

## Fraser's Property awarded collective sale tender for leasehold rear plot of The Centrepoint on Singapore's iconic Orchard Road for S\$391.9 million

- ◆ Acquisition consolidates Fraser's Property's ownership of the leasehold rear plot of The Centrepoint with 132 strata units, strengthening its position along Singapore's premier shopping belt
- ◆ Underscores the Group's confidence in the long-term value of sites with strong locational attributes

### SINGAPORE, 27 FEBRUARY 2026

Fraser's Property (and together with its subsidiaries, the "Group"), through its wholly owned subsidiary, Fraser's Property Cuppage Pte. Ltd., has today been awarded the collective sale tender for the leasehold rear plot at The Centrepoint for a consideration of S\$391.9 million, consolidating its ownership of the seven-storey landmark property on Singapore's iconic Orchard Road shopping belt. The tender price translates to a land rate of approximately S\$2,577 per square foot per plot ratio (psf ppr) after including lease top-ups and any land betterment charge payable.

The leasehold rear plot forms part of The Centrepoint at 176A Orchard Road and comprises 66 retail units and 66 residential apartments under Management Corporation Strata Title (MCST) Plan No. 1304. This strategic acquisition further strengthens Fraser's Property's position in Singapore's iconic shopping district and its ability to maximise the potential of this well-located site, in line with national plans to rejuvenate the Orchard Road precinct.

Completed in 1983, The Centrepoint comprises two components: a freehold front plot and a leasehold rear plot. Prior to the collective sale for the rear plot, Fraser's Property already held a majority stake in it, owning over 52% of the units by strata area. Fraser's Property is also the majority shareholder in the freehold front plot, owning about 96% of the units by strata area.

Fraser's Property has a longstanding presence in Orchard Road, with The Centrepoint as its first asset. It also has full ownership of 51 Cuppage Road, a 10-storey office building directly linked to The Centrepoint.

**Ms Soon Su Lin, Chief Executive Officer, Fraser's Property Singapore**, said: "We are pleased to strengthen our ownership of The Centrepoint. This gives us greater flexibility to unlock the site's long-term potential, including assessing broader rejuvenation plans for the area. In the meantime, it remains business as usual at The Centrepoint, where we continue to enhance the mall's retail offerings and organise year-long marketing activities to attract shoppers to the mall."

With its prominent main-street frontage along the Orchard Road belt and direct link to Somerset MRT station, The Centrepoint attracts healthy shopper traffic, maintaining a high occupancy rate of about 98%<sup>1</sup>. Its retail component, which comprises 66 retail strata units on the leasehold plot and 151 retail strata units on the freehold plot, continues to operate as usual. The mall remains a key contributor to Fraser's Property's retail portfolio in Singapore.

The completion of the acquisition is subject to the obtaining of a sale order approving the collective sale or receipt of consent from all subsidiary proprietors to the sale.

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<sup>1</sup> As at 30 September 2025.

### **About Fraser's Property Singapore**

Fraser's Property Singapore is a business unit of SGX-listed Fraser's Property Limited, a multi-national company that owns, develops, and manages a diverse and integrated property portfolio.

Fraser's Property Singapore owns, develops and/or manages residential, retail, office and mixed-use properties in Singapore.

Over the years, it has developed over 23,000 quality homes. It oversees a portfolio of 12 shopping malls in Singapore and six commercial properties. Nine of the retail assets and one commercial property are held under Fraser's Centrepoint Trust, and another commercial property is held under Fraser's Logistics & Commercial Trust.

For more information on Fraser's Property Singapore, please visit [frasersproperty.com/sg](https://frasersproperty.com/sg) or follow us on [Facebook](#) and [Instagram](#).

### **About Fraser's Property Limited**

Fraser's Property Limited ("Fraser's Property" and together with its subsidiaries, the "Fraser's Property Group" or the "Group"), is a multinational investor-developer-operator of real estate products and services. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$39.7 billion as at 30 September 2025.

Fraser's Property operates across five asset classes: industrial & logistics, retail, commercial & business parks, residential and hospitality. Its businesses span Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries.

The Group is the sponsor of real estate investment trusts ("REITs"), Fraser's Centrepoint Trust and Fraser's Logistics & Commercial Trust, listed on the SGX-ST, as well as Fraser's Property Thailand Industrial Freehold & Leasehold REIT and Golden Ventures Leasehold Real Estate Investment Trust, listed on the Stock Exchange of Thailand.

Guided by its purpose of inspiring experiences and creating places for good, the Group promotes an ESG framework that supports long-term value creation through focus areas such as transparent governance, sustainable finance, inclusive communities and reducing our carbon emissions. Fraser's Property aims to deliver lasting shared value for its customers, people, investors and communities, while fostering a progressive, collaborative and respectful culture.

For more information on Fraser's Property, please visit [frasersproperty.com](https://frasersproperty.com) or follow us on [LinkedIn](#).

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