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COUNTRY DOSSIER

Singapore

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Country Dossier - Singapore

Singapore is among India's largest trade and investment partners in the Association of Southeast Asian Nations (ASEAN), accounting for 27.3 % of India's overall trade with ASEAN. The top sectors attracting FDI Equity inflows from Singapore are real estate, services, computer software & hardware, trading, telecommunications, and drugs & pharmaceuticals.

The Government of Singapore (GoS) is a prominent investor in Indian equities through the foreign institutional investors' platform. Singapore's state investment firm Temasek is a key investor in India, especially in the financial services space, backing the likes of BillDesk, AU Small Finance Bank, DotPe, Fi, FPL Technologies (OneCard), HDFC Asset Management Company, and National Stock Exchange of India. Temasek has also invested in new-age companies like CarTrade, Zomato, PharmEasy, Shiprocket, Licious, Country Delight, Ola, Lenskart, ShareChat, Unacademy, and upGrad. Enterprise Singapore (EnterpriseSG) has been playing a part in helping Singapore firms establish themselves in India to benefit from the opportunities available to them due to policies favourable to manufacturers and its general economic outlook.

The two countries have fast-tracked plans to connect their power grids through an underground cable via Andaman & Nicobar, allowing India to sell renewable energy to Singapore.

Sectoral Synergies

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Real Estate

With US investors going slow on the 700 million square feet (sq. ft.) in the Indian property market, Singapore investors and property developers have stepped in to take advantage of the lower competition and a spate of good deals. Ballpark estimates show that they are looking to invest about USD 8 billion in Indian properties. Singaporean sovereign fund GIC is inking significant deals in office properties, whereas other investors such as CapitaLand Keppel Corporation's real estate arm Keppel Land and Mapletree, are launching new funds and developing new properties. Keppel Land is also looking to launch an India property fund registered with SEBI.

- GIC is in the final lap to buy the Waverock property owned by Shapoorji Pallonji Group and Allianz Real Estate in Hyderabad for USD 265 million. It joined Brookfield India REIT to acquire two significant commercial assets, totaling 6.5 million sq. ft, from Brookfield Asset Management in an equal partnership for a valuation of USD 14 billion.

- CapitaLand Investment aims to double its portfolio to 50 million sq. ft. in the next 4-5 years. Its logistics platform – Ascendas Firstspace, will invest in key warehousing and manufacturing hubs in six major cities and emerging markets. It is also building four data centres: two in Navi Mumbai and Chennai and two in International Tech Parks in Bangalore and Hyderabad, with a combined capacity of over 200 megawatts.

Investments by SWFs

- Temasek is looking to invest as much as USD 9-10 billion in India over the next three years. It has already deployed close to USD 2 billion in 2022-23 led by its investment in Manipal Health and a relativel small amount in Atomberg Technologies. The Singapore state investor is keen on healthcare services, consumption, digitization, sustainability, and energy transition opportunities.

- GIC is looking to buy additional units in Data Infrastructure Trust, an infrastructure investment trust (InvIT) sponsored by Canadian alternative investment firm Brookfield. The InvIT, previously known as Tower Infrastructure Trust, was created with the acquisition of Reliance Industries' telecom towers in India's biggest private equity deal.

Sectoral Synergies

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Green Energy

- Sembcorp Industries arm Green Infra Wind Energy has bagged a 450MW wind-solar hybrid power project from Solar Energy Corporation of India (SECI). The build-own-operate project is part of a 2GW bid issued by the SECI to develop Inter-State Transmission System (ISTS)-connected wind-solar hybrid power projects throughout India. With this award, Sembcorp's gross renewables portfolio in India stands at 4.2 GW. This brings Sembcorp's gross renewables capacity globally to 13.5GW, including 473MW of acquisitions pending completion.

- GIWEL was awarded a 300 megawatt (MW) solar power project by hydropower producer NHPC Ltd., and is committed to buying power output from the project for 25 years under a long-term power purchase agreement.

- Sembcorp Industries has signed the MoU with two Japanese firms - Sojitz Corp and Kyushu Electric Power to produce green ammonia in India for supplies to Japan.

- Sembcorp plans to set up a green hydrogen plant in Thoothukudi district of Tamil Nadu with an investment of USD 4.3 billion.

- Petroliam Nasional Bhd, Singapore sovereign wealth fund GIC, and the founders of Greenko Energy Holdings are investing USD 2 billion in AM Green, a platform established for green molecules, including green hydrogen, green ammonia , and other chemicals. USD 1.5-1.7 billion will likely come from Malaysia's state-owned energy company. Once concluded, this will be the largest foreign direct investment till date in the rapidly growing sector as corporates and governments seek ways to decarbonise their energy and consumption footprint. AM Green will act as a holding company for these green initiatives. It will be kept separate from Greenko Energy, one of India's leading renewable power producers. Petronas and GIC will be minority shareholders in the green ammonia unit of AM Green.

- Sterlite Power Transmission (SPTL), a privately held Vedanta Group company, is joining hands with GIC to create a USD 1 billion joint venture platform to tap the growing demand for power evacuation networks in the country on the back of the renewable energy boom. GIC will deploy USD 500 million in the infrastructure business for a 49% stake. The investment will take place in tranches, with an initial USD 100 million and USD 400 million to come in over the next two to three years on a need-to-draw-down basis.

Trilegal's historical experience with Singaporean companies

- **Trilegal advised Green Infra Wind Energy Limited (a part of Sembcorp group)** on the execution of definitive agreements for its proposed acquisition of 100% of the securities of 2 wholly owned subsidiaries of Leap Green Energy Private Limited, operating wind power projects in the states of Madhya Pradesh, Maharashtra, and Rajasthan having a total capacity of 228 MW.

- **Trilegal has advised Wilmar Group** on acquisition of a majority stake in Shree Renuka Sugars – India's largest sugar producer and refiner.

- **Trilegal has advised Singtel** on legal and regulatory issues involved in setting up a submarine cable landing station in India.

- **Trilegal has advised Moonfrog Asia** on invoked investment treaty arbitration against the Government of Bangladesh.

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