

FREEHOLD · B1 INDUSTRIAL · GEYLANG

# GENERATIONS @TANNERY

71 Tannery Lane · 12-Storey Multi-User B1 Development

**FREEHOLD**

Land Tenure

**54**

Production Units

**Q1 2029**

Est. Completion

Sandra Li | PropNex Realty | CEA: R0682511



PROJECT OVERVIEW

# At a Glance

ADDRESS

71 Tannery Lane, Geylang

DEVELOPER

CityInd Pte Ltd (Providence Group)

TENURE

FREEHOLD

LAND USE

B1 Industrial

STOREYS

12 Storeys

UNITS

54 Production + 5 Industrial Canteens

SITE AREA

3,150 sqm | GFA: 16,190 sqm

MRT ACCESS

Mattar MRT (DT25) — mins walk

COMPLETION

Q1 2029 (Expected Legal)

VP

May 2026 (Expected Vacant Possession)



# Why B1 Freehold?

## Perpetual Income Stream

No lease decay. Rental income continues indefinitely after mortgage is paid — unlike 30- or 33-year leasehold assets that erode in value.

## Capital Appreciation

Central region B1 price index hit 123 in 2025 Q4 (base 100 in 2012). Freehold premium commands consistent upside over leasehold.

## Scarce Asset Class

Freehold B1 industrial land in Singapore is extremely limited. Government land sales are primarily leasehold — private freehold new launches are rare.

## Legacy & Succession

Freehold status allows seamless transfer across generations — ideal for family wealth planning or SME owner-occupiers.

## Family Office Demand

Singapore SFOs exceeded 2,000 in 2024 (+43% YoY). Industrial real estate is a top allocation, driven by stable yields and diversification.

## Self-Storage Tailwind

JTC now restricting self-storage to B1 sites only. Generations' freehold B1 status positions it strongly for growing storage demand.

## SPECIFICATIONS

# Building Specifications

### Floor Loading

7.5 kN/m<sup>2</sup> (Production Units 2F–12F)

5.0 kN/m<sup>2</sup> (Canteen L1)

7.5 kN/m<sup>2</sup> (Ramp L1–L5)

### Floor-to-Floor Height

6.125m (L1–L5) | 4.375m (L5) | 4.2m (L6–L12) | 4.1m (L12)

### Electrical Supply

100A 3-Phase per production unit

200A 3-Phase for canteen units

### Carpark

51 lots + 10 EV provision + 2 accessible

52 bicycle lots | 3 motorcycle lots

### Loading

5 loading/unloading lots (7.5m rigid frame vehicle)

# 6

KONE Lifts (33 pax/2500kg each)

# 4+2

4 Passenger + 2 Service Lifts

# 64m

Max Structural Height

# 16,190

sqm Proposed GFA

# 5.14

Max Allowable Plot Ratio

## UNIT MIX

# Floor Distribution & Unit Sizes

| FLOOR | UNITS        | SIZE RANGE    | TYPE                     |
|-------|--------------|---------------|--------------------------|
| L1    | 5 Units      | 121 – 147 sqm | Industrial Canteen       |
| L2    | 3 Units      | 154 – 164 sqm | Production               |
| L3–L5 | 5 Units/flr  | 155 – 200 sqm | Production (Ramp Access) |
| L6–L8 | 10 Units/flr | 151 – 250 sqm | Production (No Ramp)     |
| L9    | 3 Units      | 455 – 694 sqm | Large Production         |
| L10   | 1 Unit       | 1,495 sqm     | Mega Production          |
| L11   | 1 Unit       | 1,779 sqm     | Mega Production          |
| L12   | 1 Unit       | 477 sqm       | Production               |

## KEY HIGHLIGHTS

- ▶ Flexible unit sizes from ~120 sqm to 1,779 sqm
- ▶ L2–L5 have direct ramp vehicle access
- ▶ High floor-to-floor heights: 6.125m on lower floors
- ▶ 60% industrial predominant use required
- ▶ Up to 40% ancillary office use permitted
- ▶ Industrial Canteen units on L1 for tenant amenity

## LOCATION

# Location & Connectivity

*71 Tannery Lane, Geylang Planning Area, Singapore*



### Mattar MRT

~7 min walk



### MacPherson MRT

~15 min walk



### Geylang Bahru MRT

~12 min walk

## ROAD & EXPRESSWAY ACCESS

- ▶ Pan Island Expressway (PIE) — direct access
- ▶ Kallang-Paya Lebar Expressway (KPE)
- ▶ Aljunied Road & MacPherson Road frontage

## NEIGHBOURHOOD CONTEXT

### ■ Established Geylang Industrial Belt

Surrounded by mature industrial cluster with existing tenant base — immediate rental demand from day one.

### ■ Kallang & MacPherson Precincts

Positioned between two key industrial nodes, benefiting from cross-demand spillover.

### ■ Urban Catchment

Adjacent to Geylang & MacPherson residential estates — strong canteen & ancillary demand for industrial workers.

### ■ City Fringe Location

Close proximity to CBD ensures premium positioning compared to outlying industrial estates in Tuas or Woodlands.

# Singapore Industrial Market

**3.5%**

Industrial Rent Growth 2024 (JTC)

**~90%**

Multiple-User Factory Occupancy Q4 2025

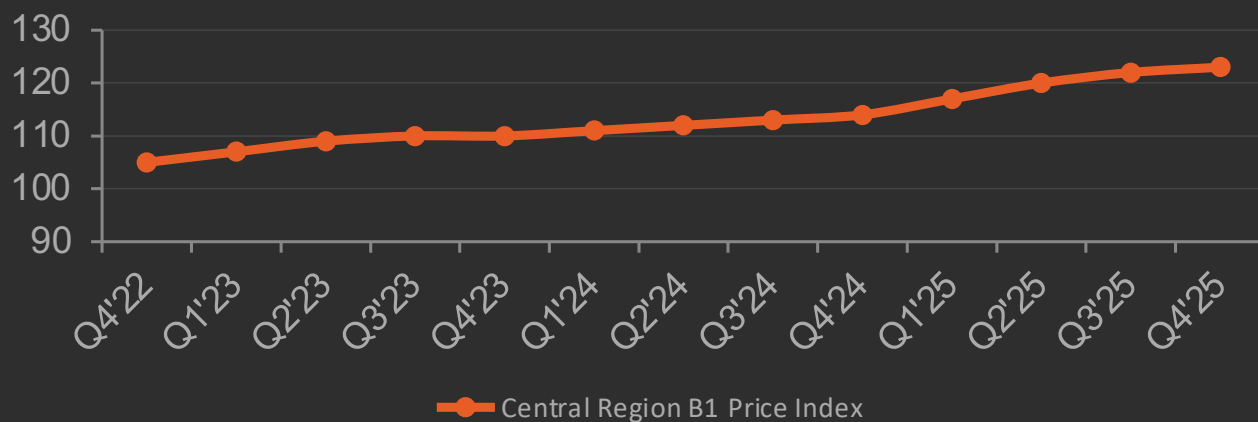
**\$4.15B**

Industrial Transaction Value 2025

**2,000+**

Family Offices in Singapore 2024

## JTC Multiple-User Factory Price Index — Central Region



## MARKET TAILWINDS

- ▶ SSD at 15%/10%/5% for industrial properties sold within 3 years — favours medium-term holds
- ▶ Freehold B1 scarcity: most new launches are 30-year JTC leasehold
- ▶ Family offices increasingly targeting industrial for yield stability
- ▶ Self-storage policy change (JTC 2025) further boosts B1 demand
- ▶ 84% of occupiers rank rental rate as #1 factor — quality central B1 commands premium

# What Can You Do in a B1 Unit?

## ✓ PERMITTED USES (Min 60% Predominant)

- ▶ Light Manufacturing Industries
- ▶ Printing / Publishing
- ▶ Food Industry (Packing)
- ▶ E-Business (incl. Data Centres, Software Dev, ISPs)
- ▶ Core Media Production & Services
- ▶ Industrial Training

## ◆ ANCILLARY USES (Max 40%)

- ▶ Ancillary Office Space
- ▶ Showroom (post-TOP, Change of Use)
- ▶ Meeting Rooms
- ▶ Industrial Canteen
- ▶ Childcare Centre
- ▶ Ancillary Display Area

⚠ Industrial SSD applies to properties bought on/after 12 Jan 2013: 15% (Year 1) | 10% (Year 2) | 5% (Year 3) | Nil after 3 years



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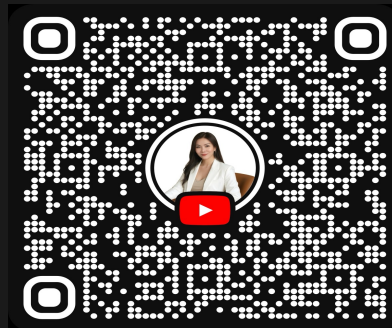
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