

SMRT's subsidiary, Stellar Lifestyle, partners UOB to help retailers free up rental deposits to boost cash flow

Tenants will have their three-month rental deposit freed up to improve cash flow and will gain access to solutions for accounting, point-of-sale systems and marketing



Singapore, 25 November 2025 – SMRT Corporation and UOB have signed a Memorandum of Understanding (MOU) to jointly elevate the commuter experience by transforming train stations into vibrant retail hubs.

The partnership will integrate financial and digital solutions to support small and medium businesses within SMRT's transit network, while also expanding connectivity options such as limousine and taxi bookings. Together, both companies aim to drive innovation in retail, improve commuter convenience and promote sustainable growth across Singapore and ASEAN.

A key component of the tie-up will allow new and re-contracting tenants of Stellar Lifestyle, the business arm of SMRT, to unlock working capital and channel funds into enhancing their retail operations. Eligible tenants will be able to replace traditional cash security deposits with banker's guarantees (BGs) issued by UOB – freeing up to three months' rent.

With about 800 retail spaces across the SMRT network and more than 2 million daily commuters, Stellar Lifestyle's transit-retail ecosystem provides a vital platform for local entrepreneurs. This initiative will benefit new and re-contacting Stellar Lifestyle merchants to ensure they gain maximum benefit.

The partnership also gives tenants access to UOB BizSmart, an integrated suite of digital tools to simplify SME operations and enhance productivity.

Through UOB BizSmart, tenants will be able to streamline accounting, HR and payroll, point-of-sale systems and digital marketing needs. Tenants will also receive guidance from UOB's digital advisers, who will provide complimentary consultations on the solutions that support the needs of businesses' digital transformations. Some UOB BizSmart digital services will be complimentary or discounted to tenants too.

This initiative aligns with Singapore's national SME digitalisation agenda, helping small and medium businesses strengthen resilience, adopt technology and remain competitive amid evolving retail and consumer trends.

The MOU also encompasses other areas such as:

Enhancements of the retail experience

UOB and Stellar Lifestyle will collaborate to enrich the retail environment within train stations.

- UOB will feature campaigns and promotions on Stellar Lifestyle's WINK+ app, offering commuters greater access to deals and rewards.
- UOB will work with Stellar Lifestyle to promote and adopt new retail and advertising technologies under Stellarate Innovation Programme. This could include joint marketing efforts and the integration of innovative solutions developed through Stellarate into the retail ecosystem, helping merchants enhance the customer journey and operational efficiency.

Support for land transport ecosystem

The MOU will also expand to private transport options for commuters through SMRT's subsidiary STRIDES.

- UOB will explore the provision of limousine services offered by STRIDES to selected UOB Cardholders within Singapore.
- STRIDES will partner with UOB Travel on taxi and limousine services and cross-border transportation within Singapore and Malaysia.
- STRIDES will refer car buyers to UOB for auto loans on preferential rates.

Supply chains, sustainability and regional growth

Looking beyond today's solutions, UOB and SMRT Group are working together to build a more sustainable and regionally connected future.

- UOB will partner with SMRT Group to explore supply chain financing solutions for its vendors' liquidity and resilience. Companies in SMRT's supply chain network – including parts distributors, facilities management, software and solutions service providers – stand to benefit.
- UOB will also provide sustainability financing framework and ESG-linked advisory services to support SMRT Group and its vendors on their sustainability journeys.

- UOB's FDI Advisory unit will provide market advisory services to SMRT Group's overseas partners that are seeking business expansion and opportunities in Singapore and across the region.

The wide-ranging MOU was signed at SMRT's headquarters at Paya Lebar Quarter by Mr Phua Yung Keat, Group Chief Financial Officer of SMRT, and Mr Edmund Leong, Head of Group Corporate Banking and Group Investment Banking, UOB. The signing was witnessed by Mr Ngien Hoon Ping, Group Chief Executive Officer at SMRT, and Mr Frederick Chin, Head of Group Wholesale Banking and Markets at UOB.

"Retail SMEs are the heartbeat of our communities, yet many are facing unprecedented challenges in recent times. At Stellar Lifestyle, we are deeply committed to helping our SME tenants reduce their operational costs and equip them with innovative solutions for growth. Our partnership with UOB marks a significant step forward in unlocking vital cash flow for our merchants, enabling them to thrive longer, even in tough times." said Mr Tony Heng, President of Stellar Lifestyle.

"Connectivity has always been a core pillar of our Bank, as we connect businesses across ASEAN and support their regional growth. This collaboration with a like-minded partner like SMRT will benefit a wide range of stakeholders, including retailers who want to future-proof their businesses as well as commuters seeking more transport options. This also supports SMRT's long-term sustainability roadmap and strengthens regional business ecosystems." said Mr Frederick Chin, UOB's Head of Group Wholesale Banking and Markets.

The MOU will benefit Stellar Lifestyle's tenants such as Dancepointe Academy.

"As one of the first Stellar Lifestyle tenants to apply for this UOB financing solution, we are confident it will make a real difference to our business. With more flexible cash flow, we can invest in upgrading our store, improving the commuter experience, and identify opportunities for expansion into other retail spaces. The additional digital solutions and advice from UOB will also help transform daily operations, which is a big win for SMEs like ours." said Mr Lance Tang, Co-Founder and Group Director of Dancepointe Academy.

About Stellar Lifestyle

Stellar Lifestyle, a business arm of SMRT Corporation Limited, transforms spaces in and around MRT stations into vibrant lifestyle destinations, enhancing the daily journey for commuters. We innovate to benefit the community by reimagining the use of existing spaces and leveraging the extensive train network to introduce new business models and foster community engagement. As the largest managing agent of retail and advertising spaces in Singapore's rail network, we bring expertise in property and retail management, media, and digital advertising solutions.

For more information, visit www.stellarlifestyle.com.sg

About UOB

United Overseas Bank Limited (UOB) is a leading bank in Asia. Operating through its head office in Singapore and banking subsidiaries in China, Indonesia, Malaysia, Thailand, and Vietnam, UOB has a global network of more than 470 branches and offices in 19 markets in Asia Pacific, Europe, and North America. Since its incorporation in 1935, UOB has grown organically and through a series of strategic acquisitions. Today, UOB is rated among the world's top banks: Aa1 by Moody's Investors Service and AA- by both S&P Global Ratings and Fitch Ratings.

For nine decades, UOB has adopted a customer-centric approach to create long-term value by staying relevant through its enterprising spirit and doing right by its customers. UOB is focused on building the future of ASEAN – for the people and businesses within, and connecting with, ASEAN.

The Bank connects businesses to opportunities in the region with its unparalleled regional footprint and leverages data and insights to innovate and create personalised banking experiences and solutions catering to each customer's unique needs and evolving preferences. UOB is also committed to helping businesses forge a sustainable future, by fostering social inclusiveness, creating positive environmental impact, and pursuing economic progress.

UOB believes in being a responsible financial services provider and is steadfast in its support of art, social development of children and education, doing right by its communities and stakeholders.

For more information, visit www.uob.com.sg

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