

Factsheet

CENTRALPLAZA KHONKAEN SHOPPING COMPLEX

Within the overall project of 186,000 sqm in a prime location of Khonkean Province, CentralPlaza Khonkean houses more than 250 renowned stores and is undoubtedly the largest and most modern lifestyle shopping complex in Northeastern Region of Thailand, pledging to revolutionize the shopping experience of the region.

Opening Celebration 3 December 2009

Location 45-rai land plot on the intersection of two Khonkaen's main roads – Mittraphab Road and Srichan Road – and next to the City Gate of Khonkean Province, North-East Region of Thailand.

Positioning The trendsetter and the largest and most modern lifestyle shopping complex in Northeastern Region of Thailand, providing complete offerings, including the most modern Robinson Department Store^{/1}, diverse retail shops and restaurants, comprehensive entertainment center and fully functioned multi-purpose hall.

Project Components ^{/1} **Shopping Complex** 75,000 sqm / 5 floors

The most modern in Northeastern Thailand with:

- 5-storey Robinson Department Store^{/1}
- More than 250 retail shops and 4 anchors including entertainment complex
- 4,800 sqm multi-purpose hall

Parking Facility 74,500 sqm / 5 levels

Capable to accommodate more than 2,100 vehicles.

Note: ^{/1} The area was developed and owned by Robinson Department Store Plc, a co-project owner.

Best Strengths

Best outstanding signatures of CentralPlaza Khonkaen

1. Best Location:

- Located in one of the most powerful provinces in Thailand – the heart of commercial and education hub of Northeastern Thailand.
- Captured purchasing power of 13 million potential shoppers in Khonkean and 9 surrounding provinces.
- Situated on the intersection of two city main roads – 12-lane Mittraphab Road and 4-lane Srichan Road – which should provide easy access to downtown Khonkean and nearby provinces.

2. Best merchandising mix for modern lifestyle:

- The range of offerings encompasses over 250 trendy shopping retailers, 40 restaurants, 4 unrivaled specialty stores, and Thailand's leading department store.
- Various special zones, Fashion, Health & Beauty, Banking & Service, Furniture & Home Décor, IT Center, and Education.
- Full entertainment complex featuring 8 cinemas, 14 lanes of bowling alleys and 11 karaoke rooms.

3. Best Design:

- Stunning design using the beauty of Northeastern arts and cultures to create modern architecture and representing the beautiful authentic of Northeastern life.
- Featured along the front of the complex with the recreational akin piazza that offers space for relaxation and festivities of the town.
- Transparent skylight and glass façade formulating pleased shopping ambience with natural light.
- Adhering energy saving program with a friendly green-building design contributing to the community and environment.

Target Customers

CentralPlaza Khonkaen targets young adults & university students, working people as well as habitants in Khonkaen and 9 nearby provinces.

Stores and Services

SHOPPING

- **Robinson Department Store** (22,000 sqm)
- **4 Specialized Anchors 'Mega Stores'** (totaling 7,100 sqm)
Offering a wider range of products in a modern Northeastern shop concept:
 - **Tops Market**
 - **B2S**
 - **PowerBuy**
 - **SuperSports**
- **Fashion Plus** (1,900 sqm)
A trendy mix & match fashion center with numerous fashion and accessories outlets for every shopper who fascinates with fashion.
- **E-Center** (1,100 sqm)
Offering an exclusive high technology E-Center with over 95 shops and booths for trendy lifestyle.

- **5-storey shopping plaza (53,300 sqm)**
Housing more than 250 vendors of different sorts, including fashion products, beauty parlors, banking & services, furniture and home decoration items.

DINING

- **Enjoy over 40 mouth-watering food & beverage outlets**
Offering a wide range of the finest local (Isan) and international food and restaurants for every type of dining: business lunch, family dining, quick served in any occasion.
- **Food Park (1,700 sqm)**
Offering various choices of foods and beverages with over 20 food vendors and 10 take-homes.

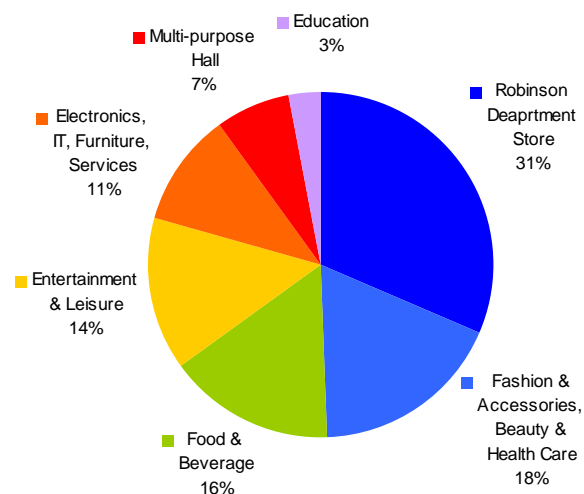
ENTERTAINMENT

- **SF Cinema and SF Strike Bowl & Karaoke (7,000 sqm)**
 - Experience an enjoyment with superior comfort at SF Cinema City with 8 movie screens of a total capacity of 1,500 seats.
 - Classy place for hanging out with friends and family with 14 lanes of bowling alleys and 11 karaoke rooms.

MULTI - PURPOSE HALL (4,800 sqm)

- A full function event hall that provides a maximum space, which ready to serve as a center of commercial events, responding the location in business hub of Northeastern Region.

Merchandising Mix



Financial Information Help Sheet

CENTRALPLAZA KHONKAEN SHOPPING COMPLEX

I. Approximate Project Investment Cost (Bt.mil)

Land		840
Shopping complex ^{/1}		2,530
Building structure	1,430	
M&E	<u>1,100</u>	
Parking building		500
Total investment cost		<u>3,870</u>

Remark:

- Land is a freehold and booked at cost.
- General description of depreciation:

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

Note: ^{/1}Investment costs exclude that of Robinson Department Store, which is developed and invested by project co-developer – Robinson Department Store Plc.

II. Operation

A. Leasable Area and Contract Type:

- CPN's total leasable area is approximately 53,300 sqm. The area excludes Robinson Department Store which is developed and invested by project co-developer – Robinson Department Store Plc. However, Robinson Department Store will be one of a magnet to draw traffic into the shopping complex and CPN's area.

Tenant	Leasable Area (sqm.)	% of leasable area	Tenure	Contract Type	
Anchors	13,000	24%	30 years	Long -term lease	46%
			15 years	% of Sales	54%
Retails	40,300	76%	1 - 3 years	Fixed Rent	93%
				% of Sales	7%
	53,300	100%			

- Anchor tenants of 13,000-sqm leasable area are the followings.
 - SF Cinema and SF Strike Bowl & Karaoke occupy totaling 54% of the total anchor leaseable area. Rental payment will be collected on a monthly basis using a percentage of sales basis.
 - About 46% of the total anchor leaseable area was occupied by three anchors – B2S, PowerBuy, and Tops Market – who have leased the area for 30 years and made up the payments for the whole lease term^{/2}.
- Rental of retail tenants will be collected on monthly basis.

Note: ^{/2} Long-term lease tenant is required to pay upfront a lum-sum rental payment, which will be booked as unearned income and amortized as rental income throughout the lease term on straight-line basis.

B. Occupancy Forecast:

- CentralPlaza Khonkaen opened on 3 December 2009 with an occupancy rate of approximately 80%^{/3}.
- The occupancy rate of CentralPlaza Khonkaen is expected to reach approximately 90% by December 2010^{/4}.

Note: ^{/3} Calculated based on total CPN's leasable areas.

^{/4} The occupancy forecast is calculated based on actual contract sale, offering letters not yet finalized and CPN's assumption on unsold area. Actual numbers may differ slightly.

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