



NEWS RELEASE

CapitaLand officially opens S\$1.4 billion Geneo, marking a key milestone in Singapore Science Park rejuvenation

Global life sciences and innovation tenants at Geneo underscore CapitaLand's expertise in building differentiated future-ready ecosystems

Singapore, 22 May 2026 – CapitaLand Group (CapitaLand) today officially opened Geneo, a life sciences and innovation hub at Singapore Science Park (SSP). The opening marks a key milestone in CapitaLand's multiphase rejuvenation of Singapore's first research and development (R&D) and technology park.

Geneo is jointly owned by CapitaLand Development (CLD) and CapitaLand Ascendas REIT (CLAR)¹. Totalling about S\$1.4 billion in investments, Geneo spans three properties, 1 Science Park Drive, 5 Science Park Drive and 7 Science Park Drive, with a total gross floor area (GFA) of approximately 180,600 square metres (sqm). This includes approximately 80,000 sqm of purpose-built infrastructure for biomedical R&D, flexible laboratories and innovation-ready Grade A business park workspaces.

The opening ceremony was officiated by Dr Tan See Leng, Minister for Manpower and Minister-in-charge of Energy and Science & Technology in the Ministry of Trade and Industry. Other attendees included government agency representatives, SSP tenants and key partners of CapitaLand.

Jonathan Yap, CEO of CLD, the master developer and park operator of SSP, said: "Geneo is a defining milestone in the rejuvenation of SSP. For over 40 years, the Park has been a cornerstone of Singapore's economic and innovation growth. Drawing on CLD's expertise in delivering differentiated real estate and CapitaLand's ecosystem, Geneo is a vibrant people-centric development that brings together purpose-built workspaces with curated lifestyle and retail offerings. As a life sciences and innovation hub, it supports the full innovation cycle, from research through to commercialisation, within an integrated environment."

He added: "Geneo is part of a broader vision for the rejuvenation of SSP. Alongside LyndenWoods², the upcoming first residential project in SSP, and Citadines Science Park

¹ 1 Science Park Drive comprises three buildings – 1, 1A and 1B. CLD holds a 66% stake in 1 Science Park Drive and fully owns 7 Science Park Drive, while CLAR holds a 34% stake in 1 Science Park Drive and fully owns 5 Science Park Drive.

² LyndenWoods is the upcoming first residential project in SSP and one of the best-selling residential projects in Singapore last year; it achieved [94% sales on launch day](#).

Singapore, the first lodging facility in SSP, there are pipeline plans to add residential developments that will further enliven the precinct. CLD will continue to ideate innovative ways to create more sustainable spaces for SSP communities to further integrate live, work and play."

William Tay, CEO and Executive Director of the manager of CLAR, said: "Our successful redevelopment of 1 Science Park Drive and acquisition of 5 Science Park Drive underscore CLAR's proactive portfolio rejuvenation strategy to enhance portfolio resilience with future-ready assets. These high-quality properties are seeing strong tenancy demand from world-leading companies in biomedical sciences, R&D and technology sectors, further reinforcing CLAR's leadership position in Singapore's life sciences real estate market. With a portfolio of approximately 4.5 million square feet of properties at Singapore Science Park, CLAR is the largest provider of business park and life sciences space within the precinct."

World-class tenants anchor Geneo's life sciences and innovation ecosystem

Geneo has attracted world-class tenants, including Agency for Science, Technology and Research (A*STAR), Barry Callebaut, Chugai Pharmabody Research, Henkel, and NSG Bio, spanning industries from biotech and advanced manufacturing to food innovation, and pharmaceutical R&D. Their presence at Geneo underscores confidence in CapitaLand's capabilities in best-in-class developments that support a wide range of R&D activities and innovation needs. It also reinforces CapitaLand's role as an ecosystem curator, connecting Singapore-based researchers, start-ups and corporates with global partners, investors as well as institutions.

The specialised infrastructure at Geneo includes wet lab and wet lab-ready floors, coworking laboratory space, units with tailored specifications such as high floor loading, and smart building management systems. There are also communal spaces and active placemaking programmes that encourage cross-disciplinary collaborations.

The life sciences and innovation community at Geneo is further enabled by Bridge+ Geneo. It provides premium flexible workspaces and NSG BioSuites, CapitaLand's first coworking laboratory facility in partnership with NSG Bio. The facility is Southeast Asia's largest coworking laboratory which spans over 3,200 sqm (nearly 35,000 square feet). Together, they form *The Apex*, where researchers, start-ups, corporates and investors connect and scale-up. These facilities support a life science enterprise's full journey from discovery and experimentation to team growth and industry deployment.

The Apex complements *The Seed*, a genomic garden designed in collaboration with SingHealth Duke-NUS Institute of Biodiversity Medicine, and *The Canopy*, a 3,000 sqm all-weather event plaza. Inspired by the layers of a forest ecosystem, *The Seed* represents discovery and growth, while *The Canopy* brings people and communities together. Rising from this ecosystem, *The Apex* is the culmination point where ideas, research and innovation converge. Collectively, these spaces create a holistic environment where science, nature, and community intersect.

Sustainability and community at the core

Geneo achieved the Building and Construction Authority's (BCA) Green Mark Platinum rating for all three properties, including Super Low Energy for 7 Science Park Drive. Both 1 and 7 Science Park Drive also attained International WELL Building Institute's WELL Core Gold Certification for healthy building design. Coupled with SSP's first distributed district cooling network, energy and water-efficient systems, and smart building technologies, these integrated features help optimise resource efficiency, cater to tenants' sustainability needs, and reinforce CapitaLand's long-term commitments.

As part of its commitment to corporate social responsibility, SSP in partnership with CapitaLand Hope Foundation and Access Singapore will launch the SSP-ACE! (Access Career Exploration) Programme this year. Through mentorship, workplace engagement, and industry-grounded challenge statements, the SSP-ACE! Programme offers students from underserved backgrounds meaningful opportunities to explore STEM³ pathways, while strengthening connections between education, industry and place.

Please refer to the following Annexes for more information or visit <https://geneo.sciencepark.com.sg/>.

Annex – Geneo fact sheet

About CapitaLand Development (www.capitalanddevelopment.com)

CapitaLand Development (CLD) is the development arm of CapitaLand Group, with a portfolio worth S\$17.8 billion as at 31 March 2026. Focusing on its core markets of Singapore, China and Vietnam, CLD's well-established real estate development capabilities span across various asset classes, including integrated developments, retail, office, lodging, residential, business parks, industrial, logistics and data centres. Its strong expertise in master planning, land development and project execution has won numerous accolades including the Building and Construction Authority Quality Excellence Award and FIABCI Prix d'Excellence Award.

CLD aspires to be a developer of choice that goes beyond real estate development to enrich lives and uplift communities. It is committed to continue creating quality spaces for work, live and play in the communities in which it operates, through sustainable and innovative solutions.

As part of CapitaLand Group, CLD places sustainability at the core of what it does. As a responsible real estate company, CLD complements CapitaLand's businesses through its contributions to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

About CapitaLand Ascendas REIT (SGX: A17U)

CapitaLand Ascendas REIT (CLAR) is Singapore's first and largest listed business space and industrial real estate investment trust. It was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in November 2002.

³ STEM stands for Science, Technology, Engineering, and Mathematics

CLAR has since grown to be a global REIT anchored in Singapore, with a strong focus on technology and logistics properties in developed markets. As at 31 March 2026, its investment properties under management stood at S\$18.6 billion. It owns a total of 233 properties across three segments, namely Business Space & Life Sciences; Industrial & Data Centres; and Logistics. These properties are in the developed markets of Singapore, Australia, the US and the UK/Europe.

These properties house a tenant base of 1,737 international and local companies from a wide range of industries and activities, including data centres, information technology, engineering, logistics & supply chain management, biomedical sciences, financial services (backroom office support), electronics, government and other manufacturing and services industries. Major tenants include Sea Group, DSO National Laboratories, DHL, Singtel, Stripe, Entserve UK, Seagate Singapore, DBS Bank and Citibank.

CLAR is listed on several indices. These include the FTSE Straits Times Index, the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index, the Global Property Research (GPR) Asia 250 Index and FTSE4Good Developed Index. CLAR has an issuer rating of 'A3' by Moody's Investors Service.

CLAR is managed by CapitaLand Ascendas REIT Management Limited, a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real asset manager with a strong presence in Asia. For more information, please visit: www.capitaland-ascendasreit.com.

About CapitaLand Investment Limited (SGX: 9CI)

CapitaLand Investment (CLI) is a leading global real asset manager with a strong presence in Asia. Headquartered and listed in Singapore, CLI operates in over 40 countries, connecting institutional capital to investment opportunities through its on-the-ground expertise and deep local capital networks. Its portfolio spans strategic investments in commercial, lodging and living, logistics and self-storage, data centres and real estate credit, aligned with its high conviction themes. CLI is focused on scaling its asset-light, recurring fee income across fund management, commercial and lodging management, delivering sustainable long-term value through disciplined capital management and responsible investing. For more information, please visit: www.capitalandinvest.com.

[Follow @CapitaLand on social media](#)

LinkedIn: [linkedin.com/company/capitaland-limited](https://www.linkedin.com/company/capitaland-limited)

Facebook: @capitaland / [facebook.com/capitaland](https://www.facebook.com/capitaland)

Instagram: @capitaland / [instagram.com/capitaland](https://www.instagram.com/capitaland)

YouTube: [youtube.com/capitaland](https://www.youtube.com/capitaland)

Jointly issued by: CapitaLand Group Pte. Ltd. (Co. Regn.: 198900036N) and CapitaLand Ascendas REIT Management Limited (Co. Regn.: 200201987K)

For queries, please contact:

CapitaLand Development

Mok Kai Lynn
Head, Communications
Tel: +65 6713 3555
Email: mok.kailynn@capitaland.com

Eunice Choe
Manager, Communications
Tel: +65 6713 3563
Email: eunice.choe@capitaland.com

CapitaLand Ascendas REIT

Andrea Ng
Director, Listed Funds
Investor Relations
Tel: +65 6713 1150
Email: andrea.ng@capitaland.com

CapitaLand Investment

Joan Tan
Executive Director, Communications
Group Investor Relations & Communications
Tel: +65 67132864
Email: joan.tanzm@capitaland.com

Important Notice

This news release and the information contained herein does not constitute and is not intended to constitute an offering of any investment product to, or solicitation of, investors in any jurisdiction where such offering or solicitation would not be permitted.

Annex – Geneo fact sheet



Overview	
Description	<p>Geneo is a business park development that offers purpose-built infrastructure conducive for life sciences and innovation companies to thrive.</p> <p>Its name combines “ingenuity” and “gene” to reflect the cluster’s focus on supporting life sciences companies in bringing their innovation to fruition. It can also be read as “Gen Neo” to symbolise the next generation of innovators nurtured through fresh real estate experiences.</p> <p>Geneo is envisioned as a hub that brings researchers, scientists and knowledge workers together to drive impact. The vision is represented through its logo, which features a merging of chromosomes and a spark, and its tagline “Where Ingenuity Comes to Life”.</p>
Development details	<p>Geneo offers about 180,600 sqm of GFA, integrated with work-live-play elements.</p> <p>Comprises three properties with five buildings:</p> <ul style="list-style-type: none"> • 1 Science Park Drive (Total GFA: about 112,600 sqm): Block 1: Levels 1-5 wet lab-ready units; Levels 6-15 business park workspaces Block 1A: Levels 1-9 wet lab units Block 1B: Levels 1-9 wet lab-ready units • 5 Science Park Drive (Total GFA: about 25,600 sqm): Levels 1-6 business park workspaces • 7 Science Park Drive (Total GFA: about 38,800 sqm): Levels 1-9 business park workspaces; Level 10-15 Citadines Science Park Singapore • Retail and Food & Beverage (F&B) amenities: Approximately 3,600 sqm
Owners	<p>CapitaLand Development: 1 Science Park Drive (66%), 7 Science Park Drive (100%)</p> <p>CapitaLand Ascendas REIT: 1 Science Park Drive (34%), 5 Science Park Drive (100%)</p>
Core consultants	
Concept Architect	Serie + Multiply Consultants Pte Ltd.
Project Architect	Surbana Jurong Consultants Pte Ltd
Main Contractor	Woh Hup (Private) Limited
Quantity Surveyor	WT Partnership (S) Pte Ltd
Mechanical & Electrical Engineer	Squire Mech Pte Ltd
Civil & Structural Engineer	Mott MacDonald Singapore Pte Ltd
Civil & Structural Engineer (Slip Road)	T.Y. Lin International Pte Ltd
Landscape Designer	Grant Associates Singapore Pte Ltd

Environmental & Sustainability Design Consultant	Surbana Jurong Consultants Pte Ltd
Lighting Designer	Nipek Pte Ltd
List of awards	
<ul style="list-style-type: none"> • Commercial Buildings Over 50,000 sqm (Bronze) - 1 and 7 Science Park Drive World Architecture News Awards 2026 • WELL Core Gold Certification 2026 – 1 Science Park Drive International WELL Being Institute • Best Mixed-Use Project (Gold) MIPIM Asia Awards 2025 • Universal Design Excellence Award 2025 – 7 Science Park Drive Building and Construction Authority, Singapore • WELL Core Gold Certification 2024 – 7 Science Park Drive International WELL Being Institute • Project of the Year 2024 – 7 Science Park Drive Building and Construction Authority, Singapore • Green Mark Platinum Award 2023 – 1 Science Park Drive and 5 Science Park Drive Building and Construction Authority, Singapore • Green Mark Platinum Super Low Energy Award 2023 – 7 Science Park Drive Building and Construction Authority, Singapore 	