For Immediate Release

MEDIA RELEASE

SingLand Progresses on Proposal to Rejuvenate Marina Square complex

Sale of land parcel to Marina Residential Development to facilitate these plans

SINGAPORE, 3 December 2025 – Singapore Land Group Limited ("SingLand") today announced that its indirect subsidiary, Marina Residential Development Pte. Ltd. ("Marina Residential Development") has entered into an internal restructuring exercise to consolidate the ownership of a land parcel within the Marina Square complex.

Back in 3Q 2023, SingLand obtained Provisional Permission from the Urban Redevelopment Authority ("URA") for the partial redevelopment of Marina Square complex ("Project") which includes rezoning a portion of the existing site for residential use. The Project received in-principle approval under URA's Strategic Development Incentive ("SDI") scheme which encourages the revitalisation of older buildings located in strategic areas into innovative and sustainable developments that generate positive and transformational, long-term impact for the surroundings.

Singapore's first hyper-mixed development

In the second half of 2025, SingLand submitted a revised proposal to URA to transform Marina Square complex into Singapore's first hyper-mixed development, with the addition of three buildings comprising a residential tower, a serviced apartment block and a mixed-use tower with hospitality, office and performing arts spaces.

Located in the heart of Marina Central district, the Project will contribute to the area's transformation into a vibrant waterfront lifestyle hub with new public spaces, enhanced pedestrian-friendly networks, cultural facilities and new residential offerings. Working in synergy with the upcoming NS Square, the Project will strengthen the area's appeal as a mixed-use lifestyle destination with its diverse array of residential, hospitality, retail, office and cultural offerings.

One key enhancement is the transformation of the existing green area over Stamford Canal along Raffles Avenue into a 6,500 sqm public park with lush greenery, playscapes and event spaces. Additionally, the Project supports the nation's sustainability agenda through integration with the Marina Bay District Cooling Network.

The proposal is currently under review by the relevant authorities, with SingLand and its team of professional advisers concurrently working on more detailed plans. While the timeline for the proposed development has not been determined, SingLand is expected to provide updates on this in the first half of 2026.

Meanwhile, it is business-as-usual at Marina Square complex, which comprises Marina Square shopping mall and the three hotels Pan Pacific Singapore, PARKROYAL COLLECTION Marina Bay and Mandarin Oriental, Singapore.

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About Singapore Land Group Limited

Singapore Land Group Limited (SingLand) is a premier property investment and development Group listed since 1971. Working across a diverse portfolio of real estate including commercial offices, residential and retail properties and hotels, SingLand takes a holistic approach to development. Through an extensive portfolio of prime commercial assets in Singapore and investment properties in Australia, China and the United Kingdom, SingLand owns 3.9 million square feet of office space and 1.2 million square feet of retail space.

With a track record of over 60 years, SingLand is committed to creating inclusive environments that respect the highest sustainability standards and elevate communities towards a better future. SingLand is a subsidiary of UOL Group Limited.

For more information on SingLand, please visit www.singaporeland.com.

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