

## Toppen Shopping Centre

The booming city of Johor is Ikano's next horizon in Malaysia, and an exciting one too. With 3.6 million inhabitants and an average disposable income of RM118,720 (US\$27,813) per household, Johor has the third highest purchasing power in Malaysia yet offers abundant opportunities due to its underdeveloped retail market.

Toppen Shopping Centre is set to change the retail game in Johor. With four levels of shops anchored by IKEA, topped off by an exciting rooftop space with entertainment and international dining options, it is set to become the region's pre-eminent shopping centre.



### IKEA Tebrau

set to open November 2017, building a strong customer base for shopping centre launch in 2019.



### Johor's most modern shopping mall

with an innovative rooftop for entertainment and dining.



### Strategically located

in Johor Bahru city and within easy reach of Singapore (< 30 minutes driving time).



### High income customer base

with established retail spending habits (39.3% of disposable income spent on retail).

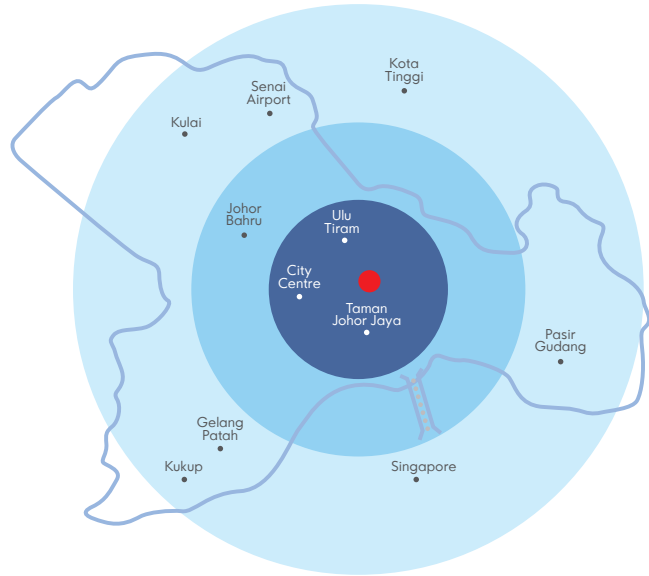


### Vast retail market opportunities

in Johor.



## Catchment Area



Catchment Area	People	Driving Time
Primary	366k	15 mins
Secondary	740k	30 mins
Tertiary	850k	45 mins

## The Size & Shape Of It

Open	2019
No of parking places incl. IKEA	3,400
GLA (sq ft) incl. IKEA	502,631 (46,696 sq m)
Tenants + Kiosks	More than 300
Anchors	IKEA, B.I.G. Supermarket, Harvey Norman and Food Empire