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Spotlight on Singapore
2026



Economic Overview of Singapore

GDP

S\$789.5 billion
(US\$603.9 billion)

Source: CNA

Attractive Investment Hub

trusted and well-connected

for businesses, capital and talent, with opportunities in AI, advanced manufacturing, quantum and other emerging sectors.

Source: MTI

Artificial Intelligence

is a major growth factor

Strong global demand for AI-related technology is boosting semiconductors, electronics and related manufacturing, supporting Singapore's role as a regional technology and investment hub.

Source: MTI

Resilient
but exposed to global risks

Singapore remains exposed to global trade, geopolitical tensions, energy shocks and shifts in AI investment.

Source: IMF

Market Trends



Strong Capital Markets

Investment activity is picking up, with H1 2026 Singapore real estate investment sales already exceeding the full year 2025 total. *Source: [Cushman & Wakefield](#)*



Real Estate Resilience

Singapore remains attractive to global capital, with strong demand for prime office, retail and selected residential assets. *Source: [PWC](#)*



Wealth and Family Offices

Singapore continues to strengthen its position as an Asian hub for wealth and asset management, including cross-border wealth and private capital. *Source: [PWC](#)*



M&A and Private Capital

More well-capitalised companies are expected to use M&A to acquire capabilities, particularly in technology and AI. *Source: [PWC](#)*



Spotlight on Dentons Rodyk

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Recent Deals

Thomson Medical Group's acquisition of FV Hospital

Dentons Rodyk and Dentons LuatViet acted for SGX-listed Thomson Medical Group in the purchase of Vietnam's FV Hospital, described as the largest healthcare acquisition in Southeast Asia.

UI Boustead REIT IPO, raising US\$766 million

Dentons Rodyk acted for Perpetual (Asia) Limited as REIT trustee in the IPO of UI Boustead REIT. It is the first mainboard and REIT IPO on SGX in 2026, Singapore's largest listing year-to-date, and the biggest REIT IPO since July 2025.

Qingjian Realty-led Dover-Medway land acquisition, US\$749 million

Dentons Rodyk acted for a consortium of developers led by Qingjian Realty in the acquisition and financing of a maiden Government Land Sale site in the new Dover-Medway neighbourhood.

DBS Bank financing for Kallang Close residential project, US\$364 million

Dentons Rodyk advised DBS Bank on term and revolving credit facilities granted to Phoenix Kallang for the acquisition and development of a residential project at Kallang Close.



Key Legal Trends

Corporate Governance

Singapore continues to implement a decisive tightening of corporate transparency, director accountability and enforcement after the 2023 money-laundering scandal. In May 2026, the first tranche of changes under Singapore's Corporate and Accounting Laws (Amendment) Act 2025 came into force. Key changes impose stricter accountability rules including heavier penalties for directors, expanded director disqualification for specified money laundering offences, enhanced audit-report accountability and a new approval process for selective off-market share buybacks. Boards should be aware of increasing governance expectations on specific areas such as cybersecurity, AI and climate oversight. [Source: ACRA](#)

Sustainability and Climate

Singapore is seeing a hardening of voluntary standards into binding requirements across multiple fronts in the sustainability space. ACRA's proposed Singapore Sustainability Disclosure Standards ("SDS") which is largely based on the ISSB framework would codify mandatory climate disclosure under SFRS S2, departing from the ISSB on concurrent publication and Scope 3 relief. [Source: ACRA](#) The Coastal Protection and Other Amendments Bill imposes positive duties on coastal landowners. MAS's transition planning guidelines set supervisory expectations for banks, insurers and asset managers on managing climate-related transition and physical risks, effective September 2027. The proposed Digital Infrastructure Bill would make energy efficiency a condition of licence for data centres and cloud services. [Source: MDDI](#)

Asset Management

The Monetary Authority of Singapore announced measures to strengthen Singapore's position as an asset management hub. Key initiatives include a proposed tax exemption for qualifying profit-related returns from fund-management services, a new Hedge Fund Investment programme to anchor leading hedge fund managers in Singapore and a new Investment Management Track under the Overseas Networks & Expertise Pass framework, to attract global leaders and senior investment professionals. These measures will encourage asset managers to base their business activities and talent in Singapore. [Source: MAS](#)

A photograph of the Singapore State Capitol building at night, illuminated by warm lights. The building features a large central dome and classical columns. Palm trees are visible in the foreground. A purple semi-transparent shape is overlaid on the left side of the image, containing the title text.

Key Legal Trends

Restructuring

In January 2026, the Ministry of Law (“MinLaw”) announced the revamped Simplified Insolvency Programme (“SIP 2.0”), which simplifies restructuring and winding-up processes for companies with less than S\$2 million in liabilities. Separately, in May 2026 MinLaw broadly accepted recommendations to strengthen the wider framework: removing the majority-in-number requirement for cross-class cramdown and extending it to shareholders, subject to a new-value exception, and adopting the UNCITRAL Model Laws on Enterprise Group Insolvency and on Insolvency-Related Judgments. SIP 2.0 reduces restructuring costs for smaller businesses; the wider reforms, once implemented, would strengthen Singapore as a forum for cross-border and group restructurings.

Source: Ministry of Law

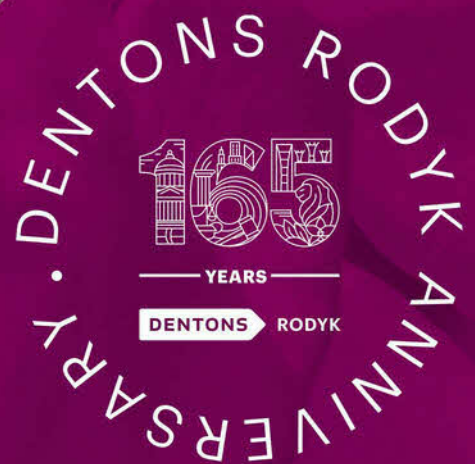
Employment

2026 has been a busy year from an employment law perspective in Singapore. Since May 2026, selected ECT (Employment Claims Tribunals) decisions have been published (in anonymised format) giving visibility into the tribunal’s adjudication of employment disputes covering wrongful dismissal, performance management, retirement, retrenchment and overtime work. The common thread: employment decisions must be supported by evidence and must be done according to procedure – useful reference points to prepare for the Workplace Fairness Act 2025 and Workplace Fairness (Dispute Resolution) Act 2025 which are both expected to come into force by the end of 2027. Working parents and families enjoy increased shared parental leave and signalled an increase in paid childcare, while mature workers saw increases in statutory retirement age to 64 and in statutory re-employment age to 69. A comprehensive review of the Employment Act 1968 (Singapore’s principal employment legislation) is in progress with the tripartite work group’s report expected in the second half of 2026 and a significant overhaul is anticipated to account for the changing labour force profile, evolving forms of work, and challenging economic landscape.

Source: SG Court Judgments

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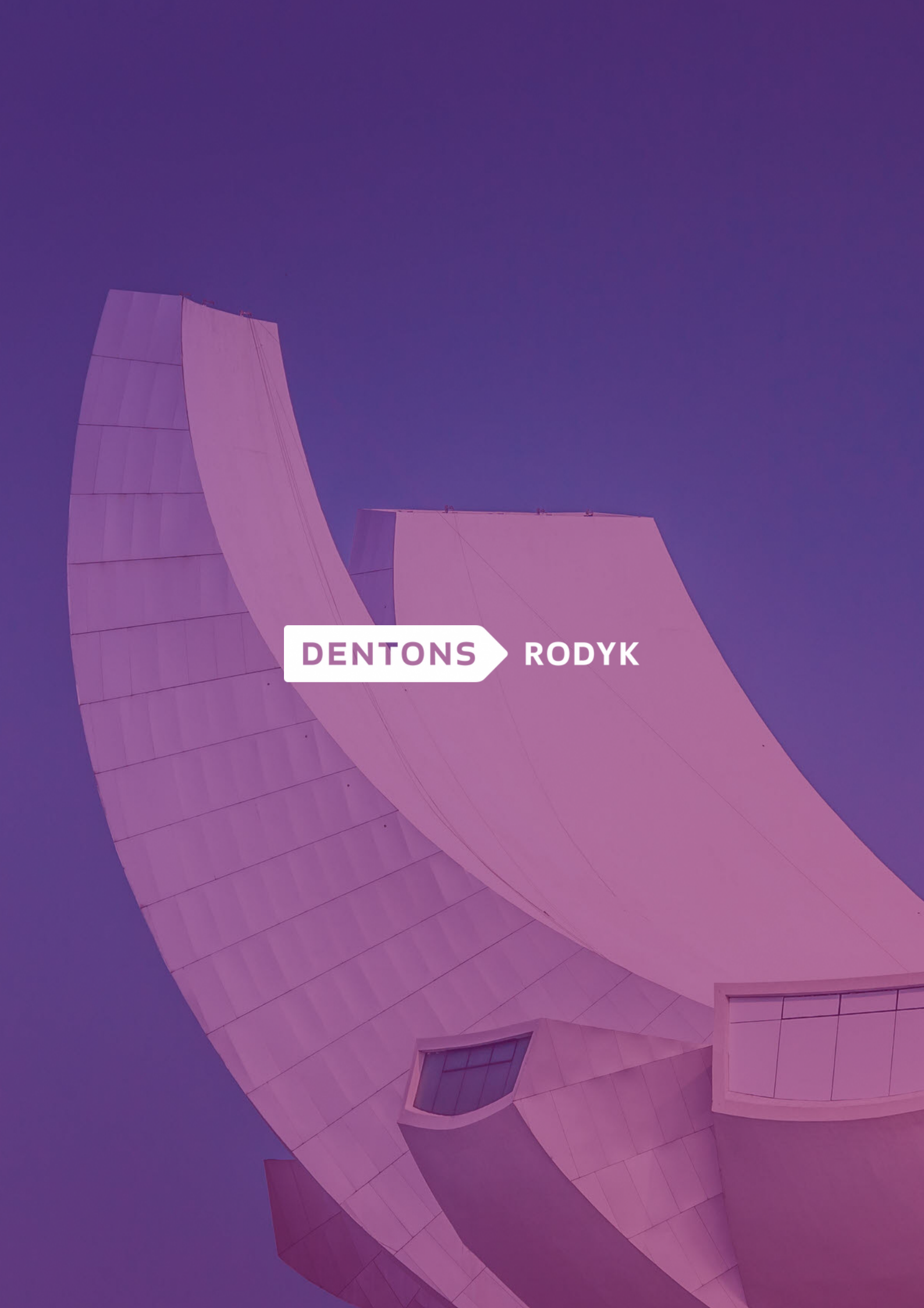
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