment and strong base of customers

CentralFestival Phuket

CFP 2

LUXURY WING

Iconic Luxury Living & Complete Tourist Destination

mass luxury brands, bridgeline, some highstreet, lifestyle dining and cafes

Target: Wealthy Local & Expat / Tourists

Design: Modern, green, world-class luxury

CFP 1

FESTIVAL WING

Complete Lifestyle Shopping Experience

mass highstreet brands, complete specialty, banking and electronics, family restaurants

Target: Family

Design: Colorful, simple, green exterior

