GATE+

{GATE PLUS} - FLEXIBLE B2 SPACES
@ 9 TUKANG INNOVATION DRIVE

GATE

THE INDUSTRIAL SPACE THAT GOES BEYOND.

- CONNECTIVITY
- SUSTAINABILITY
- FLEXIBILITY
- AND MORE

Artist's Impression

GATE

A THRIVING HUB FOR BUSINESS GROWTH

*Source: Google Maps/OneMap. All travel times are estimates and subject to travel conditions.

STRATEGIC LOCAL ECOSYSTEM, STRONG OPERATIONAL ADVANTAGE

Located at the heart of the western industrial powerhouse, GATE+ is surrounded by lifestyle amenities and retail destinations that support daily convenience and workforce accessibility. Close proximity to Jurong Innovation District, Tuas Checkpoint, and Tuas Mega Port also ensures strong connections to innovation, cross-border trade, and global logistics networks, making it a prime location for any business keen to stay connected with the world.

1M+
Residential Catchment

More than 1 million residents across Jurong, Boon Lay, Bukit Batok, Clementi, Tengah and surrounding districts form a strong and accessible workforce catchment, supporting businesses with talent availability both today and as the western region continues to grow.

Strategically Positioned For Trade

Cross-Border Connectivity
Efficient links to Malaysia via both the Second Link and Causeway for cross-border trade growth.

Global & Regional Ports
Direct access to Tuas Mega Port & other maritime gateways for international and regional trade.

Integrated Within A High-Growth Business Ecosystem

600 Hectare Innovation Hub at Your Doorstep
Located just minutes from Jurong Innovation District.

2ND CBD Within Reach
Close to Jurong Lake District, Singapore's largest business hub outside the city centre.

5 Key Industrial Areas
Positioned within close proximity to Pioneer, Joo Koon, Gul Circle, Kian Teck, Chin Bee Industrial Areas and Jurong Island, supporting strong operational synergy.

Jurong Innovation District
Singapore's advanced manufacturing and R&D hub driving next-generation industries and innovation ecosystems.

Jurong Lake District
Singapore's largest commercial and mixed-use business district outside the city centre, transforming into a major employment and economic hub.

YOUR IDEAL BUSINESS AND INVESTMENT LOCATION

Position your business at the doorstep of the dynamic Jurong Lake District, one of Singapore's fastest-growing economic hubs supported by a strong ecosystem of innovation, enterprise, and talent. As major investments continue to shape the district's future business landscape, this strategic location offers an exceptional foundation for companies seeking growth, collaboration, and long-term value.

Nearby Amenities & Eateries

1 MIN
Nearest Bus Stop

3 MINS
3 Yuan Ching Road
(KFC, McDonalds, Sheng Siong, Restaurant & Cafe, Hawker Stalls & Casual Eats, SuperBowl)

5 MINS
Tukang MRT (U/C)

5 MINS
Taman Jurong Market & Food Centre

5 MINS
Jurong Lake Garden (Chinese & Japanese Garden)

5 MINS
Ayer Rajah Expressway (AYE)

6 MINS
Jurong Point

7 MINS
Jurong Gateway (Westgate & JEM)

7 MINS
IMM

**Source: Google Maps/OneMap. All travel times are estimates and subject to travel conditions.*

GATE

SEAMLESS ACCESS & EFFORTLESS EVERYDAY EASE

Artist's Impression

GATE+ offers seamless connectivity with easy access by bus, cycling, or car. A proper and well planned drop off area ensures a professional arrival experience, while the air-conditioned lift lobby welcomes visitors with a sleek and spacious design, spacious design that balances style and functionality.

Covered Linkway

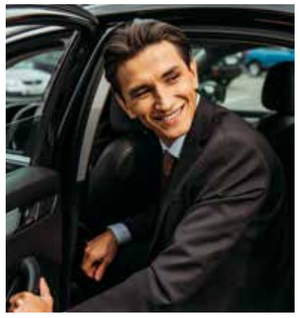
Sheltered access to bus stop for comfort in all weather conditions.

Doorstep To Bus Stop

Quick and easy access to public transport for daily commutes.

End-of-trip Facilities

Convenient showers, secure lockers, and dedicated bicycle parking provided.



Air-conditioned Lift Lobby

Artist's Impression

PRESTIGE & SUSTAINABILITY BUILT INTO EVERY DETAIL

GATE+ sets a new benchmark for industrial excellence with its registered and targeted Green Mark 2021 Platinum Super Low Energy (SLE) certification with Maintainability Badge, aiming for 60% energy savings compared to the 2005 building code baseline. Guided by green building and sustainable design principles, the development incorporates recycling facilities, restorative spaces, and thoughtfully designed landscaping and material choices to support long-term environmental performance.

60% Energy Savings
Compared to 2005 Building Codes Baseline

- Energy Efficient LED Light Fittings
- Solar Panels
- Efficient Water Fitting
- Efficient Irrigation Systems
- Low VOC Paints and Certified Sustainable Materials
- High-performance Thermal Insulation

Artist's Impression

THOUGHTFULLY DESIGNED FOR YOUR BUSINESS NEEDS

At GATE^{+}, flexibility is built into the foundation. With modular units, duplex layouts, and a practical column grid, businesses can easily configure spaces to match their operational needs. Whether it's a compact setup or a combined floorplate, every unit is designed to scale seamlessly as your business evolves. GATE^{+}'s versatility supports B2 space of today and tomorrow.

Wide Driveway *Artist's Impression*

265
High Ceiling Factory Units
High-volume units with the flexibility to combine and scale.

B2 Space
Supports a wide range of business & operations.

Column Grid
Modular grid allows for multiple units configurations.

Column Free
Allowing flexible layout to most units.

1 Heavy Vehicle Park
58 private heavy vehicle lots.

2 Canteens
Provides convenience and time-saving access to meals.

20ft Container Truck Access *Artist's Impression*

40ft Container Loading/Unloading Bay *Artist's Impression*

Artist's Impression

BUSINESS-LEISURE BALANCE ENHANCE NETWORK AND INTERACTIONS

At GATE+, productivity comes alongside work-life balance. With two on-site canteens and communal amenities, the environment is designed to support both efficiency and well-being. It's a space where businesses thrive and people recharge.

1 Roof Garden
Outdoor space for breaks & informal meetings.

1 Function Room
Facilities to connect with friends and co-workers.

1 BBQ Area
Relax and unwind over a casual BBQ.

2 Canteens
Dining options within easy reach.

4 Pavilions Versatile spaces for meetings and events.

Function Room *Artist's Impression*

Roof Garden *Artist's Impression*

Canteen *Artist's Impression*

Canteen *Artist's Impression*

Pavilion *Artist's Impression*

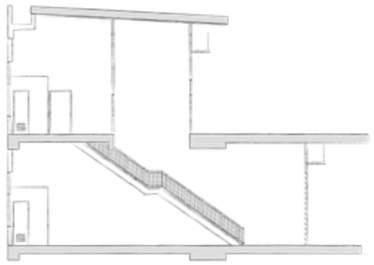
DESIGNED FOR OPERATIONAL EFFICIENCY & PERFORMANCE

High ceiling heights and wide internal driveways create an environment suited for efficient operations, supporting larger equipment, flexible layouts, and smooth cargo handling. Modular units allow businesses to adapt and scale, making each space suitable for a wide range of industrial uses over time.

Artist's Impression

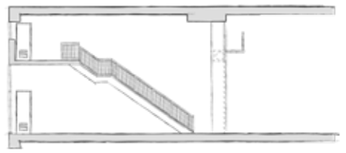
Floor to Floor Height

(Upper Level) 10th Storey (Lower Level) 9th Storey	Pent Suite 12250mm±	
8th Storey	Standard Suite 6125mm±	
7th Storey	Standard Suite 6125mm±	
6th Storey	Standard Suite 6125mm±	
5th Storey	Standard Suite 6125mm±	
4th Storey	Standard Suite 6125mm±	
3rd Storey	Standard Suite 6125mm±	
2nd Storey	Standard Suite 6125mm±	
1st Storey with Mezzanine	Grand Suite 7000mm / 6300mm±	



*Pent Suite**

*Standard Suite**

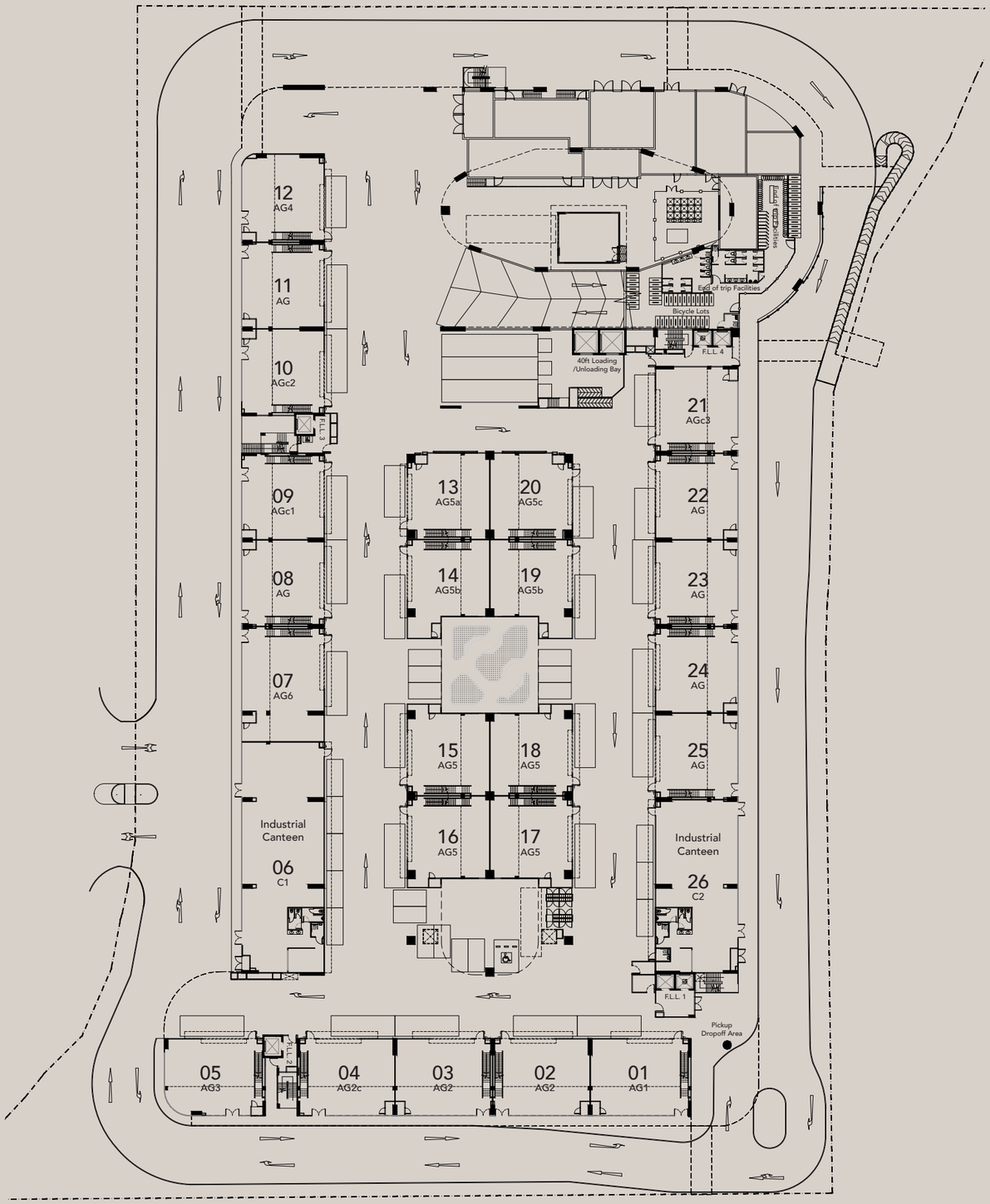


*Grand Suite**

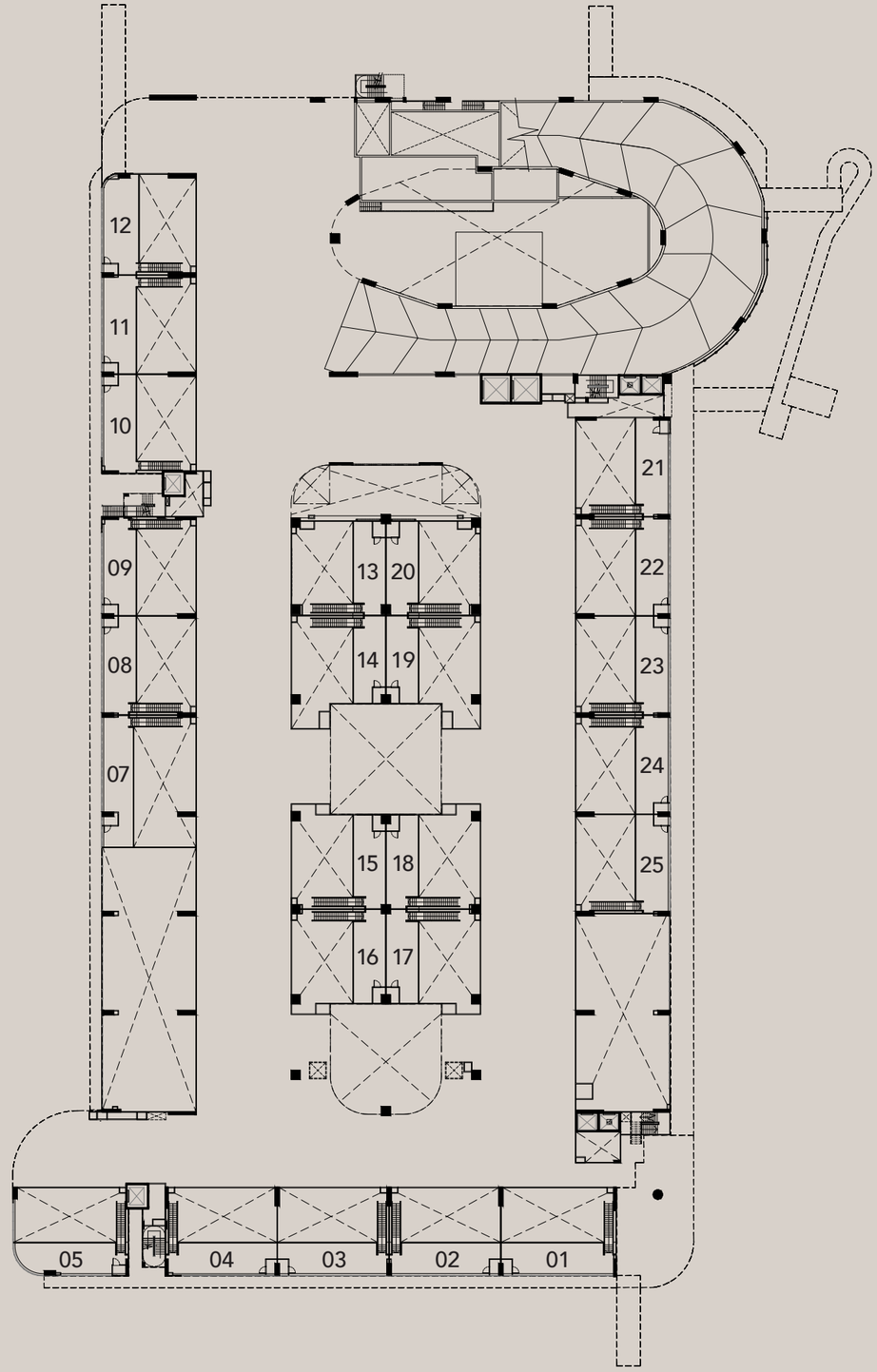
**For illustration only*

GRAND SUITE

1st Storey with Mezzanine

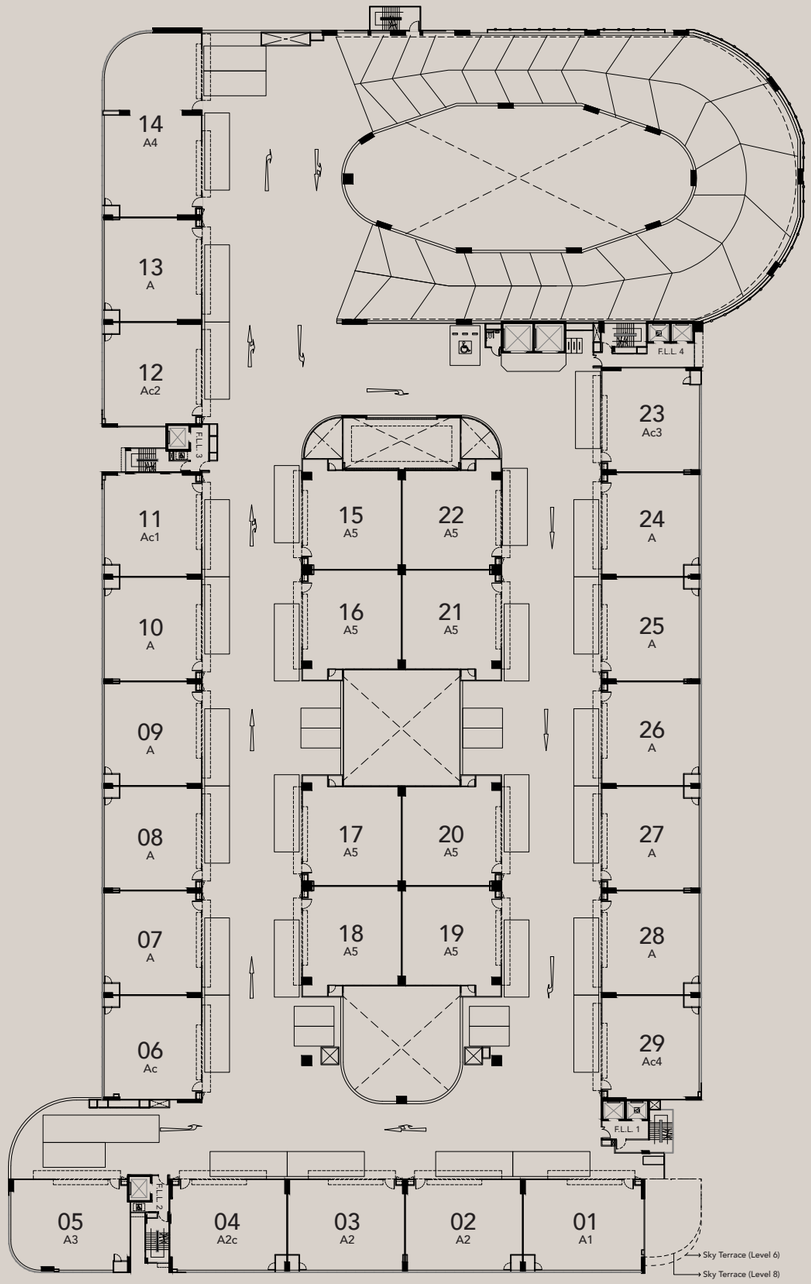


1st Storey Mezzanine



STANDARD SUITE

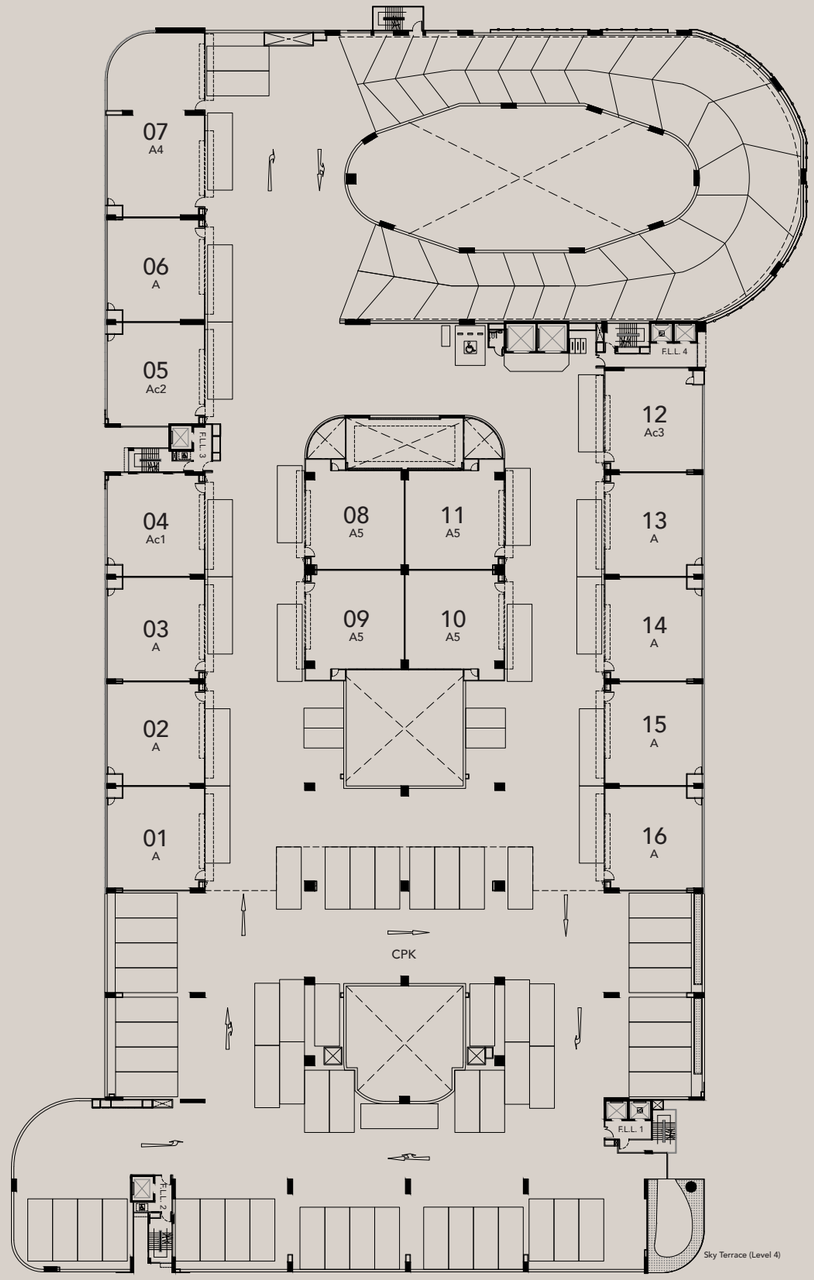
2nd, 3rd, 5th, 6th, 7th, 8th Storey



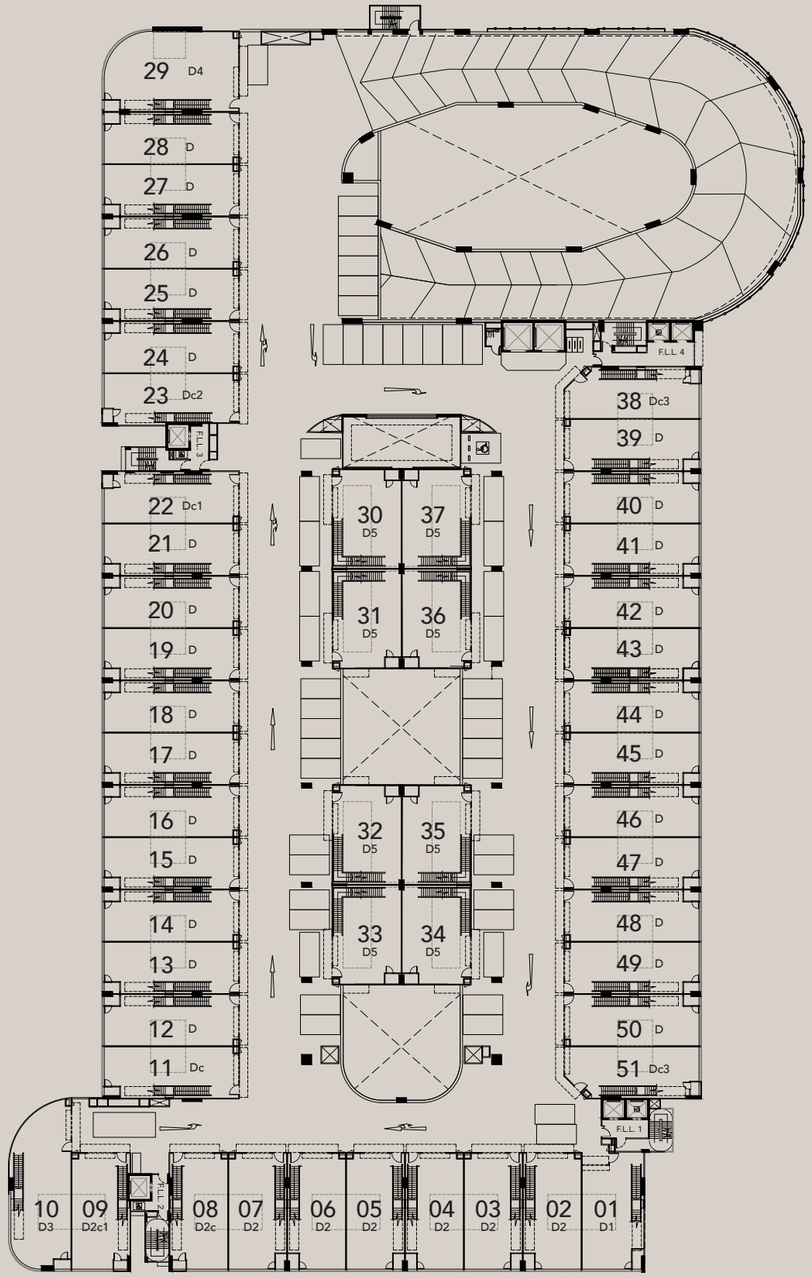
Structural column dimensions may differ between levels; refer to respective unit floor plans for details.

STANDARD SUITE

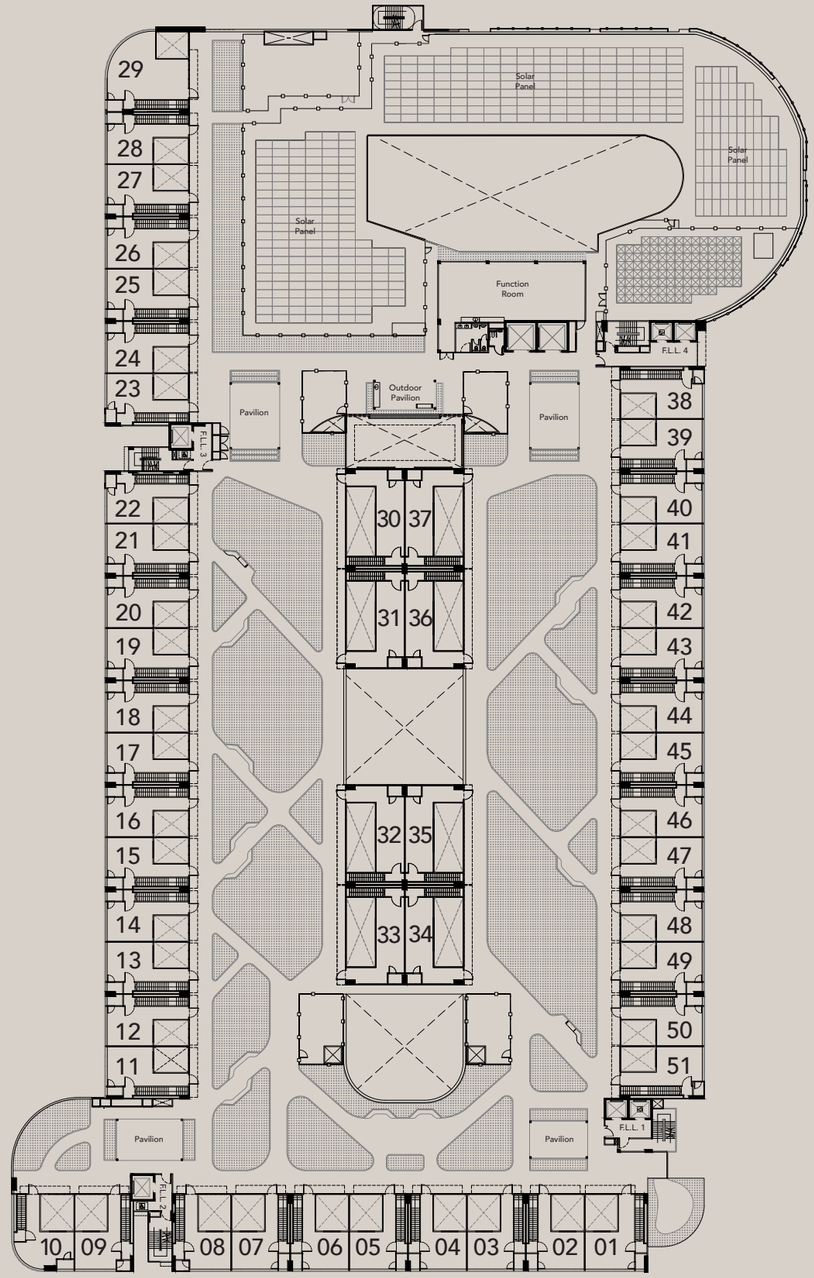
4th Storey



PENT SUITE
9th Storey (Lower Level)



PENT SUITE
10th Storey (Upper Level)



BUILDING SPECIFICATIONS

Foundation
Piling and substructure to Structural Engineer's detail and/or design.

Structure
Reinforced concrete structure and/or precast concrete structure and/or post-tensioned concrete structure and/or structural steelwork to Structural Engineer's detail and/or design.

Walls
Precast concrete panel and/or reinforced concrete and/or glass panel and/or brickwall and/or blockwall and/or dry partition board wall.

Roof
Reinforced concrete flat roof with waterproofing and insulation and/or metal roof with insulation and/or glass roof at designated area.

Ceiling
Skim coat and paint finish and/or ceiling board with paint finish and/or concrete bare finish and/or exposed insulation/metal roof material with wire mesh, where applicable.

Floor to Floor Height

1st Storey to 2nd Storey	+/- 7000mm / 6300mm
2nd Storey to 3rd Storey	+/- 6125mm
3rd Storey to 4th Storey	+/- 6125mm
4th Storey to 5th Storey	+/- 6125mm
5th Storey to 6th Storey	+/- 6125mm
6th Storey to 7th Storey	+/- 6125mm
7th Storey to 8th Storey	+/- 6125mm
8th Storey to 9th Storey	+/- 6125mm
9th Storey to 10th Storey	+/- 6125mm
10th Storey to Roof	+/- 6125mm

Finishes
(a) Wall

Common Areas	Cement and sand plastering and/or skim coat with emulsion paint finish and/or spray textured finish and/or homogeneous tiles and/or ceramic tiles and/or aluminium cladding where applicable.
Production Units	Cement and sand plastering and/or skim coat with emulsion paint finish, homogeneous tiles and/or ceramic tiles to toilet walls (up to false ceiling).

(b) Floor

Production Units	Power float concrete with hardener
Toilets/Bin Centre	Ceramic tiles and/or homogeneous tiles with waterproofing where applicable
Canteens	Recessed concrete finishes, to receive tile finishes by others
M&E Ledge	Expanded mesh with paint finish
Lift Lobbies	Stone and/or ceramic tiles and/or homogeneous tiles and/or power float concrete with hardener
Staircase	Cement and sand screed finish and/or tiles with nosing tiles and/or metal plate with paint and/or natural finish and/or expanded mesh with paint finish
M&E Rooms	Cement and sand screed finish with waterproofing where applicable and/or power float concrete with hardener
Sky Terrace/ Roof Garden	Cement and sand screed finish and/or homogenous tiles and/or stone and/or embedded pebbles finish with waterproofing
Driveway & Parking Lots	Power Float concrete with hardener and/or bitumen premix and/or aerated green pavers

Windows
Aluminium framed glass window and/or fixed glass panels and/or fixed aluminium louvres.

Doors
Metal and/or aluminium framed/frameless glass and/or timber doors and/or metal roller shutters and/or PVC doors with lockset where applicable.

Plumbing and Sanitary
Plumbing & sanitary installation are provided in accordance with statutory requirements.

Electrical Installation
Each unit is provided with 60Amps 3 Phase Isolator.

Lightning Protection
Lightning protection system provided in accordance with prevailing code of practice.

Painting
Weather-resistant paint and/or spray-textured finish to the external and emulsion paint/acrylic paint to the internal surfaces where applicable.

Waterproofing
Waterproofing provided to all slabs resting on ground, internal wet areas (e.g. toilets and bin centres), slabs above water-sensitive areas (e.g. substations) and areas open to sky (e.g. Reinforced concrete roof slab/terraces/corridors) where applicable.

Turfing
In compliance with NParks' requirements.

Air-Conditioning and Mechanical Ventilation
Natural/Mechanical ventilation shall be provided in compliance with statutory requirements in designated areas. All factory units are naturally and/or mechanically ventilated with M&E ledge provision. The toilets within the factory units are provided with natural and/or mechanical ventilation in compliance with statutory requirement.

Lifts
02 nos. of common passenger lifts
02 nos. of common passenger/fire lifts
02 nos. of common service/fire lifts
02 nos. of common goods lifts

Fire Protection System
Fire protection system provided in accordance with statutory requirements.

Artificial Lightings
Lightings provided to all common staircases, ramp, driveway, common toilets, external areas and/or common areas.

LPG Gas
LPG gas compartments are provided for canteens only.

Bin Center
1 no. of Bin center and recycle bins on every floor.

Car Park Barrier System
Vehicle car park barrier with entry barrier system equipped with Electronic Pricing System capable of reading and deducting carpark fee from the IU unit.

Floor Loading

Area	**Floor Loading (kN/m2)**
Production Units (including toilets)	10
M&E Ledge	2
Driveway/Ramp	10
Sky Terrace/Roof Garden/Function Room (including common toilets)	5
Canteens (including toilets)	5
Lift Lobby/Corridor/Staircase	4
End-of-trip Facilities	3

DEVELOPERS' PROFILE

23 Rochester Park

Inspace

29 Media Circle (ALICE@Mediapolis)

Mactaggart Foodlink

36 Tuas Road

T Space

Boustead Projects Ltd.

Established in 1996, Boustead Projects Limited is a leading provider of innovative eco-sustainable real estate solutions with a regional presence across Singapore, China, Malaysia and Vietnam. Our core businesses are uniquely integrated to support the ecosystem of diversified classes of real estate, comprising:

- Turnkey engineering, full-fledged integrated digital delivery ("IDD"), and project and construction management encompassing design-and-build;
- Real estate development, asset and leasing management; and
- Real estate fund management including being the sponsor and manager of Boustead Industrial Fund, a scalable private real estate trust platform for business park, logistics and industrial properties, and joint owner of Echo Base-BP Capital Pte Ltd, an Asia-centric fund management and services platform focused on smart buildings and integrated developments.

To date, we have constructed and/or developed more than 3,700,000 square metres of real estate for clients including Fortune 500, S&P 500 and Euronext 100 corporations, across diverse sectors like aerospace, business park, food, healthcare and pharmaceutical, high-tech manufacturing, logistics, research & development, technology and waste management, among others. Under the Boustead Development Partnership with a reputable Middle East sovereign wealth fund, we have developed or redeveloped more than half a million square metres of real estate in Singapore including landmark developments like ALICE@Mediapolis and GSK Asia House.

SLB Development Pte Ltd

SLB Development Pte Ltd ("SLB") is a diversified property developer with extensive experience and track record across the residential, mixed-use, industrial and commercial sectors, as well as property development projects ranging from small to large scale. The diversified nature of its portfolio allows effective management of exposure to fluctuations in demand and changes in regulations across different property segments.

From 2019, SLB expanded into the fund management business to broaden its recurring income streams. The company established fund management platforms in partnership with experienced industry veterans from the United Kingdom ("UK"), Hong Kong and Australia, with the aim of actively pursuing investment opportunities in real estate funds and various segments of the real estate value chain.

Led by an experienced management team, SLB has built a strong network of business relationships with other property developers and contractors. The company has also expanded its presence beyond Singapore to the People's Republic of China ("PRC"), the UK and Australia.

The Arcady

OLA

Riverfront Residences

Sky Everton

KSH Holdings Limited

KSH Holdings Limited ("KSH", or "Group") is a long-standing construction, real estate development and investment corporation with more than 40 years of experience, listed on the SGX-ST Mainboard since 2007. Backed by a strong and diversified track record, the Group boasts a wide range of construction and real estate projects across various sectors both locally and abroad, with a geographical presence in Singapore, United Kingdom, Australia, Japan, Malaysia and China.

KSH is a main contractor for both public and private sectors. With a Grade A1 rating under BCA CW01, it is capable of bidding for Public Sector construction projects of unlimited value. The group is also rated A2 under BCA's CW02 for civil works. KSH has won several BCA Construction Excellence Awards for projects including Fullerton Bay Hotel, NUS University Town's Education Resource Centre, Madison Residences, Mount Alvernia Hospital etc. In 2019, it received BCA Construction Excellence Award (Excellence) for NUS University Sports Centre and Construction Excellence Award (Merit) for Heartbeat@Bedok.

Through strategic alliances and joint ventures, KSH's property development and investment presence spans across various real estate sectors including residential, commercial, hospitality, and mixed-use developments. Apart from having successfully executed residential and mixed-use development projects in Singapore and China, the Group has jointly acquired properties in other geographies including the United Kingdom, Australia, Malaysia and Japan. It will continue to explore opportunities in new markets with a focus on Southeast Asia.

While the Group is actively involved in major residential developments in Singapore with joint-venture partners, KSH has successfully delivered residential, mixed development, office and commercial in Singapore including Riverfront Residences, Rezi 24, High Park Residences, Affinity @ Serangoon, Park Colonial, Sky Green, Trio, The Boutiq, NEWest and Hexacube etc. Meanwhile, the redevelopment of the former Peace Centre, Park View Mansion, and Euro-Asia Apartments into One Sophia, Sora, and The Arcady at Boon Keng respectively, have been launched to a positive market response.

Other real estate developments in China include the completed Liang Jing Ming Ju (靓景明居 Phase 1, 2 and 3), and Sequoia Mansion (红衫公馆) in Beijing; and the ongoing projects of Sino ingapore Health City. Zhong Xin Yue Lang (中新健康城 . 中新悦朗) and Zhong Xin Yue Shang (中新悦上) in Gaobeidian.

On the Property Investment front, the Group invests in yield-accretive assets that generate a sustainable stream of income with potential capital gains. These include a 36-Storey retail and office complex, Tianjin Tianxing Riverfront Square, in the heart of the business district of Tianjin, China.

The Group seeks to continue broadening its businesses and projects, and explore opportunities in new markets while striving towards sustainable growth to enhance shareholder value.

Ho Lee Group

The growth of Singapore from the early 70's to the early 90's saw the expansion of Ho Lee's business from a single entity dealing with general plumbing works to one that carries out various construction-related businesses from general building construction to specialised metal works, formwork fabrication and sales and rental of construction machines and equipment. These various companies were group together in 1996 and saw the incorporation of Ho Lee Group (HLG).

The grouping allows all these companies to adopt a similar corporate culture which focuses on an open communication and the sharing of ideas. This, in turn, encourage corporation and collaboration between colleagues and business partners to derived workable construction solutions for our customers and improving the construction industry. By drawing upon the experience and knowledge of its people that are serving the different needs of the construction industry, it also promotes further diversification into other new business areas that the individual company had never ventured into previously.

From its inception in 1996, HLG had gone on to acquire Wee Poh Construction Co. (Pte) Ltd (WPC) in 2005 which is a civil engineering construction company graded by the Building Construction Authority of Singapore (BCA) with an A1 grading (the highest grade) under the workhead CW02. The Group also acquire Liang Huat Aluminium Ltd in 2007 which is an Aluminium and Curtain Wall Specialist listed on the Main Board of the Stocks Exchange of Singapore (SGX).

The Group also ventured into the development of commercial and residential properties either individually or with its business partners and had to date developed projects such as the Built-to-Order Mauser Factory in Tuas, Singapore, The Watercolour Executive Condominium, The Heron Bay Executive Condominium, to name a few. The Group was also one of the major sponsors of the Viva Industrial Trust during its IPO listing on the SGX in November 2013.

The strong corporate culture of the Group is a cornerstone in the success of the Group thus far and the strong partnership that we have established with our business associates and customers over the years will be further enhanced as we push for further growth into the future.

We look forward to every opportunity to collaborate and work with people that share our vision of providing construction solution for our customer and improving the construction industry.

ESSENTIAL INFORMATION

Factsheet

Project Account Details

Cheque / cashier's order crossed "account payee only" should be drawn in favour of:
"**Tukang Project Pte. Ltd. – Project**" or by telegraphic transfer/ FAST and Secure Transfers/MAS Electronic Payment System/ General Interbank Recurring Order to the bank account as follows:

Account Name	Tukang Project Pte. Ltd. - Project
Account Number	761-344-966-7
Bank Name	United Overseas Bank Limited
Bank Address	80 Raffles Place Singapore 048624
Bank Code	7375
Branch Code	001
Swift Code	UOVBSGSGXXX

GST Account Details

Cheque / cashier's order crossed "account payee only" should be drawn in favour of:
"**Tukang Project Pte. Ltd.**" or by telegraphic transfer/FAST and Secure Transfers/MAS Electronic Payment System/General Interbank Recurring Order to the bank account as follows:

Account Name	Tukang Project Pte. Ltd.
Account Number	761-367-066-5
Bank Name	United Overseas Bank Limited
Bank Address	80 Raffles Place Singapore 048624
Bank Code	7375
Branch Code	001
Swift Code	UOVBSGSGXXX

Frequently Asked Question

Is there an MRT nearby?

Tukang MRT – Under Construction (estimated completion: 2029)
Jurong Hill MRT – Under Construction (estimated completion: 2029)
Boon Lay MRT and Lakeside MRT

What bus services are available nearby?

Corporation Road: Bus 30, 79, 98, 154, 178 and 240
Jalan Tukang: Bus 246

What is the nearest expressway?

Ayer Rajah Expressway (AYE)

What is the driveway height control?

The driveway clear headroom for all floors is approximately 4.5m

Is the development accessible for 20- and 40-foot containers?

Yes. 40-foot containers are accessible up to Level 1 loading/unloading bay. 20-foot containers are accessible to all floors except L10

Are there 40-foot parking lots or loading/unloading bays?

There are three 40-foot lots at Level 1, strictly for loading and unloading purposes only

What is the width of the ramp?

Approximately 8m wide

What is the distance between unit to unit?

Between unit to unit:

Level 1 to 8	Approximately 9m/12m
Level 9	Approximately 6m/11m

What type of parking system is used?

Electronic Pricing System (EPS) with hourly parking

Is void included in strata area of Grand Suite and Pent Suite?

Void areas are not included in strata area

** All dimensions and specifications are approximate and subject to final survey. All information contained herein is accurate at the time of printing and is subject to change without prior notice. Transport infrastructure, including MRT lines, bus services, and routes, may be revised or updated by the relevant authorities.*

Developer: Tukang Project Pte. Ltd. (Reg No. 202524542N) • **Tenure of Land:** Leasehold 33 years with effect from 27 August 2025 • **Lot No.:** 05208X of Mukim 6, Singapore and airspace Lot No. 5209L-PT of Mukim 6 • **Expected Date of Vacant Possession:** 29 January 2029 • **Expected Date of Legal Completion:** 29 January 2032 • **Approved BP No:** A0817-00676-2025-BP01 Dated: 9 April 2026

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract.

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

JOINTLY DEVELOPED BY:

BOUSTEAD Projects

SLB Development Pte. Ltd. 新聯明發展私人有限公司

KSH HOLDINGS LIMITED

HO LEE GROUP