

Singapore Central Private Real Estate Fund welcomes Shell Singapore to Asia Square Tower 1

- Major new lease reinforces the strength of Singapore portfolio
- Shell Singapore's relocation brings the company closer to its customers and partners

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Singapore Central Private Real Estate Fund ("SCPREF"), a Hongkong Land Holdings Limited ("Hongkong Land" or the "Company") managed private real estate fund, today announced that Shell Singapore will relocate to Asia Square Tower 1 ("AST1") in Singapore's Marina Bay financial district. AST1 is a Grade A office tower in Singapore's Marina Bay district that is owned and managed by SCPREF.

Shell Singapore will take up approximately 100,234 sq. ft. across three floors, making this one of the largest office leasing transactions in Singapore to-date in 2026. The move is expected to take place in the first half of 2027.

The relocation reflects Shell Singapore's desire to be closer to its customers, partners and the broader ecosystem within Singapore's Marina Bay district. It also underscores the company's continued investment in its people and long-term presence in Singapore. AST1 will provide Shell Singapore with a high-performance workplace that integrates with smart technology and supports flexible and sustainable ways of working.

Ms Kah Peng Aw, Chairman, Shell Companies in Singapore said, "Asia Square Tower 1 provides a strong platform for Shell Singapore's continued growth. This move reflects our confidence in Singapore's role as a key hub for Shell's global activities. Asia Square Tower 1 offers the scale, resilience and adaptability we need to support our operations and our people over the long term. We are confident this move will strengthen collaboration across our teams and with external partners, and anchor our continued contribution to Singapore's business and energy ecosystem."

Ms Pei Teng Foo, Chief Executive, Singapore Central Private Real Estate Fund, said, "We are delighted to welcome Shell Singapore to Asia Square Tower 1. Shell's decision to relocate to our portfolio is a strong endorsement of the quality and strategic positioning of SCPREF's assets in the heart of Singapore's CBD. As one of the world's leading energy companies, Shell's presence further strengthens the blue-chip tenant base of Asia Square Tower 1 and underscores the appeal of the SCPREF's assets to multinational companies. We look forward to providing Shell with a best-in-class workplace experience in Asia Square Tower 1."

SCPREF is Hongkong Land's inaugural private real estate fund, with a focus on ultra-premium integrated commercial properties in Singapore. With assets under management of S\$8.2 billion (US\$6.4 billion) at inception, the fund has an initial portfolio of four premium commercial assets situated within Singapore's CBD, including Asia Square Tower 1, Marina Bay Financial Centre Towers 1 & 2, One Raffles Quay and One Raffles Link. These assets offer tenants integrated access to multiple MRT stations and a broad ecosystem of amenities including residences, hotels, event facilities, retail and dining options.

Photo Caption:



Located in the heart of Singapore's Marina Bay financial district, Asia Square Tower 1 ("AST1") is a 43-storey building which offers underground connectivity to Downtown and Shenton Way MRT stations. The asset is also linked to One Raffles Quay through a sheltered pedestrian link bridge. The asset benefits from strong institutional tenancy, modern and flexible floor plates and high sustainability standards, supporting long-term rental resilience and capital preservation. The retail and F&B space feature a curated mix of offering designed to support the office population and the wider CBD workforce. The Cube, a generous ground-level exchange and arrival plaza, provides a vibrant space that enhances connectivity and the workspace experience for tenants.

Hongkong Land

Hongkong Land is a major listed property development, investment and management group. It focuses on developing, owning and managing premium and ultra-premium mixed-use real estate in Asian gateway cities, featuring Grade A office, luxury retail, residential and hospitality products. With over US\$50 billion in assets under management, Hongkong Land's ultra-premium mixed-use real estate footprint spans over 1.97 million sq. m. lettable area in operation and 1.43 million sq. m. lettable area under development, with flagship mixed-use projects in Hong Kong, Singapore and Shanghai. Its properties hold industry leading green building certifications and attract the world's foremost companies and luxury

brands. Established in 1889, Hongkong Land takes a long-term view, investing significantly alongside its capital partners and concentrating its portfolio where it can create the most value for tenants, customers and investors. Hongkong Land Holdings Limited has a primary listing on the London Stock Exchange, with secondary listings in Singapore and Bermuda. Hongkong Land is a member of the Jardine Matheson Group.

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