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SingLand Unveils Marina Square's Transformation into Singapore's First Hyper-Mixed Landmark Development

The 9.2-hectare Marina Square complex will be repositioned as a 24/7 destination, bringing together urban living, hospitality, workplaces, retail, sports, wellness and culture.

Artist's impression showing three new towers integrated with the existing Marina Square complex to create Singapore's first hyper-mixed development.

SINGAPORE, 1 September 2026 – Singapore Land Group Limited ("SingLand") today announced the partial redevelopment of the Marina Square complex (the "Project"), repositioning the landmark precinct as Singapore's first hyper-mixed development. The renewal brings together urban living, hospitality, workplaces, retail, sports, wellness and culture within a connected 24/7 destination.

Three new towers will be integrated with the site's existing John Portman-designed hotels - Pan Pacific Singapore, PARKROYAL COLLECTION Marina Bay, Singapore and Mandarin

Oriental, Singapore - while the four-storey retail mall will be comprehensively reimagined as the connected heart of the transformed precinct.

Designed by UK-based PLP Architecture and local firm DP Architects, the Project will capitalise on the site's recent Gross Floor Area ("GFA") uplift to approximately 362,493 sqm[1]. The redevelopment will introduce luxury residences, serviced apartments, premium Grade A offices, public parks, arts and cultural spaces, and sports and wellness facilities. A continuous sheltered walkway at the first storey and an elevated botanical loop will strengthen pedestrian links to One Raffles Link, Millenia Walk, Suntec City and the upcoming NS Square. Together, the broader mix of uses and improved connectivity will create new synergies across the site. This benefits the public and supports the continued evolution of the site's three existing hotels.

A new chapter for Marina Centre

Completed in 1986, Marina Centre was the first district developed within the wider Marina Bay area, combining offices, hotels and retail. Building on this pioneering legacy, the redevelopment will introduce a new urban typology that layers new uses and experiences onto the site's established assets.

"As Marina Bay enters its next phase, we have an opportunity to reimagine Marina Square as a more connected and compelling destination. By adding residences, serviced apartments and workplaces alongside the existing hotels - and repositioning the mall around experience-led retail, sports, wellness and community - we are creating a new ecosystem where people can live, work, stay and connect.

"This hyper-mixed approach is about more than placing different uses together. It is about designing them to reinforce one another, with the mall and public realm serving as shared platforms for activity throughout the day. The Project reflects our broader ambition to

[1] SingLand received a grant of Written Permission ("WP") under the Urban Redevelopment Authority's ("URA") Strategic Development Incentive ("SDI") scheme on 31 August 2026. Under the scheme, the site will realise an increase in GFA to approximately 362,493 sqm, excluding bonus GFA for balconies and indoor recreation spaces.

transform key assets into future-ready destinations that remain relevant to how people want to live and engage. We look forward to working closely with our stakeholders to bring this vision to life," says Mr Jonathan Eu, SingLand's Chief Executive Officer.

Broadening the hospitality experience

The Project will broaden the precinct's hospitality offering with a new 304-key hotel and 260-key serviced apartment. Complementing the three existing hotels with two differentiated product offerings, the new hotel will cater to community-oriented living through shared facilities and curated programming, while the serviced apartment will serve longer-stay guests. Together, the five hospitality assets will serve a wider range of guest profiles, stay patterns and lifestyle needs.

Artist's impression of the mixed-use block and its multi-level landscaped terraces, designed to support placemaking and community activities.

The new hotel will occupy the fourth to tenth floors of the 19-storey mixed-use block, with shared spaces for networking, events and social interaction. Its location places guests close to the vibrant Marina Bay area. The 24-storey serviced apartment block will offer panoramic views towards Marina Bay and Bay East Garden across 260 keys. Operators for both hospitality components have yet to be appointed.

Workplaces integrated within the precinct

The office component will occupy the twelfth to nineteenth floors of the new 19-storey mixed-use block. Defined by a folded façade, it will provide approximately 13,000 sqm of premium Grade A net lettable area, with views across Marina Bay, War Memorial Park and the Civic District. Direct access to the mall, hospitality, wellness and public spaces will integrate the workplace within the wider Marina Bay precinct experience.

Repositioning the mall as the precinct's connective heart

Artist's impression of the repositioned retail mall, integrated with landscaped public spaces and connected to the precinct's existing and new components.

The four-storey Marina Square Shopping Mall will undergo a comprehensive asset enhancement initiative across more than 76,000 sqm of GFA. Rather than operate as a conventional shopping centre, the repositioned mall will become the common platform linking the precinct's hotels, offices, residences, serviced apartments and public spaces. Its refreshed offer will include a broader mix of food and beverage, sports, wellness and lifestyle concepts, alongside landscaped and pet-friendly environments.

The public park above Stamford Canal will extend the precinct's biophilic qualities into the mall through landscaped interiors, terraces on the second and third storeys, and an activated roofscape. This continuous green layer will help blur the boundaries between retail, recreation and the public realm.

Movement across the site will be simplified through direct roofscape access from the three existing hotels and new towers, a new first-storey through-block link between Raffles Avenue and Raffles Boulevard, as well as a sheltered connection to the upcoming NS Square. These connections will allow the mall to function as both a destination and an intuitive route through the wider development. The repositioning responds to changing consumer expectations for places that combine commerce with recreation, wellbeing and community. By bringing complementary uses into closer physical and operational connection, the mall can support activity across different times of day and serve office workers, residents, hotel guests and visitors throughout Marina Bay.

Introducing a new form of city living

Artist's impression of the 204-unit residential development, with views across the city skyline and Marina Bay.

Rising more than 190 metres, the 49-storey residential tower will introduce 204 large-format luxury homes, ranging from three- to five-bedroom apartments and penthouses. Residents will enjoy access to the wider hyper-mixed precinct's hospitality, retail, wellness, culture and public space offerings.

Expanding the public realm

The Project will contribute to Marina Bay's evolution as a 24/7 waterfront precinct by creating a more open and inclusive public realm, supported by spaces for events, culture and community programming.

Located along Raffles Avenue, the area above Stamford Canal will be transformed into a 6,500 sqm public park with planting, playscapes and event spaces, establishing a new green frontage for the precinct.

A network of spaces will support year-round placemaking and social activity. These include more than 4,000 sqm of privately-owned public space connected directly to the upcoming NS Square; The Cube, a 700 sqm event venue along Raffles Boulevard; and The Oculus, a 300 sqm central atrium within the mall.

Through SingLand Inspires, the Group's corporate art initiative, an art walk will be curated across the precinct. It will complement established programmes and events in Marina Bay, including ART SG, i Light Singapore, the Formula 1 Singapore Grand Prix, National Day and year-end celebrations.

Taking a whole-life carbon approach

The Project incorporates a range of sustainability measures, with all three new buildings targeting the Building and Construction Authority's Green Mark Platinum Super Low Energy certification. A satellite plant connected to the Marina Bay District Cooling Network will provide energy-efficient cooling to the development and surrounding buildings.

The whole-life carbon strategy also extends to embodied emissions. The existing mall structure will be adaptively reused, retaining a significant part of the original development while integrating new buildings, uses and public spaces.

Works to commence progressively

Marina Square Shopping Mall will close on 31 March 2027 to facilitate construction. Ahead of the closure, SingLand will continue to curate an active calendar of events and activities to maintain mall visibility, drive shopper footfall, and support retail sales.

All three existing hotels will remain fully operational throughout the works. SingLand is working with relevant stakeholders to minimise disruption, maintain accessibility and provide clear wayfinding for hotel guests and visitors.

The Project is expected to be completed by 2031. Further details will be announced at key milestones.

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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.

Media Contacts:

Aveline Tan
Tel: +65 6011 6100
Email: aveline.tan@singaporeland.com

Michelle Ang
Tel: +65 9683 1278
Email: michelle.ang@ogilvy.com