Midpoint Orchard

220 ORCHARD ROAD #01-01/#01-02/#01-03/#01-05/#01-06
SINGAPORE 238852

Five Retail Shops for Sale via Expression of Interest
Closing Wednesday, 22 July 2026, 3:00 PM

Knight Frank

INFORMATION MEMORANDUM


AMITY
AMITY
AMITY
GLOBAL INSTITUTE
IN PARTNERSHIP WITH
UNIVERSITY OF LONDON
MIDPOINT
ORCHARD
RUN
LIFT

CONTENT

1

EXECUTIVE SUMMARY

Property Information

This prime Orchard Road asset is a part 4/part 5-story shopping complex with a basement, comprising 59 commercial units situated prominently alongside major landmarks like Orchard Gateway, The Centrepoint, Orchard Central, and The Heeren.

The real opportunity lies in its dominant street-level presence, with the offering commanding 50% of the highly coveted ground-floor units. This scale grants an owner significant influence over the property's public identity, tenant curation, and foot traffic.

This immediate commercial exposure is heavily amplified by a busy bus stop directly in front of the building, channelizing a continuous stream of commuters and shoppers straight to the doorstep.

Further protecting the asset's value is a resilient, high-utility tenant ecosystem. It features an optimal trade mix that includes a 24-hour 7-Eleven, restaurants, medical clinics, lifestyle salons, banking services, and education centers to ensure steady, diverse destination traffic.

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2 ASSET OVERVIEW

Address	220 Orchard Road, Midpoint Orchard #01-01/02/03/05/06 Singapore 238852 (D09)		
Type of Property	#01-01	710 sf	next to mall entrance, facing Orchard Road and bus stop
	#01-02	323 sf	facing escalator
	#01-03	301 sf	facing escalator
	#01-05	377 sf	facing escalator, next to lift lobby
	#01-06	226 sf	adjacent to lift lobby
	Total	**1,937 sf**	
Tenure	Freehold		

Salient Point

- Midpoint Orchard – 5 prime shop units at internationally renowned shopping belt
- Benefit from ongoing Orchard Road rejuvenation
- Water provision suitable for F&B
- Adjacent to Orchard Gateway @ Emerald with seamless access to Somerset MRT
- Significant influence with 50% ownership of ground-floor units
- Units can be sold individually or as a portfolio

3 MARKET OVERVIEW

A Prime and Vibrant Orchard Road Location

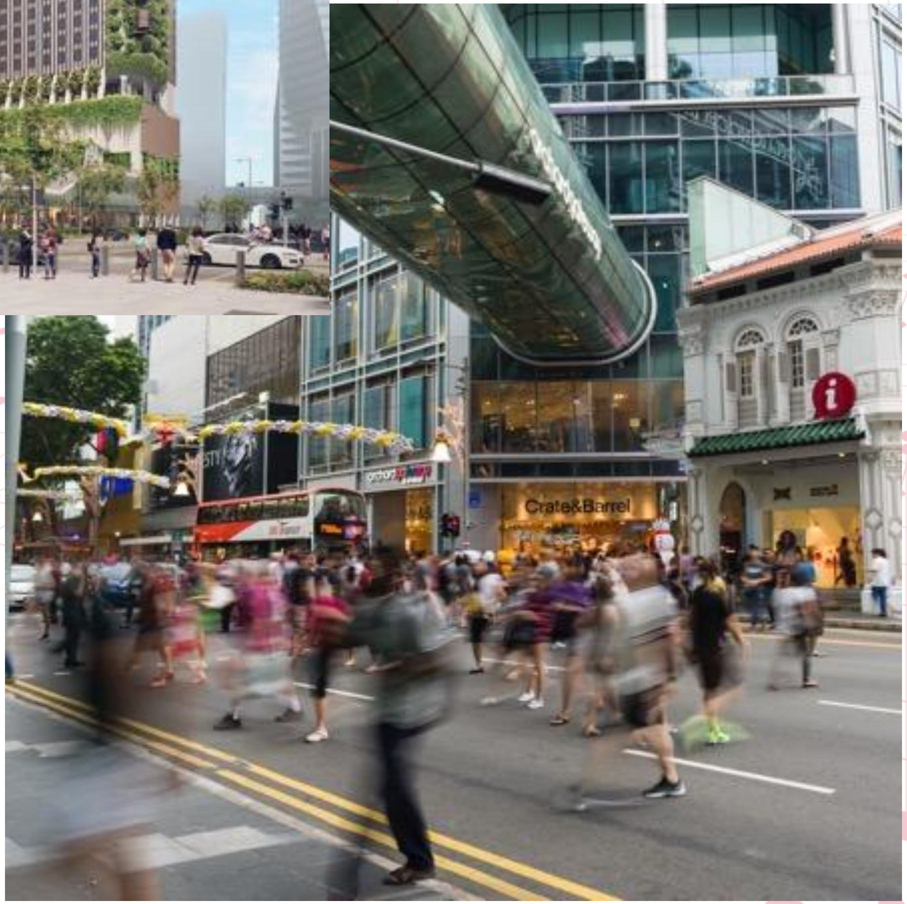
Midpoint Orchard is prominently located along the famous Orchard Road shopping belt, one of Singapore's most popular retail and lifestyle destinations. The area enjoys high pedestrian traffic from both locals and tourists throughout the day.

The property is strategically situated between Amity Global Institute, a private education institution that partners with renowned universities; and the NoMad Hotel (the first NoMad Hotel in the Asia-Pacific region) which is set to open in early 2027 at the former Faber House site.

Surrounded by well-known shopping malls, hotels, offices, and lifestyle attractions. This positioning allows it to benefit from a vibrant environment with strong shopper activity and excellent business exposure. To add to this advantage, a busy bus stop sits directly in front of the building, providing a continuous stream of foot traffic and instant accessibility right at the doorstep.

The property is within walking distance to Somerset MRT Station and near major landmarks such as Orchard Gateway, 313@Somerset, Orchard Central and The Centrepoint, providing excellent accessibility and convenience.

Its prime location makes the property well-suited for retail, beauty, wellness, medical and service-related businesses looking for strong visibility and connectivity in the heart of Orchard Road.



3 MARKET OVERVIEW

1 **Concorde Hotel and Shopping Mall:** Sold in November 2024 to a Hotel Properties Limited (HPL) subsidiary

2 **Delfi Orchard:** Acquired in April 2024 by City Developments Limited

3 **Tanglin Shopping Centre:** Sold in February 2022 to Pacific Eagle Real Estate

4 **Ming Arcade:** Sold in December 2022 for the Royal Group of Companies.

B En Bloc Potential

Midpoint Orchard is located within the prime Orchard Road shopping belt, an area that continues to undergo rejuvenation and enhancement. Its central location and freehold tenure may offer attractive long-term redevelopment and future value enhancement potential.

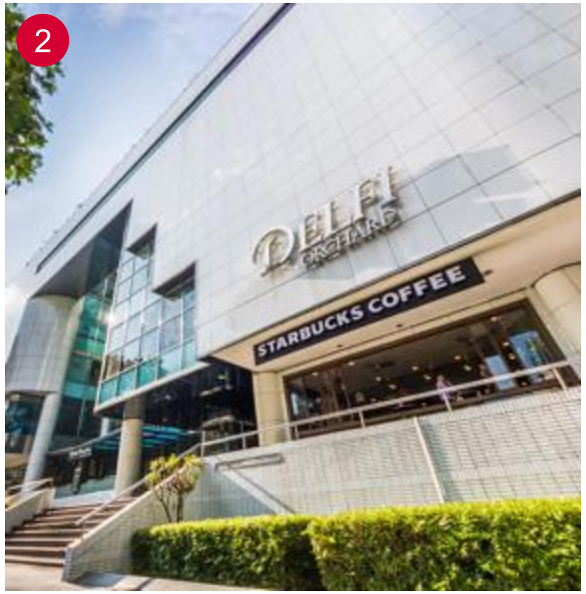
The Orchard Road precinct seen several successful collective sales and redevelopment activities over the years, reflecting strong developer interest and confidence in the district's long-term growth. A block trade of 18 units at Orchard Shopping Centre was completed in early 2026, reflecting sustained buyer appetite for retail assets. An Expression of Interest exercise for Cuppage Terrace followed in March 2026, further evidence that serious capital is actively repositioning in the precinct.

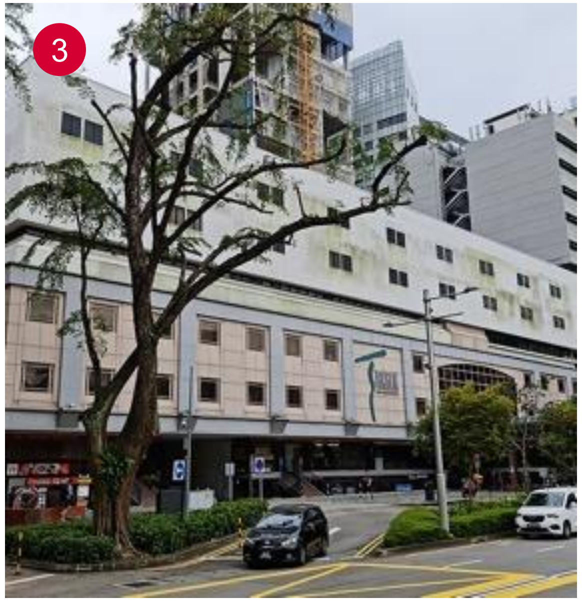
Most recently, the rear block of The Centrepoint was successfully sold via collective sale on 27 February 2026 to Frasers Property. Other notable recent en bloc transactions in the area include Concorde Hotel and Shopping Mall, Delfi Orchard, Tanglin Shopping Centre, and Ming Arcade, reflecting strong demand and redevelopment potential for well-located commercial properties.

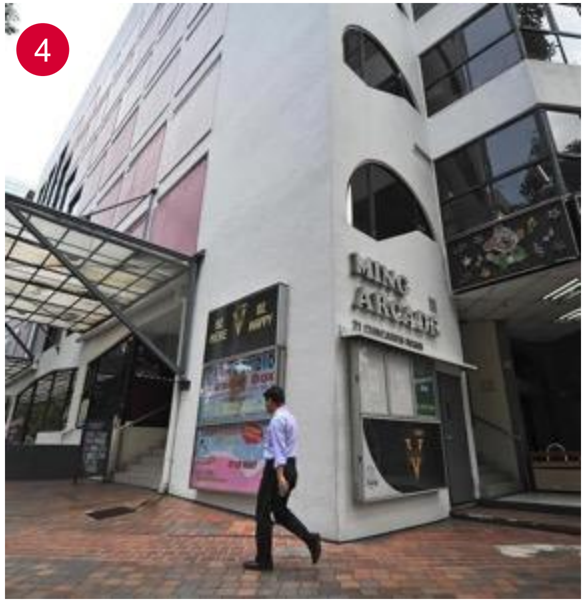
At the planning level, the URA Master Plan released in June 2025 introduced further tailwinds. The former Singapore Chinese Girls' School site at 37 Emerald Hill – directly behind Midpoint Orchard – has been earmarked for redevelopment into a mixed-use development featuring a hotel component.

Complementing these developments, STB is actively introducing pop-up retail spaces featuring a curated rotation of quality brands along the pedestrian mall between Wisma Atria and Ngee Ann City – directly benefiting assets in the immediate vicinity, including Midpoint Orchard. Investors should also note that URA's Strategic Development Incentive scheme provides additional flexibility for en bloc redevelopment of eligible sites in the precinct, creating further optionality for long-term asset holders.

As Orchard Road continues its transformation into a vibrant lifestyle and retail destination, properties such as Midpoint Orchard may benefit from the area's future growth and rejuvenation.







4 RETAIL OUTLOOK

An Address That Holds Value

The outlook for Orchard Road's retail market remains positive, supported by strong tourism recovery, rising luxury spending, new international brands, and the ongoing rejuvenation of older retail buildings

Overall, Orchard Road's retail market outlook remains resilient, particularly for well-located assets with strong frontage, visibility, and pedestrian traffic.

Supported by tourism growth, luxury retail expansion, limited supply, and continued rejuvenation efforts, Orchard Road is expected to remain one of Singapore's most sought-after retail and lifestyle destinations in the medium to long term.

1

Tourism recovery continues to support retail spending

Orchard Road remains one of Singapore's key shopping and lifestyle destinations for tourists, especially high-spending visitors from China and India. The recovery in tourism is expected to continue boosting retail sales, dining, luxury shopping, beauty, and lifestyle spending within the Orchard precinct.

Major events, concerts, international conferences, and Formula One activities are also helping to increase footfall and vibrancy along Orchard Road.

2

Rising wealth supports luxury retail growth

The growth of affluent consumers and rising regional wealth continue to support demand for luxury retail in Orchard Road. Many international luxury brands are expanding and opening flagship stores within the precinct, strengthening Orchard Road's position as Singapore's premier luxury shopping destination.

Prime malls with strong branding, visibility, and high footfall are expected to continue outperforming the market.

3

New international F&B and lifestyle brands drive leasing demand

Food & beverage operators remain one of the strongest retail leasing segments in Orchard Road. New and unique international dining concepts, especially brands from China and other regional markets, continue to enter Singapore and attract strong consumer interest.

These new lifestyle and dining offerings help enhance Orchard Road's appeal as a social and experiential destination, while also supporting leasing demand in prime retail malls.

4 RETAIL OUTLOOK

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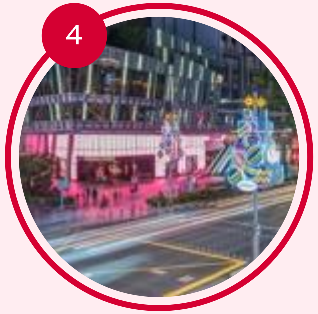

Limited availability of prime Orchard retail properties

The supply of prime retail properties in Orchard Road remains limited, as many major shopping malls are tightly held by REITs and institutional owners primarily for long-term leasing purposes rather than sale.

This limited availability of prime retail assets helps support long-term value and rental stability within the Orchard market. This constrained pipeline is favourable for prime Orchard assets, particularly those with strong frontage, MRT connectivity, and established footfall.

5


Rejuvenation of older Orchard buildings through redevelopment and en bloc activities

Older and less prominent retail properties along Orchard Road are increasingly facing pressure to reposition and upgrade. Ongoing redevelopment and en bloc activities are contributing to the rejuvenation of ageing buildings within the precinct.

New mixed-use and commercial developments are expected to attract modern retail concepts, new international brands,, and experiential lifestyle offerings enhancing Orchard Road’s attractiveness and long-term growth potential.

The en bloc redevelopment of Centrepoint's rear portion results in a net reduction of retail supply along this stretch of Orchard Road. This structural shift works in Midpoint Orchard's favour. Less competing retail space in its immediate vicinity and direct Orchard Road frontage stand to capture a greater share of footfall and retail spend.

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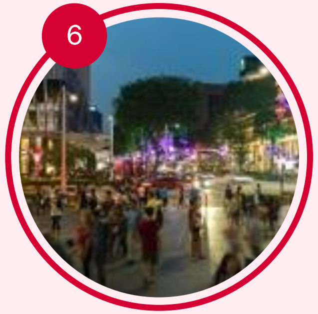

Rising prime retail rents may benefit investors

Prime retail rents in Orchard Road are expected to continue rising, with projected growth of about 1% to 2.5% in 2026, supported by limited supply and strong demand for quality retail space. Well-located malls with strong frontage, visibility, and high pedestrian traffic continue to enjoy healthy occupancy and leasing demand.

Luxury-focused malls and high-footfall retail properties are expected to outperform secondary retail spaces, further strengthening the appeal of prime Orchard Road assets.

For investors, the positive rental outlook may support stronger rental returns, long-term capital appreciation, and steady tenant demand for well-positioned retail units within the Orchard Shopping Belt.

4 RETAIL OUTLOOK

7

Freehold tenure for legacy preservation

The absence of lease decay allows the asset to hold its value perpetually. And with its prime Orchard Road address, direct proximity to Somerset MRT station, and a high footfall bus stop frontage, Midpoint Orchard generates consistent traffic.

A key differentiator of this investment is the operational leverage available. With 50% coverage of Level 1 retail units, the investor retains direct influence over the ground floor tenant mix – a critical determinant of footfall quality and asset performance across all floors. A strategically curated tenant profile at street level can drive destination appeal, support upper floor occupancy, and position the asset for sustainable income generation.

8

An increasingly compelling precinct, catering to every lifestyle demographic

The launch of L^ife, a new lifestyle destination at *Scape that blends retail, food, entertainment, and community experiences, looks set the boost the attractiveness of the precinct. It marks a deliberate move to draw Singapore's younger demographic into the heart of Orchard Road.

Positioned alongside established luxury flagships, international brands, and family-oriented anchors, this addition completes a retail offer that serves every visitor profile – from locals, tourists and young professionals to families, luxury buyers and everyday shoppers. No other retail corridor in Singapore captures that full demographic range within a single, walkable precinct.

5 LOCATION & CONNECTIVITY

Location

Midpoint Orchard is prominently located along the famous Orchard Road shopping belt, one of Singapore's most popular retail and lifestyle destinations. The area enjoys high pedestrian traffic from both locals and tourists throughout the day.

Nearby Amenities and Demand Drivers

Retail
Orchard Gateway, 313@Somerset, Orchard Central, The Centrepoint, Paragon

Hotel
NoMad Hotel, JEN Singapore Orchardgateway

Education
Amity Global Institute

Healthcare (within 2 km)
Mount Elizabeth Medical Centre, Mount Elizabeth Hospital

MRT Access
Access from Somerset MRT via underpass and overhead bridge from neighbouring Orchard Gateway @ Emerald.

6

FLOOR PLAN

Units	Size	Location
#01-01	710 sf	next to mall entrance, facing Orchard Road and bus stop
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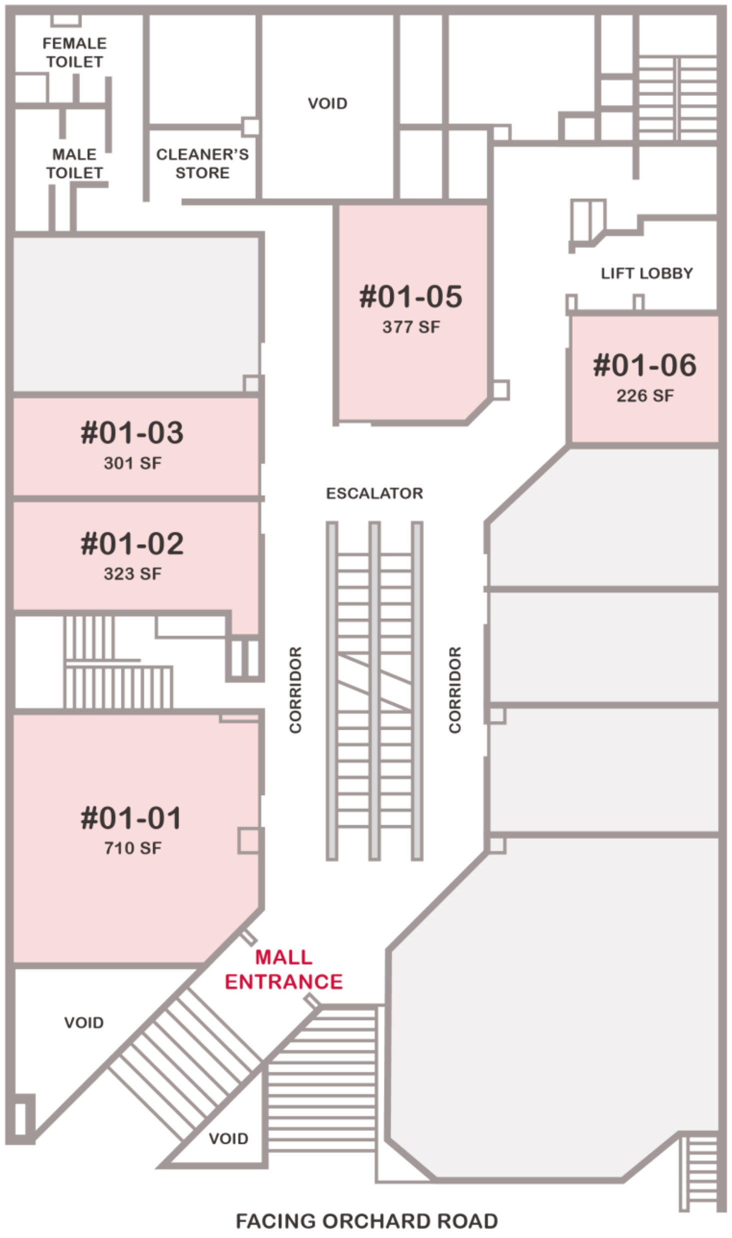

7 ASSET GALLERY

Midpoint Orchard

Expression of Interest

Submit EOI by **Wednesday, 22 July 2026, 3:00 PM**

at https://kfbidding.com.sg/midpoint/midpoint-eoi/

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