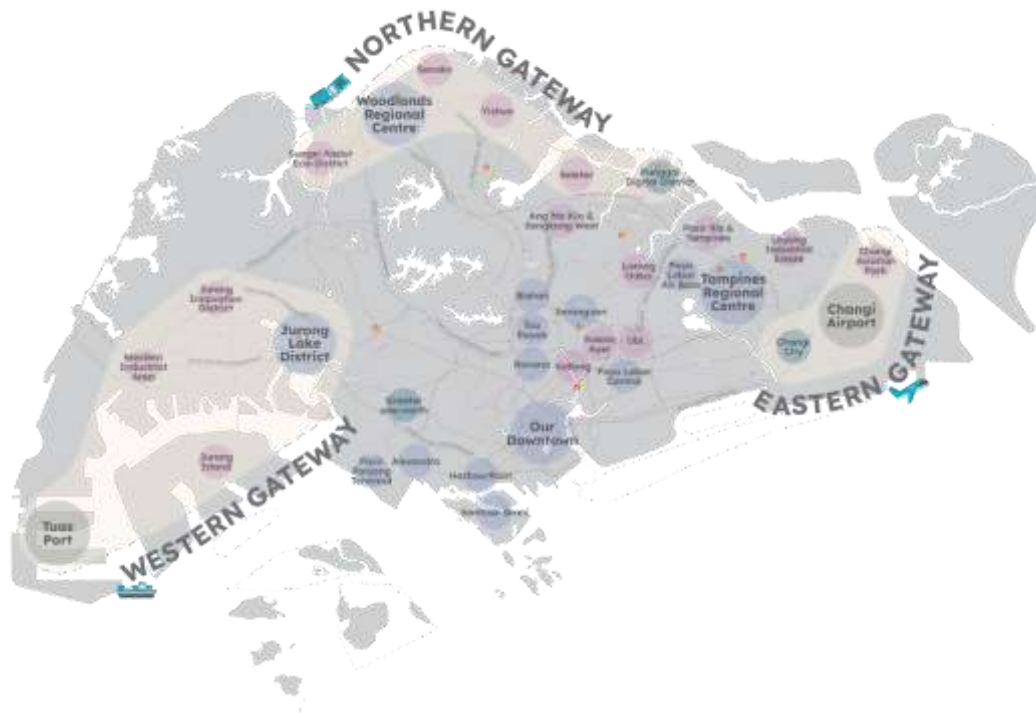


UPCOMING DEVELOPMENTS FOR OUR BUSINESS NODES



Our Gateways

Northern Gateway

The Northern Gateway will continue to grow as a major anchor for high-value manufacturing and general industries, with Woodlands Regional Centre as the key commercial centre in the north. The North-South Corridor will enhance connectivity from the north to the city centre when it completes in phases from 2027. Future housing developments in the north will continue to grow the households and workforce in the area, with convenient access to a wide range of job opportunities and amenities.

Woodlands Gateway, a key district within Woodlands Regional Centre, is poised to become a vibrant business hub with good connectivity and lush recreational spaces. A new Multi-Modal Transport Hub will link MRT and bus services to the future Johor Bahru – Singapore RTS Link, providing easy transfers to the rest of the island. Businesses and workers can also look forward to faster cross-border travel when the Johor Bahru – Singapore RTS Link in Woodlands Gateway is operational by end-2026. Businesses that seek to capitalise on the proximity to connections with Johor Bahru can tap on the variety of spaces available and the enhanced accessibility.

Woodlands Experimental Zone in Woodlands Gateway will allow businesses greater flexibility to co-locate synergistic research, design after-sales and production operations.

The Woodlands and North Coast Wafer Fab Parks will support the growth of the semiconductor industry and provide new smart and sustainable manufacturing opportunities to grow our digital economy. Their proximity to educational institutions such as Republic Polytechnic and the Singapore Institute of Technology fosters industry-academia collaboration and facilitates students' learning from industry experts via internships or industrial attachments.

Sungei Kadut Eco-District will be rejuvenated, housing companies in agri-food technology, waste management and recycling, metal, timber and furniture. Businesses and workers in the estate can look forward to an attractive, green, connected estate surrounded by green and blue spaces.

Phase 1 of Punggol Digital District (PDD), Singapore's first smart and sustainable business district, was completed in September 2024 and is expected to create 28,000 new jobs. It is the first business park in Singapore to offer businesses 'plug-and-play' digital infrastructure through an intelligent smart city operating system called Open Digital Platform, which allows the integration of multiple systems and data streams to enable seamless delivery of estate services and amenities. In the coming months, there will be more facilities opening for public use within PDD, such as the Punggol Coast MRT Station on the North-East Line and a new hawker centre.

Western Gateway

Anchored by Jurong Lake District, Jurong Innovation District and Tuas Port, the Western Gateway is home to industries with strong dependencies with the port, such as logistics, advanced manufacturing, biomedical, energy and chemicals, and building and construction. It is also home to world-class universities that businesses can tap on and collaborate with a ready ecosystem of talent.

Residents and workers in the west can experience a reduction in their commute time within the region and across the island with the completion of the Jurong Region Line in stages from 2027 and Phase 2 of the Cross Island Line in 2032.

New housing injected in Jurong Lake District, Tengah, Bukit Batok, Choa Chu Kang and Jurong West will allow more workers in the west to live closer to workspaces.

Jurong Lake District is planned as the largest business district outside the CBD, with a slew of upcoming developments over the next few years.

- The upcoming Jurong Gateway Hub will house offices, retail, F&B and public amenities such as a library, community centre and sports facility.
- New green spaces and attractions such as the Jurong Town Hall Park Connector and new Science Centre will complement the newly-opened Jurong Lake Gardens.
- New housing will be introduced near Jurong East MRT station and Jurong Lake Gardens.

A 6.5ha Master Developer site spanning the Jurong East MRT station and the upcoming Jurong Lake District station of the Cross Island Line has been placed on the Reserve List of the Government Land Sale Programme to allow interested tenderers to activate the launch of the site under the Concept and Price Revenue Tender approach, subject to a minimum price that is acceptable to the government.

The government will continue to take the lead in the office decentralisation effort with the Ministry of Transport and Ministry of Sustainability and the Environment currently studying plans to relocate to the district when the earmarked sites become available.

Jurong Lake District will also adopt the District Cooling System to lower aggregate peak cooling demand and increase energy efficiency. This is part of a larger suite of sustainability initiatives, with an aim for new developments in the district to achieve net zero emissions by around 2045.

The 600 ha Jurong Innovation District is Asia's leading advanced manufacturing hub and is set to become Singapore's largest living lab for test-bedding new technologies. Its proximity to the Nanyang Technological University will provide opportunities for

close collaborations between industry and academia. It is expected to provide 95,000 new jobs when fully developed.

Jurong Innovation District will have a 11km-long Sky Corridor for pedestrians, cyclists and autonomous shuttles to connect people. It will be built in phases with the first phase to be completed in 2025. By 2025, an underground district logistics network is expected to become operational, which will increase the efficiency of goods movement and reduce surface road traffic. From 2030, cycling paths and park connectors will connect the district to Jurong Lake Gardens and other green nodes islandwide.

When fully developed in the 2040s, Tuas Port will be the world's largest automated port at a single location, with a total handling capacity of 65 million twenty-foot equivalent units (TEUs). It will be capable of handling the largest container ships and optimise movement and scheduling with the use of artificial intelligence.

Together with Jurong Port, it will be a key supply chain node for businesses and industrial activities in the west region, including Tuas, Jurong Industrial Estate, and the Jurong Lake District. Companies that rely on proximity to the Port for their sea freight will reap synergies based on the comprehensive suite of value-added port and cargo solutions offered. Proximity to the Port will also aid efficient cargo movements, which can reduce islandwide freight flows and the associated transport carbon footprint.

In the next few years, a new integrated building at Tuas Terminal Gateway will house the Maritime and Port Authority of Singapore's Port Control Centre alongside shipping and port-related companies, providing these companies access to the wider ecosystem.

Eastern Gateway

Anchored by Changi Airport, Changi Aviation Park and Changi City, the Eastern Gateway is a thriving business hub supporting global trade flows, capitalising on local synergies and cross-border connectivity.

When operational around the mid-2030s, Changi Airport Terminal 5 will add capacity of another 50 million passengers per year, on top of Changi Airport's current passenger

capacity of 90 million. A dedicated Ground Transportation Centre will allow passengers access to rail, bus and other transport services. Through it, Terminal 5 will be directly connected to the city centre and the future Johor Bahru – Singapore RTS Link via the Thomson-East Coast Line, bringing jobs closer to the residents living in the east.

To the north of the airport is Changi Aviation Park, which will expand to support further growth in the aerospace sector and strengthen Singapore's role in global aviation. Agencies are studying how to sensitively reclaim land at Changi North to provide more space for the expansion. The upcoming Aviation Park MRT station that is expected to be completed in 2030 under Phase 1 of the Cross Island Line will improve accessibility for workers travelling from other parts of Singapore.

To the south of the airport is Changi City, comprising the new Changi East Urban District and the Changi Business Park. The former is envisioned as an innovative lifestyle business centre amid lushly landscaped public spaces, with direct connections to Terminal 5 and Tanah Merah Ferry Terminal.

Located one MRT station away from Changi Airport, Changi Business Park provides businesses with space to support the Eastern Gateway ecosystem. In future, more spaces for aerospace-related firms will be injected to reinforce the business park's synergies with the airport, along with active mobility networks, green and community spaces, and links to the upcoming East Coast Central Green Corridor and Coast-to-Coast Southern Trail.

Our Downtown

Home to Singapore's global financial and business hub, our CBD houses over 2 million sqm of office space and is home to the headquarters of many MNCs and local companies. To remain competitive and meet modern lifestyle and future work trends, our Downtown must evolve, moving away from mono-office precincts into 'places-to-be' with a diverse array of experiences ranging from arts, cultural, recreational uses.

To strengthen its appeal as a financial and business hub, our Downtown will continue to be characterised by a quality public realm with a good provision of amenities. By 2028, the signature Raffles Place Park will be revamped with spaces for social

interaction that will inject a greater sense of community. Marina Bay will continue to strengthen its 24/7 business and tourism appeal with the Marina Bay Sands' expansion offering a new 15,000 seat entertainment arena and business facilities. Nearby, a new wellness attraction at Marina South will offer holistic and immersive wellness experiences for locals and visitors.

Our Downtown is also transitioning into a loveable place to live in. An upcoming mixed-use neighbourhood at the Anson-Tanjong Pagar area will see walkable streets and new public spaces with over 1,100 new homes. To expand Downtown's offerings for lifestyle experiences, the new NS Square and Passion Wave Outpost @ Bayfront will introduce a variety of recreational offerings including water activities for the public.

Other business nodes

Tampines Regional Centre

Since its establishment in 1992, Tampines Regional Centre has grown into a vibrant business node with good connectivity to the rest of the island via the East-West and Downtown Lines and a bus interchange.

To sustain its vibrancy well into the future, agencies are studying strategies to adapt Singapore's first regional centre to new live-work trends. This includes new mixed-use developments with residences, commercial spaces and an integrated transport hub, as well as implementing sheltered, seamless pedestrian connectivity for workers, visitors and residents, including enhancing pedestrian connectivity to the MRT stations and future public transport nodes.

Bishan Sub-Regional Centre

The centrally-located Bishan Sub-Regional Centre is served by the North-South Line and Circle Line MRT stations as well as a bus interchange, allowing residents and workers to reach other parts of Singapore conveniently by public transport.

There are plans to develop more workspaces in the sub-regional centre which are integrated with new retail, social amenities and good public transport facilities. There will also be more public spaces and plazas for the community.

Greater one-north

Encompassing one-north, Singapore Science Park, institutions such as the National University of Singapore (NUS) and National University Hospital (NUH), Greater one-north is a well-established knowledge district to live, learn, play and work.

New workplaces of the future, such as the Singapore Nuclear Research and Safety Institute (SNRSI) and the Integrated Building for Agri-Aqua-Food Tech within NUS, as well as Geneo within Singapore Science Park, will house research facilities that will unlock new R&D frontiers.

A variety of new housing, including short to medium-term stay options, will be introduced in the Greater one-north area, interspersed with world-class companies. Upcoming student residences at NUS will offer students greater opportunities to participate in vibrant campus life. The public can also look forward to new sports, lifestyle and community uses in Ayer Rajah, Fusionopolis and Mediapolis.