



CIMB Singapore and Frasers Property forge strategic partnership to provide SMEs with access to preferential financing and Singapore's first "pay-as-you-earn" loan

- ◆ Flexible financing solutions to support over 2,000 tenants in 12 Frasers Property's malls, strengthening cash flow and building business resilience.
- ◆ Both organisations will advance social impact through initiatives such as Frasers Property's "Silver Social Spaces" to support seniors and foster community ties.

Singapore, 10 November 2025 - CIMB Singapore and Frasers Property have signed a five-year strategic partnership agreement to provide over 2,000 retailers across 12 Frasers Property malls—as well as affiliates and partners of Frasers Property—with access to exclusive financial solutions and preferential rates, strengthening their cash flow and driving synergies.

These include free account setup and complimentary payment terminals for participating retailers; benefits will translate to first-year savings of up to S\$7,360 and annual savings of up to S\$6,360 thereafter (*Annex*). CIMB Singapore and Frasers Property aim to achieve a combined savings of close to S\$3.7 million for about 500 SMEs within the first two years of the partnership.

First-to-market flexible financing designed for SMEs

The collaboration brings together CIMB Singapore's suite of innovative SME products with Frasers Property's retail network, affiliates and partners to offer a one-stop, simplified financial experience:

- **CIMB FlexiPay:** Singapore's first "pay-as-you-earn" SME loan, offering flexible financing by linking repayments directly to daily revenue. Businesses only repay when they earn, hence no repayment is required on days with zero revenue. Frasers Property's tenants gain exclusive access to this first-to-market solution, which helps broaden financing options for SMEs and support business resilience.
- **CIMB BizGrow:** A collateral-free working capital loan supporting short-term operational cash flow needs such as rent, payroll, and utility bills, with preferential rates¹ for Frasers Property's retail tenants.
- **Exclusive transaction benefits:** Zero fees for payment terminals and account setup, plus unlimited free PayNow, FAST and GIRO transactions, exclusively for participating Frasers Property's retail tenants.

Together, these solutions empower tenants to streamline operations, manage liquidity more effectively and reinvest in growth, replacing fragmented service models with a seamless, unified approach.

Terms and Conditions apply.

¹All loans are subjected to CIMB Singapore's approval.

²Enjoy S\$0 fees on CIMB SME Account for as long as they remain a Frasers Property tenant.



Fostering stronger communities through Silver Social Spaces

Beyond supporting Singapore's retail ecosystem, CIMB Singapore and Frasers Property are uplifting communities through "*Silver Social Spaces*"—an ongoing initiative that promotes inclusion and active ageing by engaging seniors through meaningful activities at Frasers Property's malls.

This Christmas, the organisations will hold a series of festive events, held in collaboration with Lion Befrienders, a social service agency dedicated to supporting seniors through holistic care and community engagement. Supported by staff volunteerism and CIMB Singapore's sponsorship, the initiative reinforces both organisations' commitment to fostering social connection, well-being, and a more inclusive society.

Shaping a future-ready retail ecosystem with purpose and social impact

"SMEs are the heartbeat of Singapore's economy, and supporting their growth is vital to driving innovation and resilience. Through this partnership with Frasers Property, we are using real insights from retail spending to design smarter, more flexible solutions that evolve with our clients. This enables us to offer exclusive preferential benefits to Frasers Property's retail tenants, many of which are SMEs. This collaboration reflects CIMB Singapore's commitment to go beyond banking to empower businesses, strengthen communities, and drive sustainable growth," said **Mr Benjamin Tan, Head of Commercial and Transaction Banking, CIMB Singapore**.

"At Frasers Property, we are committed to cultivating a vibrant retail ecosystem that supports the long-term success of our tenants. As Singapore's largest suburban mall owner with a network of over 2,000 tenants, our partnership with CIMB Singapore will deliver greater value to SMEs through tailored financial solutions. Beyond enhancing business resilience, we will also be working together to create positive change through community investment and placemaking initiatives," said **Mr Adrian Tan, Managing Director, Retail, Frasers Property Singapore**.

"Cash flow is the lifeblood of any business. With liquidity, it enables us to operate confidently and seize growth opportunities when they arise. By leveraging CIMB Singapore's financial solutions, such as the CIMB SME Account, we can achieve cost savings. This will allow us to reinvest in our business, explore new initiatives, and stay agile in the face of everyday challenges," said **Ms Saelee Pornjit, Owner of Golden Banana**.

"Operating an F&B business means constantly balancing inventory, staffing, and seasonal fluctuations. CIMB Singapore's flexible financial tools allow us to respond quickly to unexpected expenses and shifts in demand. FlexiPay, for example, gives us the breathing room to align repayments with actual sales. It's practical, adaptable, and built for the realities of retail. With this flexibility, we can also plan for expansion more confidently for the future," said **Mr S Narresh Babu, Owner of Rollney Singapore**.

This partnership marks a step forward in building a stronger, more resilient suburban retail ecosystem. By working together, CIMB Singapore and Frasers Property are expanding SMEs' access to financial support, fostering growth and reinforcing a shared commitment to vibrant, connected communities.

Terms and Conditions apply.

¹All loans are subjected to CIMB Singapore's approval.

²Enjoy S\$0 fees on CIMB SME Account for as long as they remain a Frasers Property tenant.



END

Disclaimer:

Deposit Insurance Scheme

Singapore dollar deposits of non-bank depositors are insured by the Singapore Deposit Insurance Corporation, for up to S\$100,000 in aggregate per depositor per Scheme member by law.

FOR MEDIA QUERIES, PLEASE CONTACT:

CIMB Singapore

Ms. Verona Koh
Senior Account Executive, AKA Asia
Mobile: +65 6718 6333
Email: CIMB_AKA_TEAM_SGP@aka-asia.com

Ms. Charlene Quah
Brand Communications & PR Lead,
CIMB Singapore
Mobile: +65 8812 2273
Email: charlenepy.quah@cimb.com

Ms. June Yeo
PR & Corporate Communications Specialist,
CIMB Singapore
Mobile: +65 9749 9285
Email: june.yeo@cimb.com

Frasers Property Singapore

Ms. Chen MeiHui
Deputy Director, Communications
Frasers Property Singapore
Contact: +65 6215 6352
Email: meihui.chen@frasersproperty.com

Ms. Ho Xueyan
Manager, Communications
Frasers Property Singapore
Contact: +65 6215 6352
Email: xueyan.ho@frasersproperty.com

About CIMB

CIMB is one of ASEAN's leading banking groups and Malaysia's second largest financial services provider, by assets. Listed on Bursa Malaysia via CIMB Group Holdings Berhad, it had a market capitalisation of approximately RM75.2 billion as at 31 March 2025. It offers consumer banking, commercial banking, wholesale banking, transaction banking, Islamic banking and asset management products and services. Headquartered in Kuala Lumpur, the Group is present across ASEAN in Malaysia, Indonesia, Singapore, Thailand, Cambodia, Vietnam and Philippines. Singapore is one of its key markets with approximately 1,000 employees serving clients across consumer, commercial, wholesale and transaction banking products and services.

Beyond ASEAN, the Group has market presence in China, Hong Kong and UK. CIMB has one of the most extensive retail branch networks in ASEAN with 592 branches and over 33,000 employees as at 31 March 2025. CIMB's investment banking arm is one of the largest Asia Pacific-based investment banks, which together with its award-winning treasury & markets and corporate banking units comprise the Group's leading wholesale banking franchise.

Terms and Conditions apply.

¹All loans are subjected to CIMB Singapore's approval.

²Enjoy S\$0 fees on CIMB SME Account for as long as they remain a Frasers Property tenant.



CIMB is also the 92.5% shareholder of Bank CIMB Niaga in Indonesia, and 94.8% shareholder of CIMB Thai in Thailand.

Sustainability is a core pillar of CIMB's Forward30 strategy and 2030 roadmap. The Group is guided by its Green, Social, Sustainable Impact Products and Services ("GSSIPS") framework, an internal taxonomy designed to deliver impactful sustainable finance. Since launching its sustainable finance framework in 2021, CIMB has progressively raised its ambitions, increasing its initial RM30 billion targets to RM100 billion for 2021–2024. The Group now targets RM300 billion in sustainable finance by 2030, reinforcing its commitment to enabling a lower-carbon and more inclusive economy across the region.

About Frasers Property Singapore

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

Frasers Property Singapore owns, develops and/or manages residential, retail, office and business space properties in Singapore.

Over the years, it has developed over 23,000 quality homes. It owns and/or manages a portfolio of 12 shopping malls in Singapore and seven office and business space properties. Nine of the retail assets and one office property are held under Frasers Centrepoint Trust, and another office property is held under Frasers Logistics & Commercial Trust.

For more information on Frasers Property Singapore, please visit frasersproperty.com/sg.

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multinational investor-developer-manager 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\$38.9 billion as at 31 March 2025.

Frasers Property's multinational businesses operate across five asset classes, namely, commercial & business parks, hospitality, industrial & logistics, residential and retail. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") listed on the SGX-ST, Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust, respectively focused on retail, and industrial & commercial properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and is invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](https://www.linkedin.com/company/frasers-property).

Terms and Conditions apply.

¹All loans are subjected to CIMB Singapore's approval.

²Enjoy S\$0 fees on CIMB SME Account for as long as they remain a Frasers Property tenant.



ANNEX

By linking their payment solutions to their CIMB account, Frasers Property's retail tenants will enjoy savings of up to S\$7,360 in the first year, and up to S\$6,360 annually from the second year onwards.

- Total first-year savings of up to S\$7,360, comprising:
 - Waived setup fees of S\$1,360 for payment solutions and terminal rental charges (monthly and yearly), and
 - Annual savings of up to S\$6,000 through preferential merchant discount rates
- Permanent waiver of monthly account fee for their [CIMB SME Account](#)² throughout the duration of their lease
 - No initial deposit or minimum balance required, and
 - Unlimited free Paynow/FAST/GIRO transactions.

Description	Charges (Non-CIMB settlement account)	Charges (CIMB settlement account)
Account Setup	S\$1,000	Waived
Monthly Fee	S\$20	Waived
Yearly Fee	S\$120	Waived
Refund Fee	S\$1	S\$1
Charge Back fee	S\$10	S\$10
Deposit (Refundable)	S\$250/Terminal	S\$250/Terminal
Merchant Discount Rate (MDR)	As charged	Additional discount of 0.05% (Capped at S\$500 each month)

The table above is for illustration purposes only.

Frasers Property's retailers at its 12 malls, such as Waterway Point, Causeway Point, Northpoint City, Tampines 1 and Tiong Bahru Plaza, will stand to benefit from the exclusive financial solutions by CIMB Singapore.

Terms and Conditions apply.

¹All loans are subjected to CIMB Singapore's approval.

²Enjoy S\$0 fees on CIMB SME Account for as long as they remain a Frasers Property tenant.