

Sj

CAMPUS





NATURE CAN
MAKE US
HAPPIER,
HEALTHIER,
AND MORE
PRODUCTIVE.

WHERE
NATURE
POWERS
THE FUTURE
OF WORK

GET READY FOR THE
NEW NATURE OF WORK



ABOUT SAFDIE ARCHITECTS

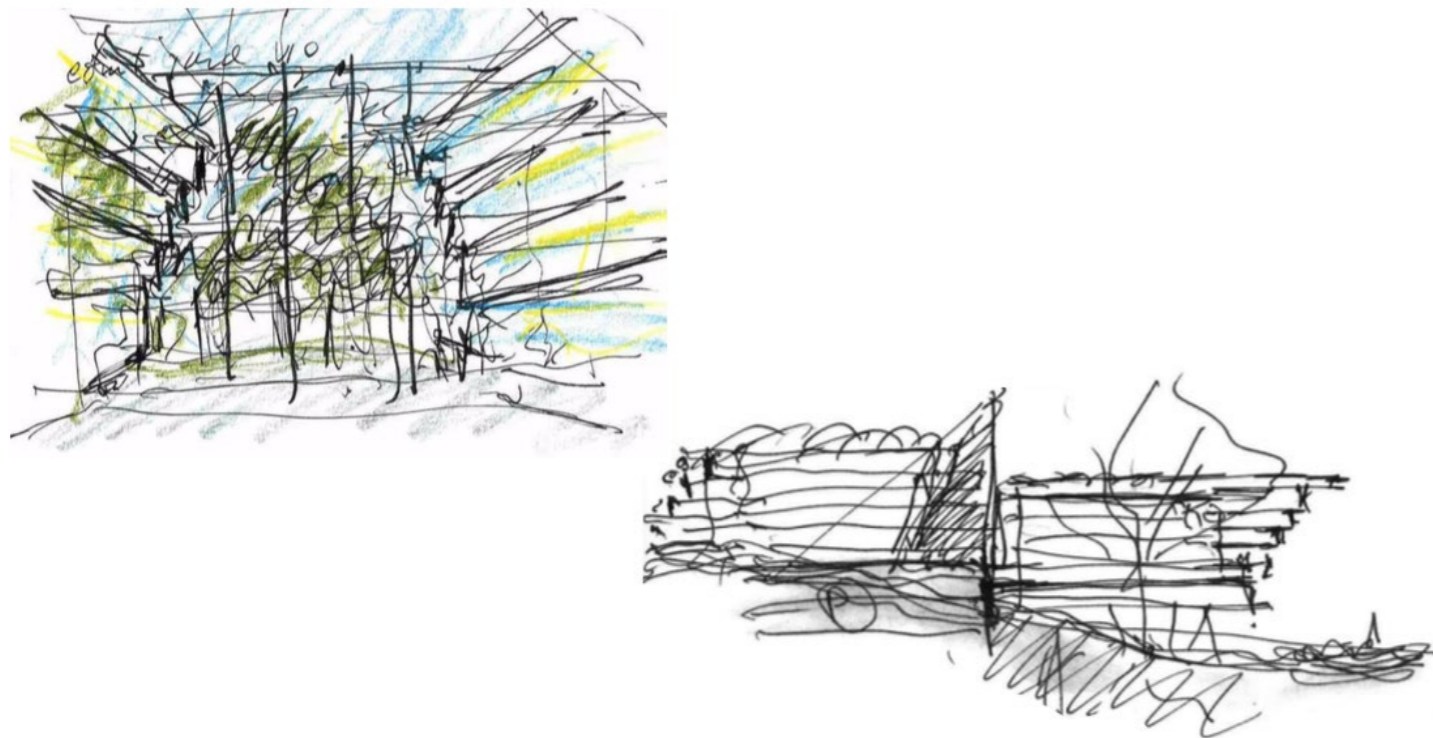
Safdie Architects is an architecture and urban design studio driven by a spirit of innovation and idealism, founded upon the guiding principles that architecture should be inherently timeless, connected to nature, and profoundly humane. The practice is research oriented and forward thinking, drawing upon a depth of experience to solve contemporary building challenges in imaginative and unexpected way.

The studio was established by Moshe Safdie in 1964 to realize Habitat '67, his visionary proposal for the World Expo in Montreal, the underlying humanistic principles of which continue to guide the work. Operating in the model of a design studio, the practice is research-

oriented and forward-thinking - drawing on a depth of experience to deliver some of the world's largest and most complex commissions in imaginative and unexpected ways.

Safdie Architects is active in a wide variety of project types, scales and sectors, designing museums, cultural centers, libraries, housing, mixed-use developments, transportation centers and master plans in geographically and culturally-diverse places. The studio's projects around the world have become beloved resources and symbols of their communities as well as regional and national landmarks.

The practice has its design headquarters in Boston with offices in Jerusalem, Toronto, Shanghai and Singapore.



ABOUT SURBANA JURONG

Surbana Jurong Group is a global urban, infrastructure and managed services consulting firm, with over 70 years of track record in successful project delivery.

Headquartered in Singapore, the group has a global talent pool of over 16,000 across Surbana Jurong and our member companies AETOS, Atelier Ten, B+H, KTP, Prostruct, RBG, SAA, Sino-Sun and SMEC, based in more than 120 offices in over 40 countries. They include architects, designers, planners, engineers and other specialists driven by progressive thinking and creative ideas to shape a better future.

Our technical experts deliver sustainable solutions that cover the entire project life cycle from planning and design, through to delivery and management, as well as decommissioning and closure. We provide a full suite of multidisciplinary consultancy services across a diverse range of sectors including aviation,

healthcare, hospitality, transport, energy, water and the environment.

Surbana Jurong has built more than a million homes in Singapore, created master plans in more than 30 countries and developed over 100 industrial parks globally. Our tag line "Building Cities, Shaping Lives" expresses how every project or undertaking is, for the Group, an opportunity to fulfil aspirations and enrich lives.

By designing and delivering quality housing, work spaces, roads, rail, hydropower, dams, underground and coastal protections and other critical infrastructure needed by our clients, we are redefining cities and transforming them into sustainable and liveable spaces where communities and businesses, present and future, can thrive.

For more information, please visit: www.surbanajurong.com.



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Home to the group headquarters of Surbana Jurong, a global urban, infrastructure and managed services consulting firm, the 742,000 sq ft Surbana Jurong Campus is a biophilic development and a living showcase of the group's smart and sustainable solutions for a better future.



“Nature does it best. Biophilia has opened our eyes to the exceptional advantages that connecting with nature offers cognitive function, physical health and psychological well-being. By bringing the outdoors in, we're unleashing a new realm of sustainable design for buildings with proven benefits for occupants, starting with our very own Surbana Jurong Campus.”

Sean Chiao
Group Chief Executive Officer

AN ICONIC DEVELOPMENT BY SURBANA JURONG

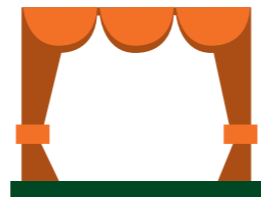


ARTIST'S IMPRESSION

IMMENSE SCALE. THOUGHTFUL FEATURES.

742,000 sq ft

SPACIOUS GFA



1,000

SEATER
MULTI-PURPOSE
HALL

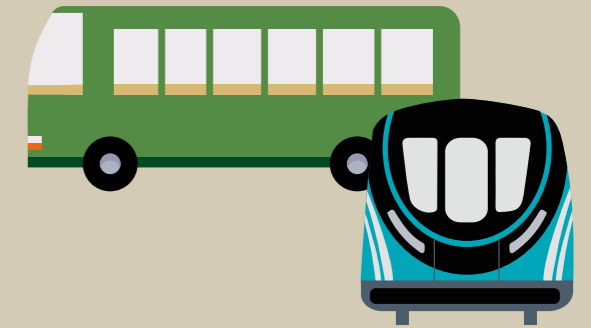
INNOVATIVE GREEN FEATURES



SUPER LOW ENERGY GREEN
MARK PLATINUM CERTIFIED,
LARGEST UNDER FLOOR AIR-
DISTRIBUTION SYSTEM, SMART
TECHNOLOGY, RAIN GARDENS

(trials in phases)

SEAMLESS CONNECTIVITY



60^M SHELTERED
WALKWAY TO
TAWAS MRT
STATION

6 FUTURE JURONG
REGION LINE MRT
STATIONS IN THE
VICINITY

22,000 sq ft

EXCITING F&B OFFERINGS,
CHILDCARE CENTRE AND CLINIC



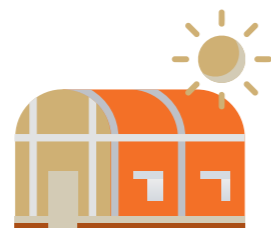
114,200 sq ft

OUTDOOR LANDSCAPE WITH SEAMLESS
CONNECTION TO JURONG ECO-GARDEN



27,480 sq ft

LUSH INDOOR GARDENS



BASEMENT
CARPARK
WITH OVER

300

LOTS
(INCLUDING
EV LOTS)
WITH END-OF-
TRIP FACILITIES

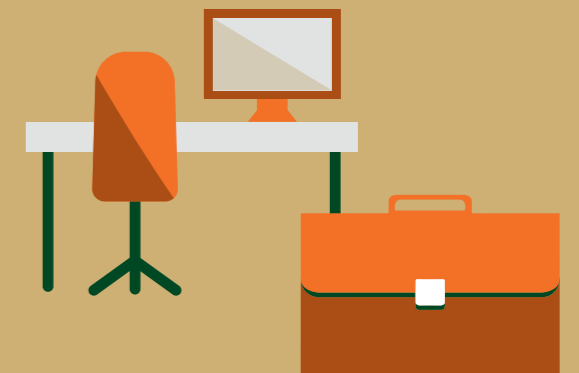


10

BLOCKS
BUSINESS PARK
DEVELOPMENT

5/7 STOREY BUSINESS PARK
DEVELOPMENT WITH
2 BASEMENT LEVELS

447,000 sq ft
OF BUSINESS PARK SPACE



WITH SIZES FROM
3,800 SQ FT TO 13,000 SQ FT

SINGAPORE'S NEXT GLOBAL ICON, DESIGNED BY VISIONARY FIRM SAFDIE ARCHITECTS.



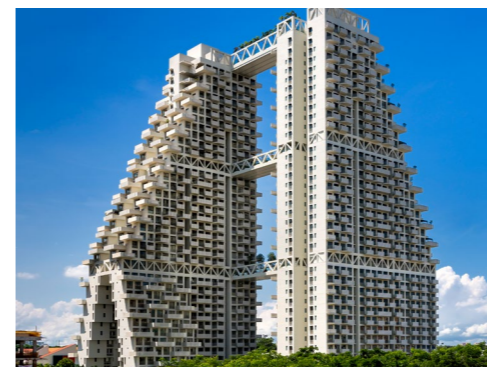
MARINA BAY SANDS

Marina Bay Sands redefined the future of entertainment, hospitality and retail.



JEWEL

Jewel Changi Airport redefined our relationship with nature, rethinking what an urban center can be.



SKY HABITAT

Sky Habitat, an iconic three-dimensional development akin to a hillside town, redefined the experience of residential living.

From the same visionary mind of world-renowned architect Moshe Safdie, SJ Campus is set to be Singapore's next global icon, following the National Museum of Canada, Raffles City Chongqing, the Crystal Bridges Museum of American Art, and local architectural icons Marina Bay Sands, Jewel Changi Airport, and Sky Habitat.

Centered around the concept of **biophilia**, the SJ Campus will be a revolutionary business ecosystem that will **radically change the way we work and play together**.

REDEFINING THE NEW NATURE OF BUSINESS



BIOPHILIA AND THE NEW EVOLUTION OF WORK.

Biophilia refers to the innate instinct to connect with nature. Meaning the “love of life” in Greek, biophilia is proven to be hugely beneficial to mental, physical and emotional well-being.

Considering the amount of time spent at work, it is important to ask ourselves what is missing from urban offices – a direct connection with nature. With this, urban offices can be reimagined with biophilia at its core.

This workplace of the future will not only increase productivity, reduce stress and improve overall wellness, but provide a competitive advantage for employers seeking to attract top talent.



THE BENEFITS OF BIOPHILIC OFFICE DESIGN

15% More Productive And Creative

15% Higher Level Of Well-being

51% Reduction In Eyestrain

56% Reduction In Drowsiness

63% Reduction In Headaches

Sources:

The Global Impact of Biophilic Design in the Workplace by Human Spaces

The #1 Office Perk? Natural Light by Harvard Business Review

The Relative Benefits of Green Versus Lean Office Space by Journal of Experimental Psychology: Applied®



THE BENEFITS OF BIOPHILIC OFFICE DESIGN



Reduce Stress &
Induce Feelings of Calm



Increase Happiness &
Holistic Well-being



Enhance Mental Health
& Resilience



Boost Productivity
& Efficiency



Attract &
Nurture Talent



Inspire Creativity
& Vitality

A BIOPHILIC WORKPLACE OF TOMORROW

OPTIMISED NATURAL
LIGHT AND ENERGY
SAVINGS WITH HIGH-
PERFORMANCE GLASS

NATURAL
BREEZE

WORK AREAS NEXT
TO WINDOWS WITH A
VIEW TO NATURE

AMPLE NATURAL
LIGHT

OPEN VIEWS OF
THE SKY AND
MOVING CLOUDS

HIGHLY DESIGNED
LANDSCAPES THAT
MIMIC NATURE

NATIVE PLANT
SPECIES THAT
THRIVE IN THE
TROPICAL
CLIMATE

CALMING
VIEWS OF
GARDENS



A SUSTAINABLE URBAN GARDEN.

First major commercial development to be accorded super low energy Green Mark Platinum building status

Rain gardens that enhance water sustenance *

Predictive smart building control systems that include live energy and water management dashboards *

Design that integrates harmoniously with the natural landscape *

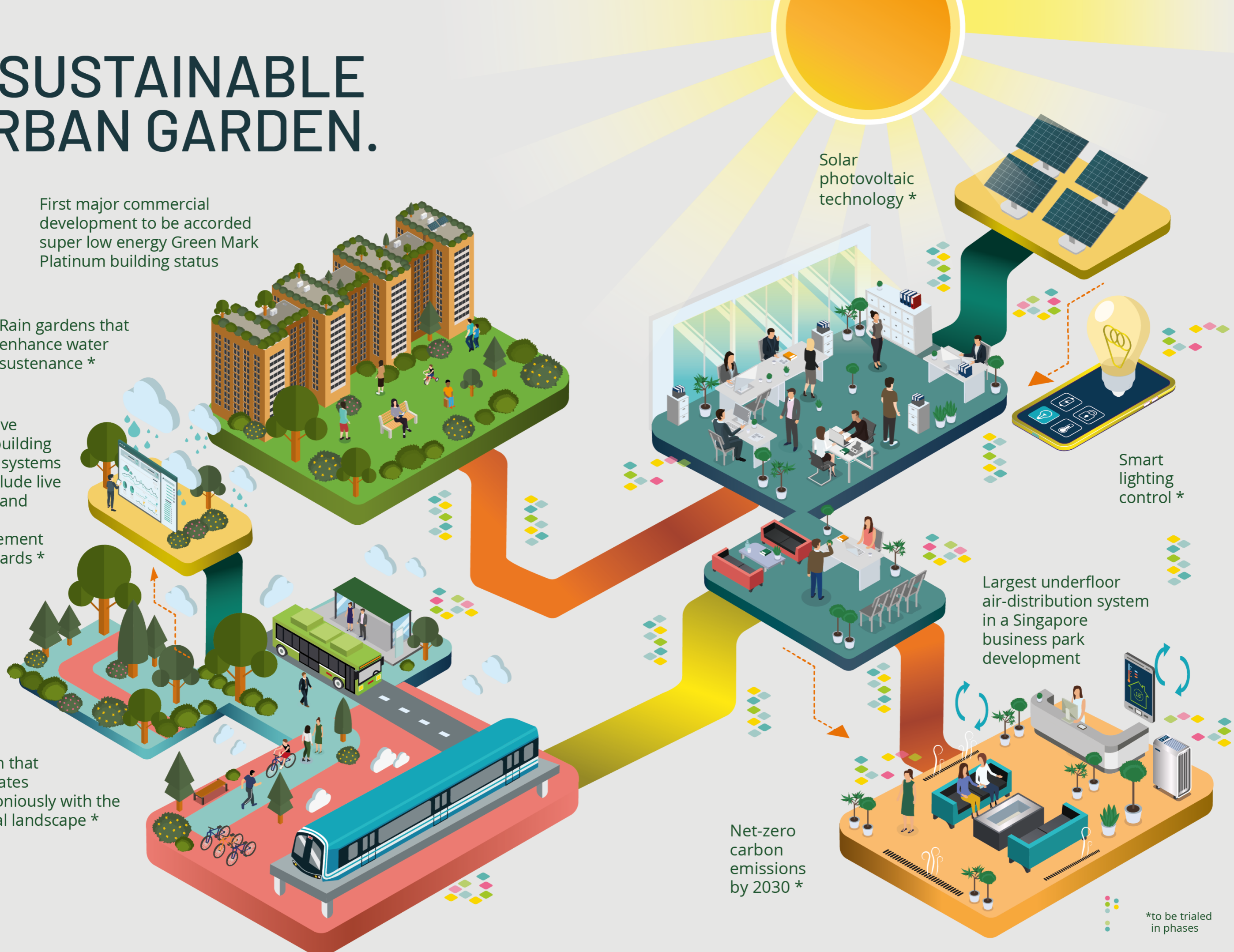
Solar photovoltaic technology *

Smart lighting control *

Largest underfloor air-distribution system in a Singapore business park development

Net-zero carbon emissions by 2030 *

*to be trialed in phases



THE WHOLE GARDEN CAMPUS BECOMES YOUR OFFICE.



ARTIST'S IMPRESSION



With biophilia as its core philosophy, the innovative design of SJ Campus will transform your idea of a traditional office.

No longer is the workspace confined to a desk or a cubicle. Instead, workspaces are agile, flexible and collaborative.

Work will take on new meaning, in **a workplace filled with character.**

Senna Surattensis "Scrambled Egg Bush"



Ficus Macrocarpa "Banyan Tree"

Estimated to be at least 60 years old, this tree has been retained and conserved as part of SJ Campus' landscape. This is a strong testament to Surbana Jurong's commitment to conserving biodiversity and a piece of significant heritage.



Caesalpinia Pulcherrima "Peacock Flower"

**THE WORKPLACE
LIKE YOU'VE NEVER
SEEN BEFORE.**

**SAY HI TO
YOUR NEW
CO-WORKERS.**

A host of amenities makes SJ Campus a living city that brings everyone together to nurture a vibrant community.

Imagine the possibilities: cosy lounge areas, table tennis, a beer garden, an open-air bazaar, an urban farm, rooftop terraces, food trucks and more.

FOSTERING INTERACTION & COMMUNITY.



24/7 central spine connects campus and community with Jurong Eco-Garden



2 climatically controlled courtyards serve as key spaces for people to gather



Landscaped green spaces with lounge areas for people to relax and enjoy the fresh air



Variety of indoor and outdoor spaces where public can use, including a grand multipurpose hall, childcare, clinic, retail, gym and F&B outlets



Dedicated facilities to encourage collaboration and innovation



Well-connected to future MRT station via the mobility corridor

IMPRESSIVE FACILITIES.

INFINITE POSSIBILITIES.

A multitude of practical facilities makes it easy for companies to host events, product launches, and town hall meetings, all in the magnificent setting of nature.



Atrium For Events



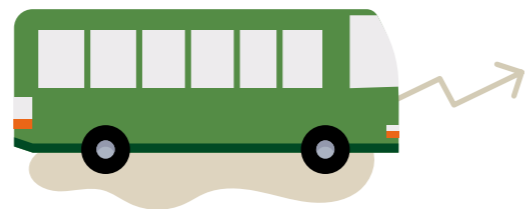
Multi-Purpose Hall/
Rooms for meetings,
events and seminars



Mobility deck for
team bonding activities



Stroll in the Eco-Garden



Shuttle bus services to NTU, Boon Lay
MRT and the greater Jurong region



THE GREEN JEWEL

IN JURONG INNOVATION DISTRICT



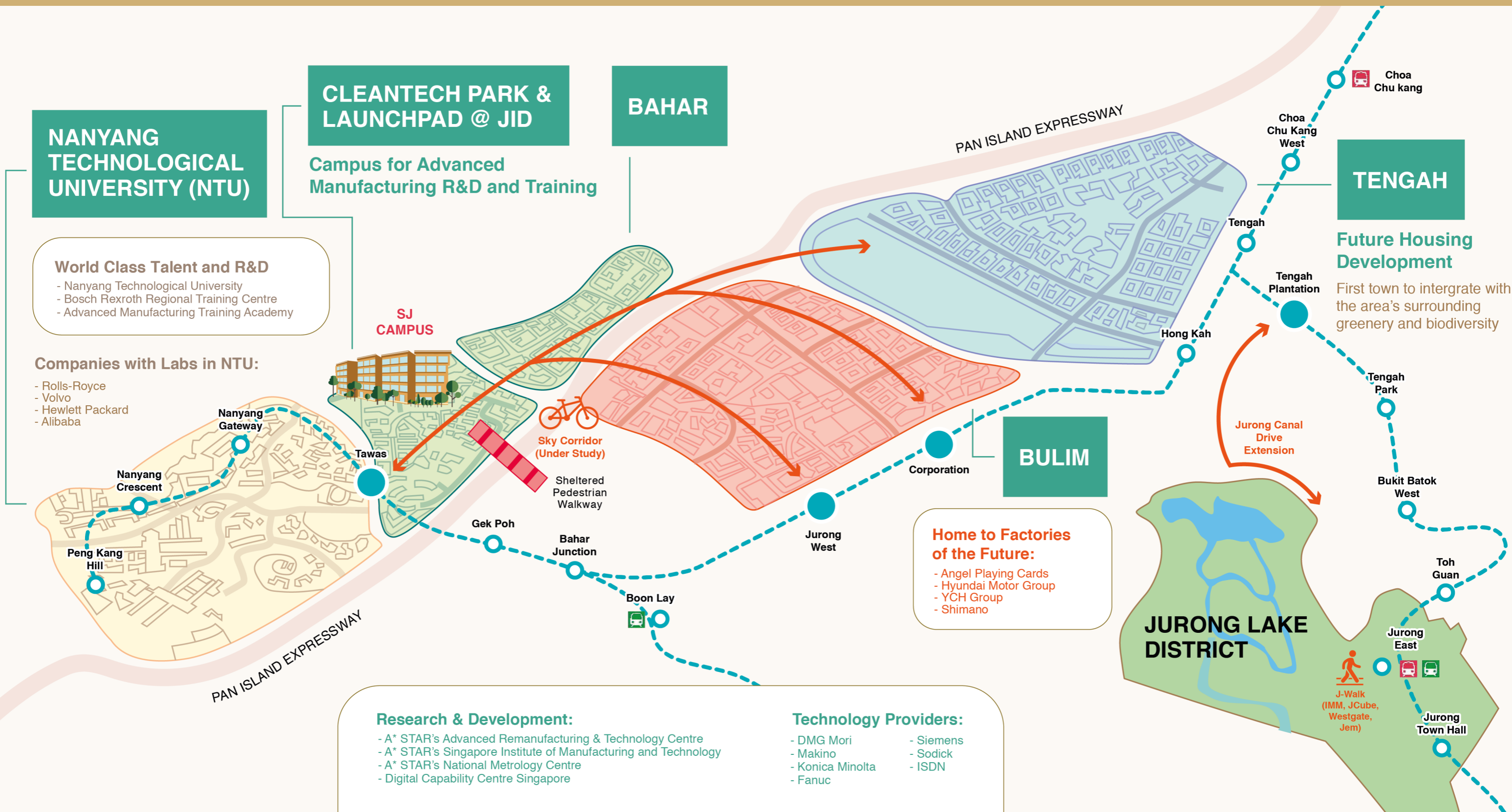
SJ Campus is located in the Jurong Innovation District, the answer to Industry 4.0.

Designated as an industrial district for advanced manufacturing, supporting an ecosystem of manufacturers, technology providers, researchers and education institutions, the Jurong Innovation District is primed as Singapore's next generation industrial park, integrating research, innovation and production.

In this closely knitted and growing ecosystem, businesses can leverage one another and take advantage of a powerful springboard to stay one step ahead.

UNPARALLELED ECOSYSTEM. UNLIMITED POTENTIAL.

SJ Campus is made future-ready for like-minded visionnaires in the spheres of the pharmaceutical, biomedical and e-commerce industries, as well as infocomm & technology, advanced manufacturing and the built environment.



BETTER CONNECTIONS. GREATER CONVENIENCE.

Drive, train, bus, cycle, jog or stroll. With the area primed for growth and development, new connections make getting to SJ Campus easier than ever before.



6 future Jurong Region Line MRT stations in the vicinity



177 bicycle parking lots with end-of-trip facilities



11km sky corridor for pedestrians, cyclists and autonomous shuttles to move seamlessly to nearby transport hubs



Exciting lifestyle options within & around



LEGEND

URA West Region Masterplan

MRT Lines

- North-South Line
- East-West Line
- Downtown Line
- Jurong Region Line (upcoming)
- Bukit Panjang LRT Line

Expressways

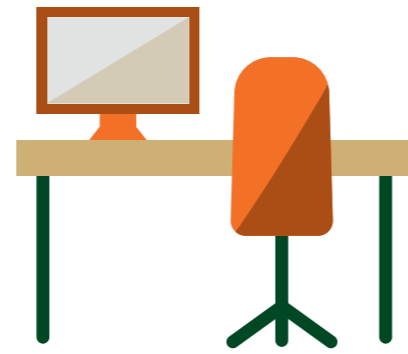
PIE, KJE, AYE, BKE

Distances

- 1 min walk to Cleantech Park
- 1 min walk to Tawas MRT station (JW2)
- 3 min walk to JTC Launchpad
- 4 min drive to Nanyang Technological University
- 8 min drive to Tengah New Town
- 10 min walk to Jurong West Hawker Centre
- 12 min drive to J-walk
- 15 min drive to Bukit Timah Nature Reserve
- 27 min drive to Central Business District
- 38 min drive to Changi International Airport

Parks & Recreation

NEVER JUST ANOTHER DAY IN THE OFFICE.



INTEGRATING WORK AND LIFE

NEVER JUST ANOTHER DAY IN THE OFFICE.

Start your day with a cycle along the Sky Corridor to SJ Campus before dropping your child off at the childcare. Have your first meeting of the day at the Indoor Garden Café with a nice cup of coffee. This can be followed by a gym session after an intensive meeting. Next, indulge in a midday café lunch during your workday. End your long workday by taking a stroll in the Jurong Eco-Garden.



Whether it is grabbing a quick takeaway or having a team-bonding session over lunch, there is an option for everyone.



Have an enjoyable cycling trip at the Jurong Lake District.



The campus is equipped with End-of-Trip facilities which allow employees to enjoy a healthier lifestyle at the workplace.



AMENITIES

There is something for everyone. Whether you are feeling hungry, active or under the weather, this campus has got you covered.

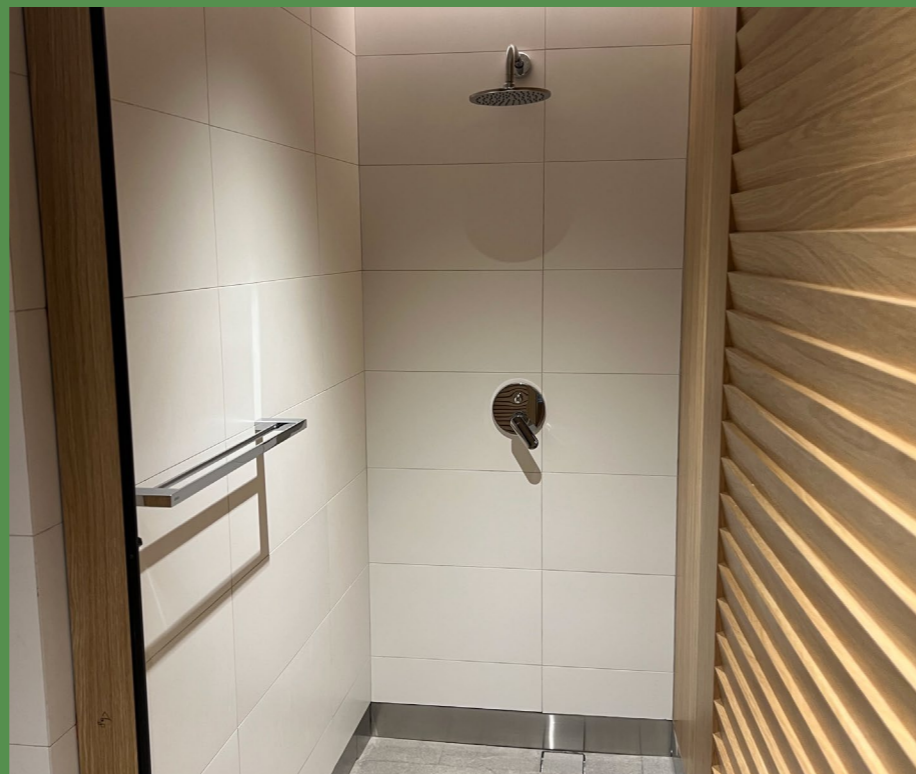
There will be cafés, food court, gym and clinics in the campus. For parents with young children, there will also be a childcare centre operating within.



IMPRESSIVE FACILITIES

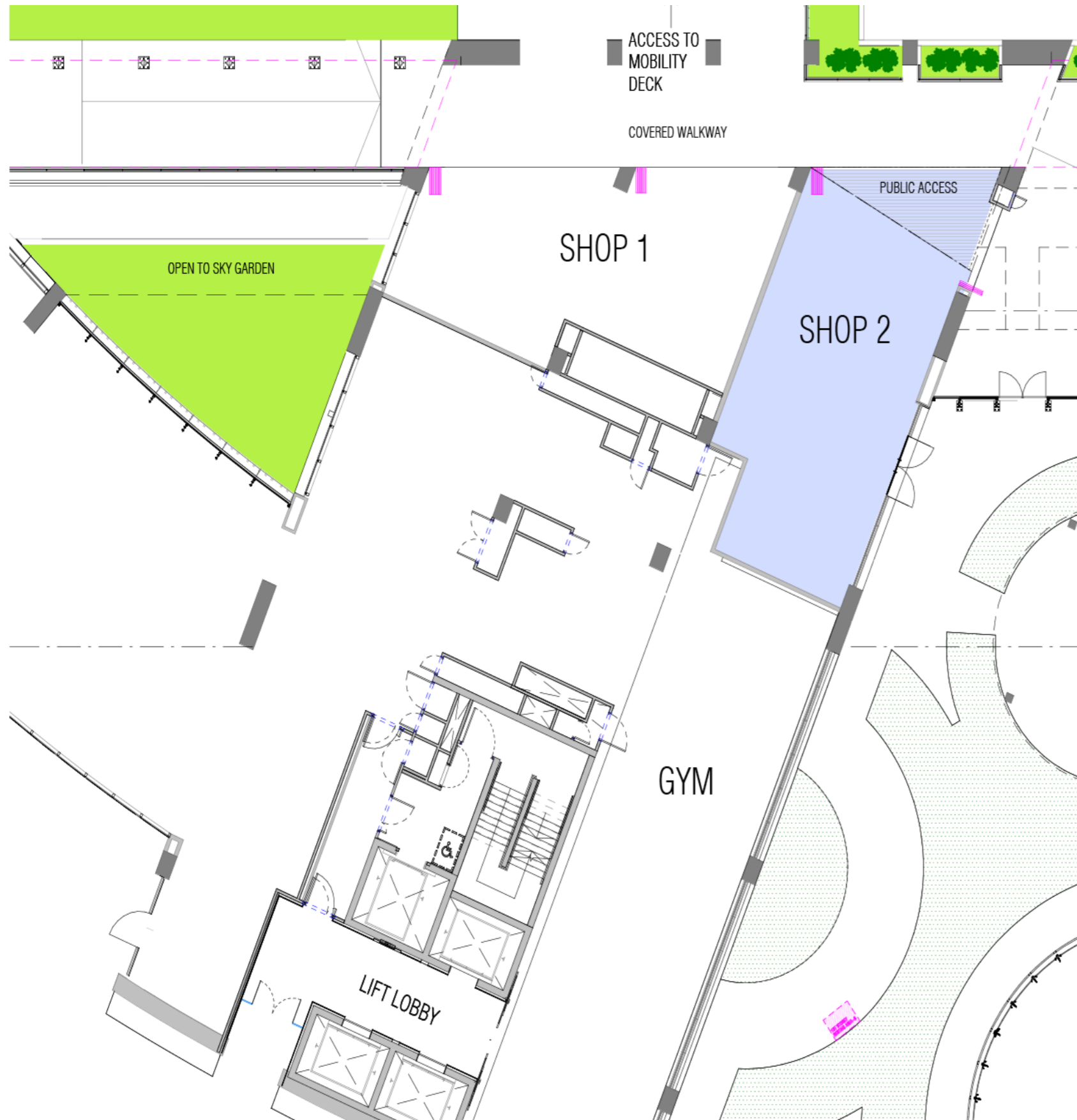
ALL IN THE SETTING OF NATURE

Our practical facilities are the perfect setting for companies to host events, product launches and townhall meetings. These include an Atrium and a Multi-Purpose Hall with a garden backdrop. There are also end-of-trip facilities.



SHOP

RETAIL UNITS



LEGEND

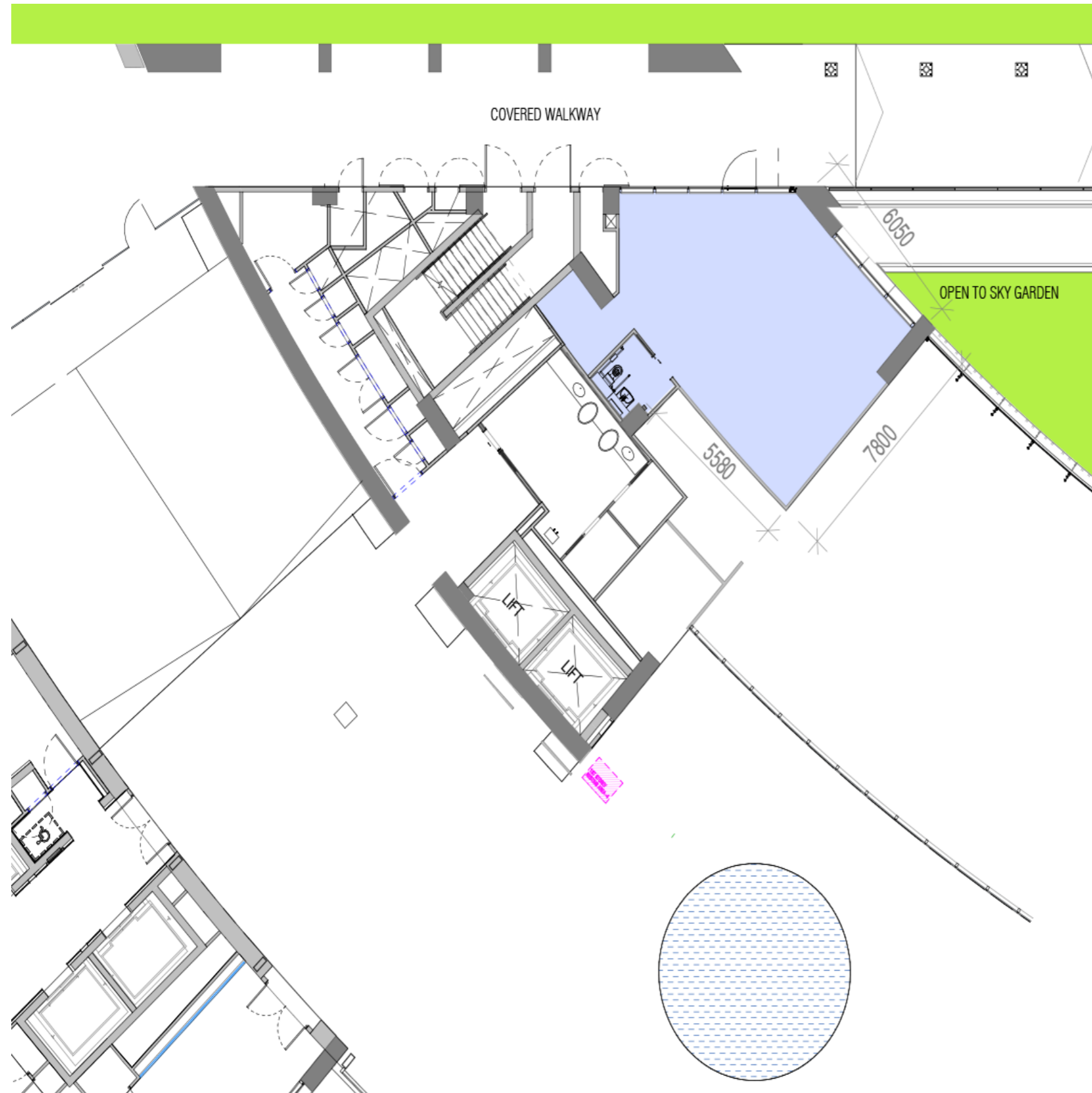
- LETTABLE AREA
- NON-LETTABLE AREA

*TENANT TO ALLOW ACCESS FOR MAINTENANCE TO RISERS



*NLA INDICATED IS SUBJECT TO FINAL MEASUREMENT BY REGISTERED SURVEYOR

CLINIC

RETAIL UNITS



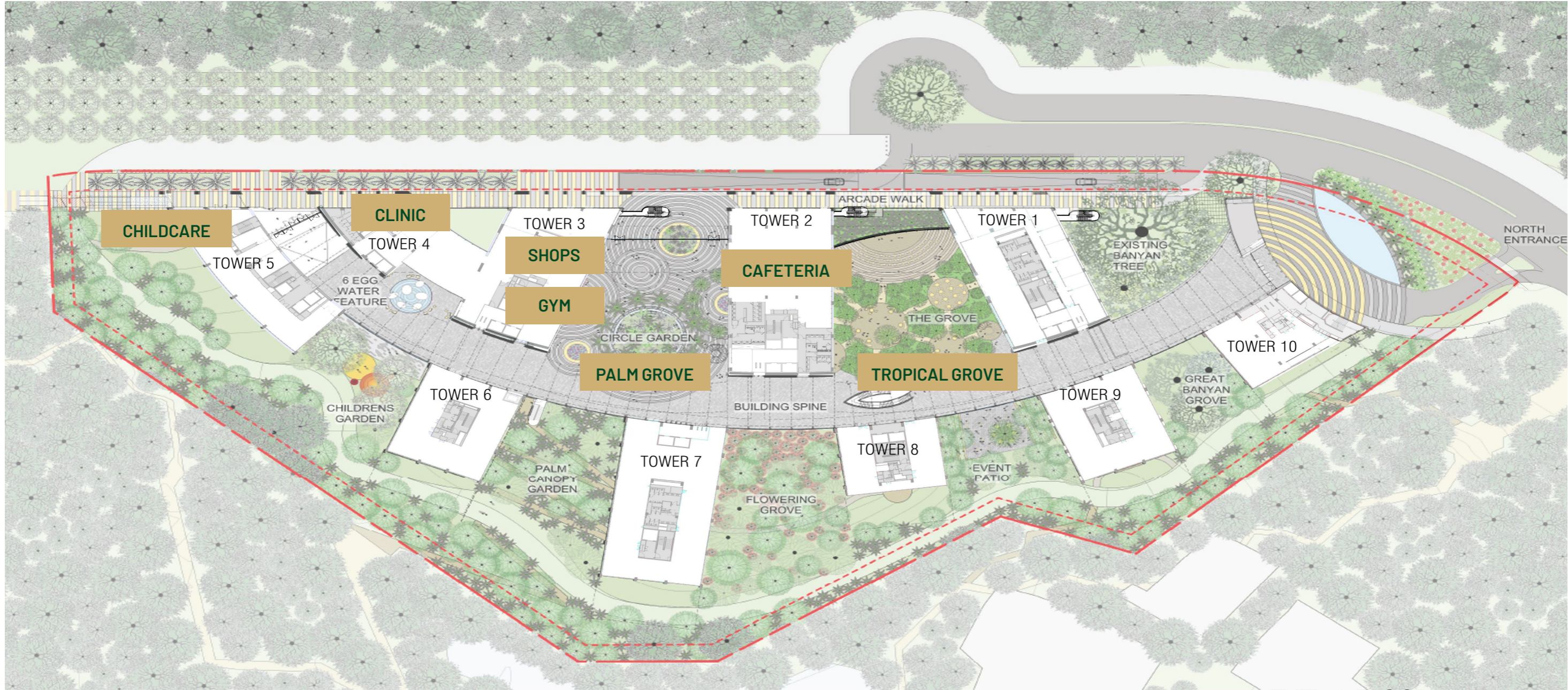
LEGEND

-  LETTABLE AREA
-  NON-LETTABLE AREA

*TENANT TO ALLOW ACCESS FOR MAINTENANCE TO RISERS

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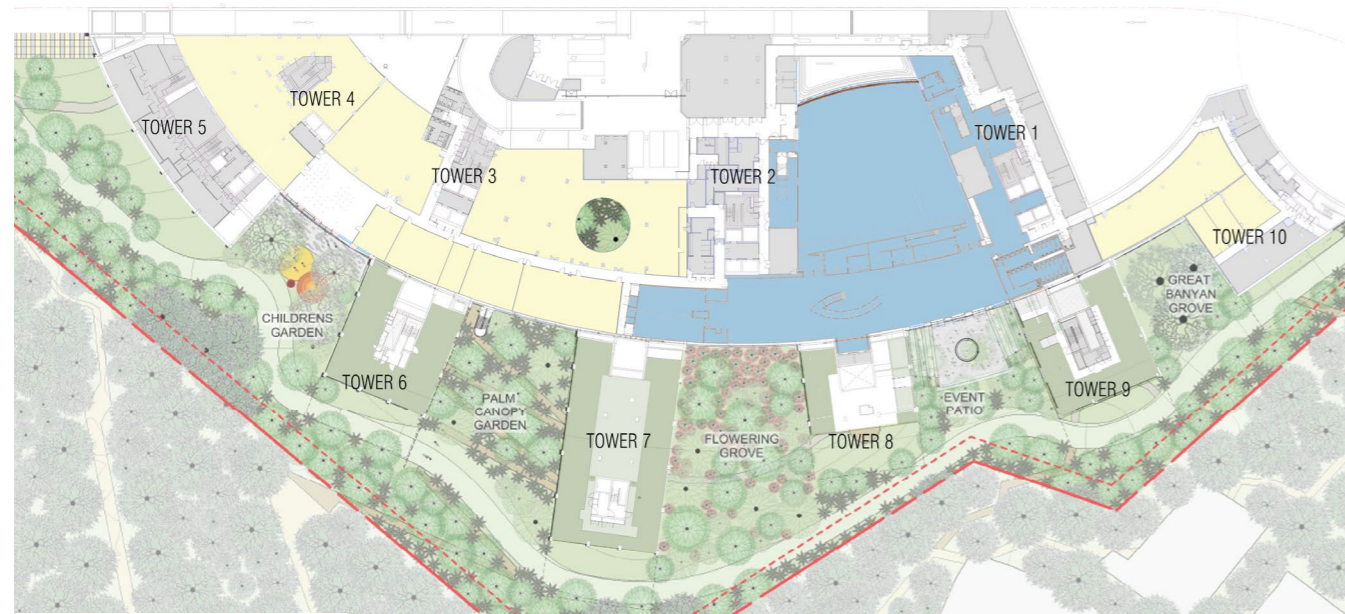
SITE PLAN - L1



LEVEL 1 FLOOR PLAN

FLOOR PLANS

B1



LEGEND

- MULTI PURPOSE HALLS
- BUSINESS PARK

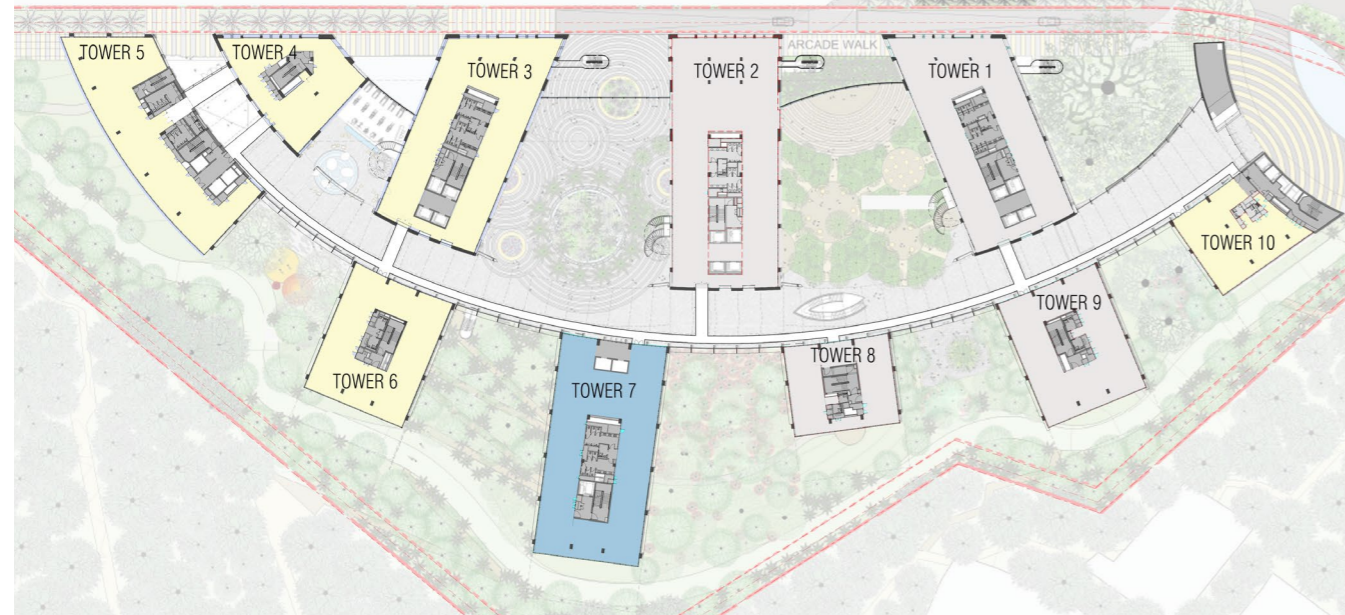
L3 to L5



LEGEND

- OFFICE
- BUSINESS PARK

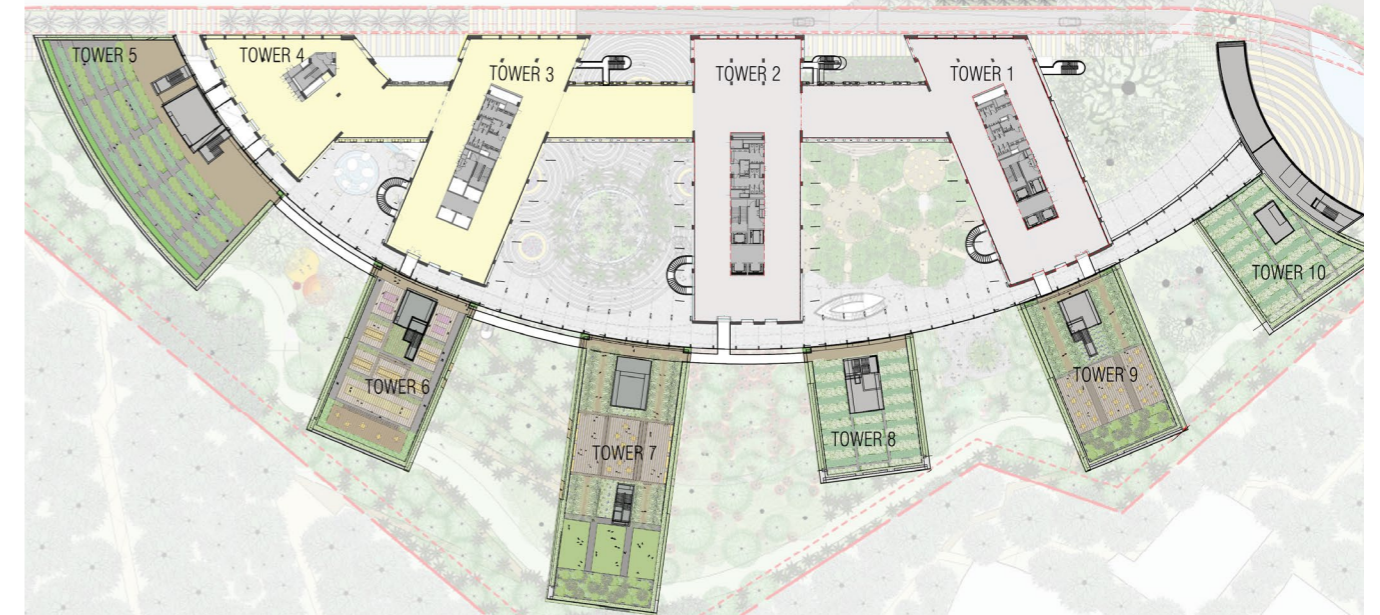
L2



LEGEND

- OFFICE
- BUSINESS PARK
- COLLABORATION HUB

L6 & L7

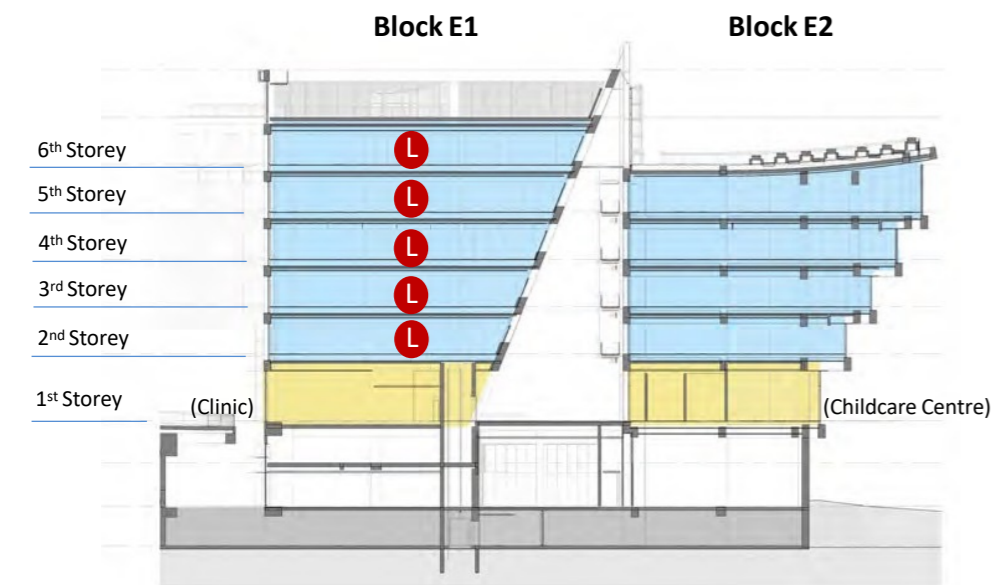
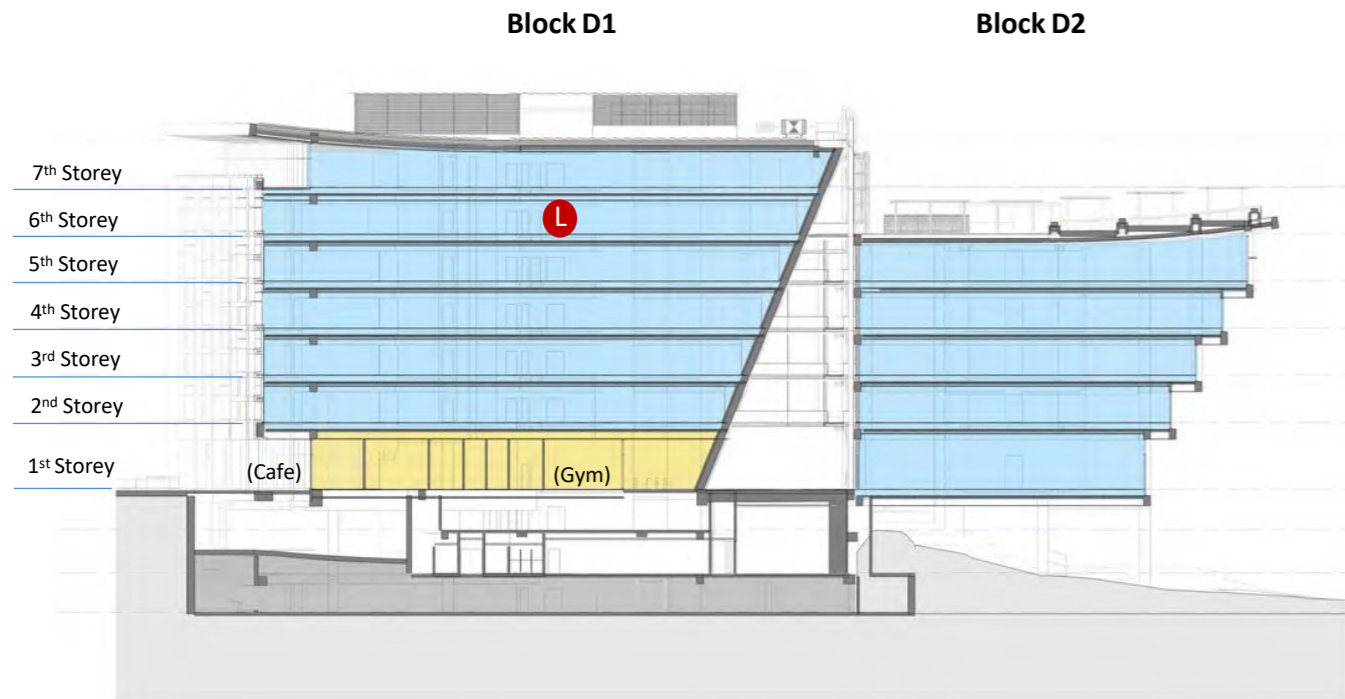


LEGEND

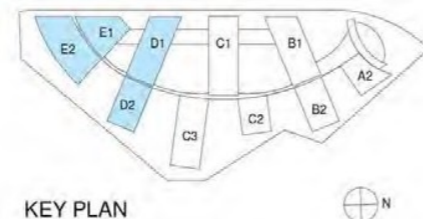
- OFFICE
- BUSINESS PARK

ELEVATION PLAN

TECHNICAL SPECS



- Business Park Space
- Amenities, Gym, Clinic
- Carparking
- Leased



Building Description

10 Blocks of 5/7-Storey Business Park (White) Development and 2 Basements with 1 Basement Car Parking

Land Area: 28,699 sqm

Type of Space

Business Park
F&B
Gym
Childcare Centre
Clinic

TOP Obtained

2023

Certification & Award

BCA Green Mark Platinum (Super-Low Energy)
BCA Universal Design Mark Gold^{PLUS} Award (In Progress)

Floor-to-Ceiling Clear Height

	m
Business Park (1 st Storey)	4.0
Business Park (2 nd -7 th Storey)	3.1
F&B	2.7 (Beam Soffit) 3.85
F&B (Blk C1 Kitchen space)	3.2
Gym	3.85
Childcare Centre	4.0
Clinic	4.0

Floor Live Load Capacity

	kN/sqm
Business Park (1 st Storey)	3.0 (Blk D2)
Business Park (2 nd -7 th Storey)	3.0
F&B	5.0
Gym	5.0
Childcare Centre	5.0
Clinic	5.0

Electrical Lighting & Power

	AMP (per sqm)
Business Park	60
F&B	40 (Seating) 500 (Kitchen)
Gym	250
Childcare Centre	60
Clinic	250 (Pantry) 250

* Lighting and Power in tenanted areas shall comply with prevailing green lease requirements specified in Fitting Out Manual.

Air-conditioning System

Central Chilled Water System for Business Park, F&B and Childcare Centre

Chilled Water FCU system for Gym and Clinic

Operating Hours

Business Park	8.00am - 6.00pm (Mon to Fri)
F&B	8.00am - 8.00pm (Mon to Fri) 8.00am - 1.00pm (Sat)

* Additional charges apply for air-conditioning after operating hours and on Public Holidays.

Parking Available Lots

Car	274
Electric Car	5
Accessible Lot	4
Motorbike	17
Bicycle	177
Loading/Unloading Bay	5

Security System

Security Door Access System
CCTV Surveillance System
24/7 Security Guards

Fire Protection

Automatic fire alarm & sprinkler system, dry riser system, hoses and portable fire extinguishers

Telecommunication

Telecom risers are provided to facilitate service providers to provide telecommunication service to tenants

Lifts Provision

Blk D1: 3 nos. of passenger lifts and 1 no. of Fire lift
Blk E2: 2 nos. of passenger lifts and 1 no. of Fire lift

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