



**The Key Ingredient For Success**



# Connectivity Leads To Ventures Of Success

Food of fine quality arises from an origin of excellence. As you embark on your culinary endeavours with Food Ascent, you're promised unparalleled connectivity, both locally and globally. It's strategically located between the Tuas Mega Port and Tuas Second Link, which serves as a seamless gateway for international exports and imports. The brilliant connectivity is further enhanced by close proximity to the Tuas Viaduct connecting to AYE, PIE and KJE expressways, ensuring effortless travel within the bustling city and making logistics a breeze.

<https://www.food-ascent.net/>



## The Key Ingredient To Launch An Enterprise's Journey

A rare 8-storey multi-user ramp up food factory with high ceiling,  
efficient layout and direct loading / unloading at your doorstep.  
This development is set to thrive in the ever-growing food industry,  
ready to serve sweet success.



The favourable opportunity is a product of the 30 by 30 policy set in place by the government to aid local producers in achieving 30% local food production by 2030. With the need for food sustainability being more than ever, appropriate technology is required to increase production. This aids in overcoming our land and resource constraints while building a more resilient food future.



Source: <https://www.ourfoodfuture.gov.sg/30by30/>

# Seize Opportunities Of Rising Potential

Growing demand for food includes increasing  
need for food factory spaces



Food Processing/  
Manufacturing  
Establishments  
up by 9% since 2020

Source: SFA Singapore Food  
Statistics 2022



60% of the output  
exported to more  
than 120 markets

Source: Food Services Industry  
Transformation Map 2025 (May 2022)



Consumer spending  
on food in Asia is set  
to double to over  
USD 8 trillion by 2030

Source: JLL Research: Meeting Asia Pacific's  
Growing Cold Storage Needs (July 2022)



Cold Storage Supply  
Chain Market expected  
to generate SGD 19  
billion by 2026

Source: Bloomberg: Singapore Cold Chain Market is  
expected to generate SGD ~19 Bn by 2026F owing to  
Growing Demand for Processed Foods (Jan 2023)





Map not drawn to scale. Artist's Impression.



#### MRT

Tuas West Road MRT	4-min drive
Tuas Link MRT	4-min drive
Joo Koon Integrated Transport Hub	8-min drive
Boon Lay Integrated Transport Hub	15-min drive



#### EXPRESSWAY

Tuas Checkpoint / Second Link	5-min drive
Ayer Rajah Expressway (AYE)	6-min drive
Pan Island Expressway (PIE)	7-min drive



#### F&B

Raffles Marina	4-min drive
FairPrice Hub	8-min drive
d'Arena	10-min drive



#### BUSINESS

Jurong Gateway	18-min drive
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\*All travel times are estimates and subject to traffic conditions.

# The Ultimate Location Serves Ideal Connectivity

Linking you to the city centre and the rest of the world



Cherish a location of the future that closely connects you to Tuas Mega Port, which will be the world's largest fully automated port upon completion. It will be able to handle 65 million TEUs (twenty-foot equivalent units) annually, almost double of today's volumes in the future.



Tuas Mega Port

# A Focal Point For Global And Local Commerce



# Transportation Beyond Borders, For Today And Tomorrow.



Tuas Second Link

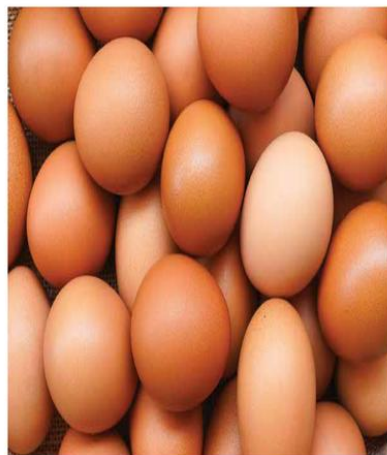
# Reap The Fruits Of Rare Proximity To All

Effortless connection to the city

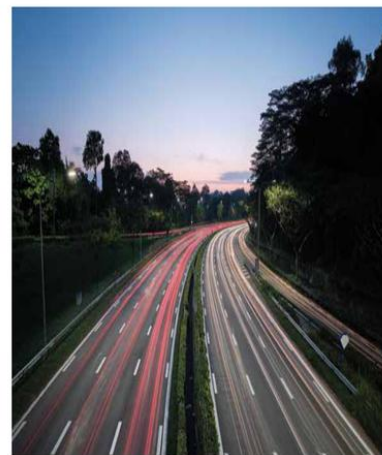
Located at the centre of connectivity, the development is merely a 4-minute drive from Tuas West Road MRT and Tuas Link MRT, and a 5-minute drive from Tuas Second Link that connects you to Malaysia. It is also connected to a robust network of logistics and transportation routes that link to the city and major districts via the Tuas Viaduct to AYE and PIE.



Fresh Produce From Neighbouring Countries



Fresh Products From Neighbouring Countries



Ayer Rajah / Pan Island Expressway



Tuas West Road / Tuas Link MRT

Exceptionally  
Curated  
For Quality




An exclusive leasehold  
of 35 years\* is yours to own.

The 8-storey ramp up food factory comprises of 125 production units with a tenure that extends past the typical 30 years leasehold. These include 40 production units with a mezzanine level to meet the needs of your business operations.

\*60 years leasehold from 4 Jan 1999

# An Effective Operational Layout With Provisions

Enhance your overall  
operational performance



Food Ascent is built to include the ideal provisions  
for your business operations with dedicated  
kitchen exhaust, sunken floor, sampling sump,  
high ceiling, floor loading and power provision.





# Designed For Efficiency

Augmented accessibility  
for maximum productivity



Make the most out of a building design that goes above and beyond for your ease of access. An 8-storey two-way ramp is designed for heavy vehicles, with a 10m wide driveway and common parking spaces at every level.



Artist's Impression

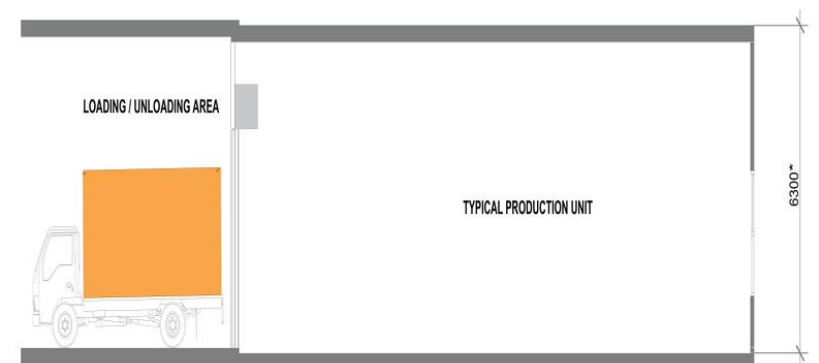


# Reap The Benefits Of Seamless Loading And Unloading

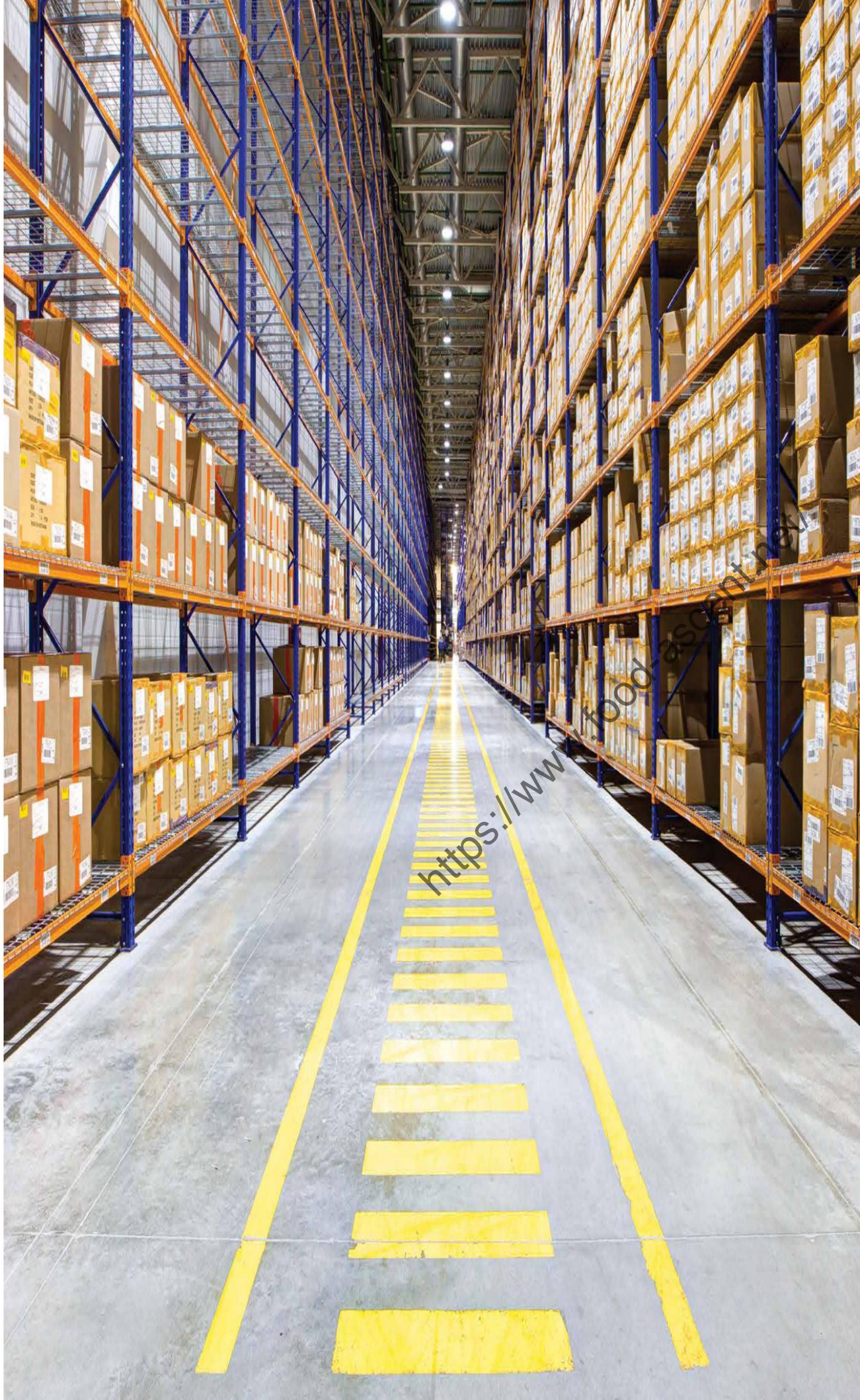
Efficient mobility  
for smoother workflow



Enjoy the convenience of a 40-footer container  
common loading / unloading bay at Level 1. The  
ramp up food factory allows direct loading and  
unloading for heavy vehicles at your doorstep  
to enhance operational efficiency and safety.



\*Estimated floor to floor height



# Reach Greater Heights With An Expansive Layout And High Ceiling

The flexibility for potential future food or cold storage



Effective space utilisation makes room for enhanced efficiency and productivity through functional and flexible layouts for your operations. Designed with high floor-to-floor height, additional vertical space creates a greater capacity for potential future food or cold storage.

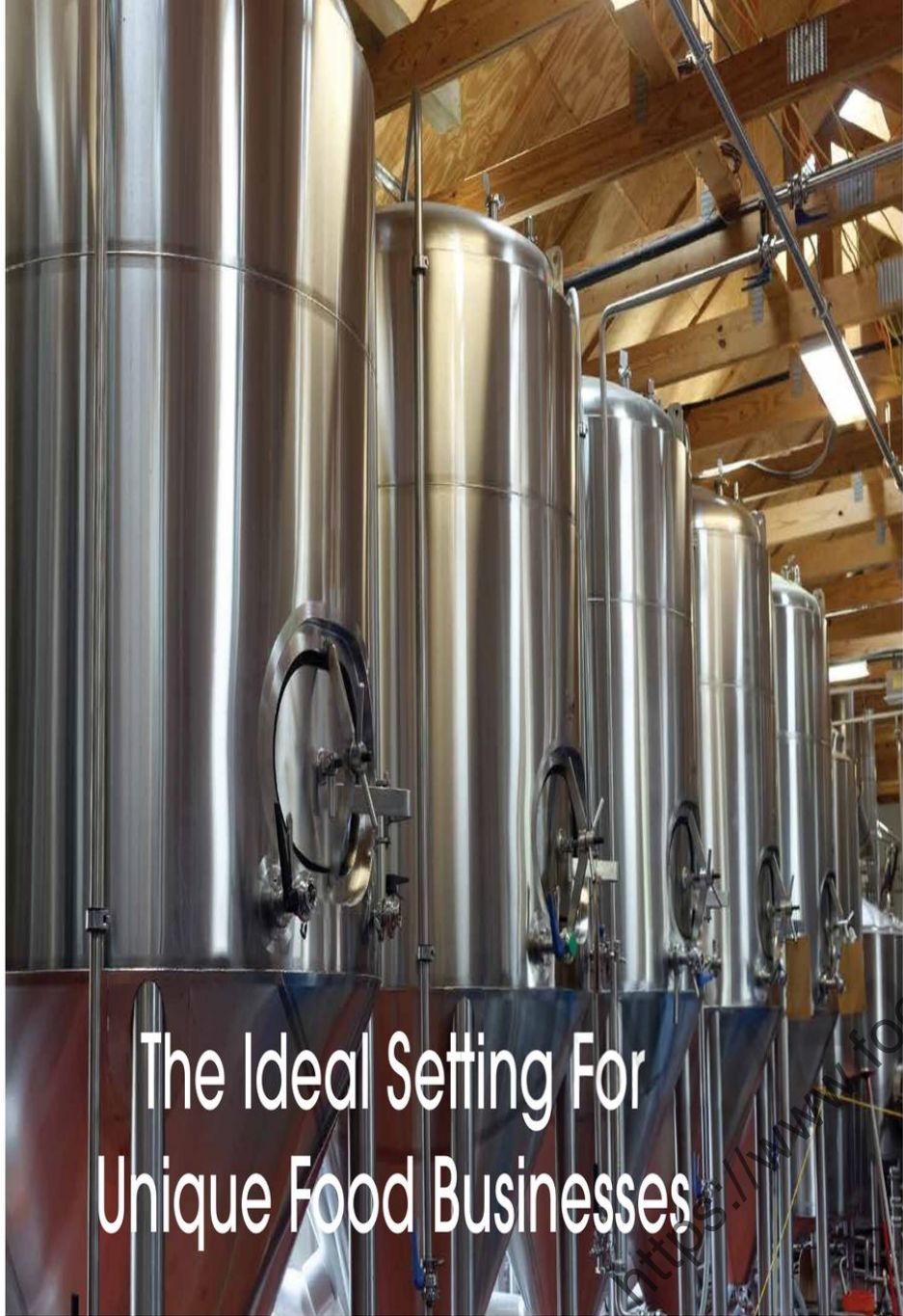


# Maximising Your Production Capabilities

Holistic set-ups for peak performance

Tap into the full potential of your business with an all-encompassing environment that enhances food processing, distribution, and beyond. This includes a multifaceted space that can be optimised for food manufacturing, food repackaging, central kitchen, cloud kitchen, catering business, and many more.





## The Ideal Setting For Unique Food Businesses

# Achieve Innovation With Foods Of The Future

Rising food trends can now  
become your forte



With the rapid evolution of the food production industry, a successful business originates from looking towards the future. Food Ascent provides you with the means to capitalise on rising food trends such as starting a micro-brewery for beer, coffee, cold-press, or even a laboratory for cultivating lab grown meat.



# Thrive In A Business Ecosystem

Work alongside a network of  
food enterprises that complement yours

**35**  
years  
leasehold<sup>A</sup>

**85**  
production  
units

**40**  
production units  
with mezzanine

8<sup>th</sup> Storey  
6.3M\*

7<sup>th</sup> Storey  
6.3M\*

6<sup>th</sup> Storey  
6.3M\*

5<sup>th</sup> Storey  
6.3M\*

4<sup>th</sup> Storey  
6.3M\*

3<sup>rd</sup> Storey  
6.3M\*

2<sup>nd</sup> Storey  
6.3M\*

1<sup>st</sup> Storey  
10.9M\*

<https://www.food-ascent.net/>

#### CONSTRUCT

- One stop end-to-end construction services from general construction, civil engineering, design-and-build, turnkey construction, precast & PPVC and project management services
- A1 grading by Building and Construction Authority (BCA) in CW01 (General Building) to tender for public sector projects without value limitation
- A2 grading by BCA in CW02 (Civil Engineering)

#### DEVELOP

- Leading integrated property group with an established track record of constructing, developing and managing an award-winning portfolio of residential and business space properties
- Soilbuild's capabilities cover the full spectrum of real estate value chain from end-to-end construction, property development for sale or lease, asset management and fund management

#### MANAGE

- Soilbuild Business Space REIT's principal investment strategy is to invest on a long-term basis, directly or indirectly, in a portfolio of income-producing real estate used primarily for business space purposes in Singapore as well as real estate-related assets
- SB REIT Management Pte Ltd is the Manager of Soilbuild Business Space REIT, with in-house capabilities in lease management, asset management and fund management
- Manages a diverse portfolio of business space assets in Singapore which includes key sponsored assets such as Solaris, Solaris @ Kallang 164, Eighthtrium, Tuas Connection and West Park BizCentral



Solaris



Solaris @ Kallang 164



Tai Seng Exchange



Rew



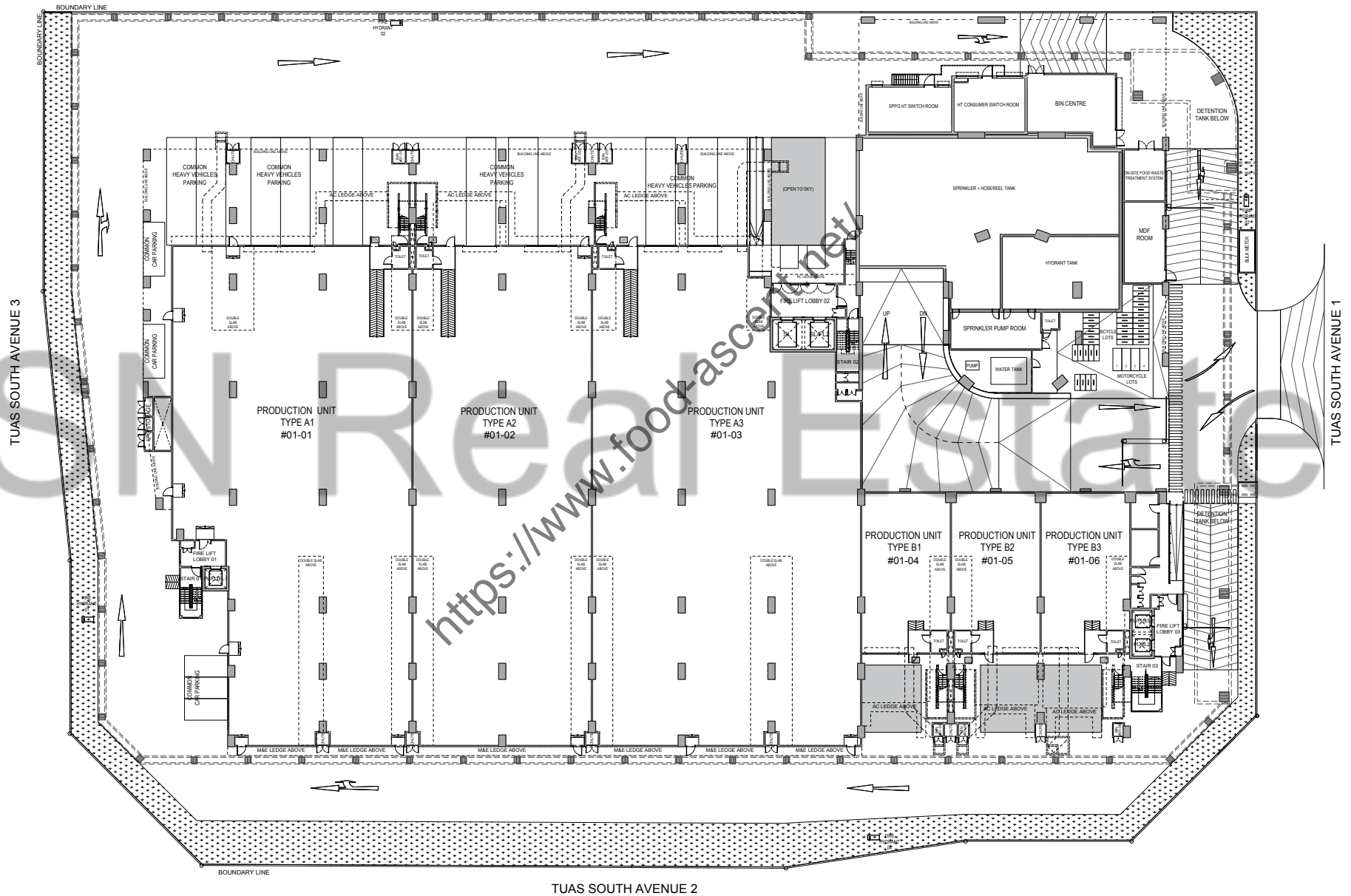
Liner



West Spring

Name of Development: Food Ascent • Developer: SB (ZTS) Investment Pte. Ltd. (a subsidiary of Soilbuild Group Holdings Ltd.)  
• Company UEN: 202311332W • Lot/Mukim No.: Lot MK07-02865P • Tenure of Land: Leasehold of 60 years commencing from 4 January 1999 • Expected Date of Vacant Possession: 31 October 2027 • Expected Date of Legal Completion: 31 October 2030

Disclaimer: The information contained in this brochure is subject to change as may be approved by the relevant authorities and cannot form part of any offer or contract. While every reasonable care has been taken in providing this information, the Developer or its agents cannot be held responsible for any inaccuracy in its content. The pictures and artist's impressions serve only to give an approximate idea of the project. All information is correct at the time of printing.

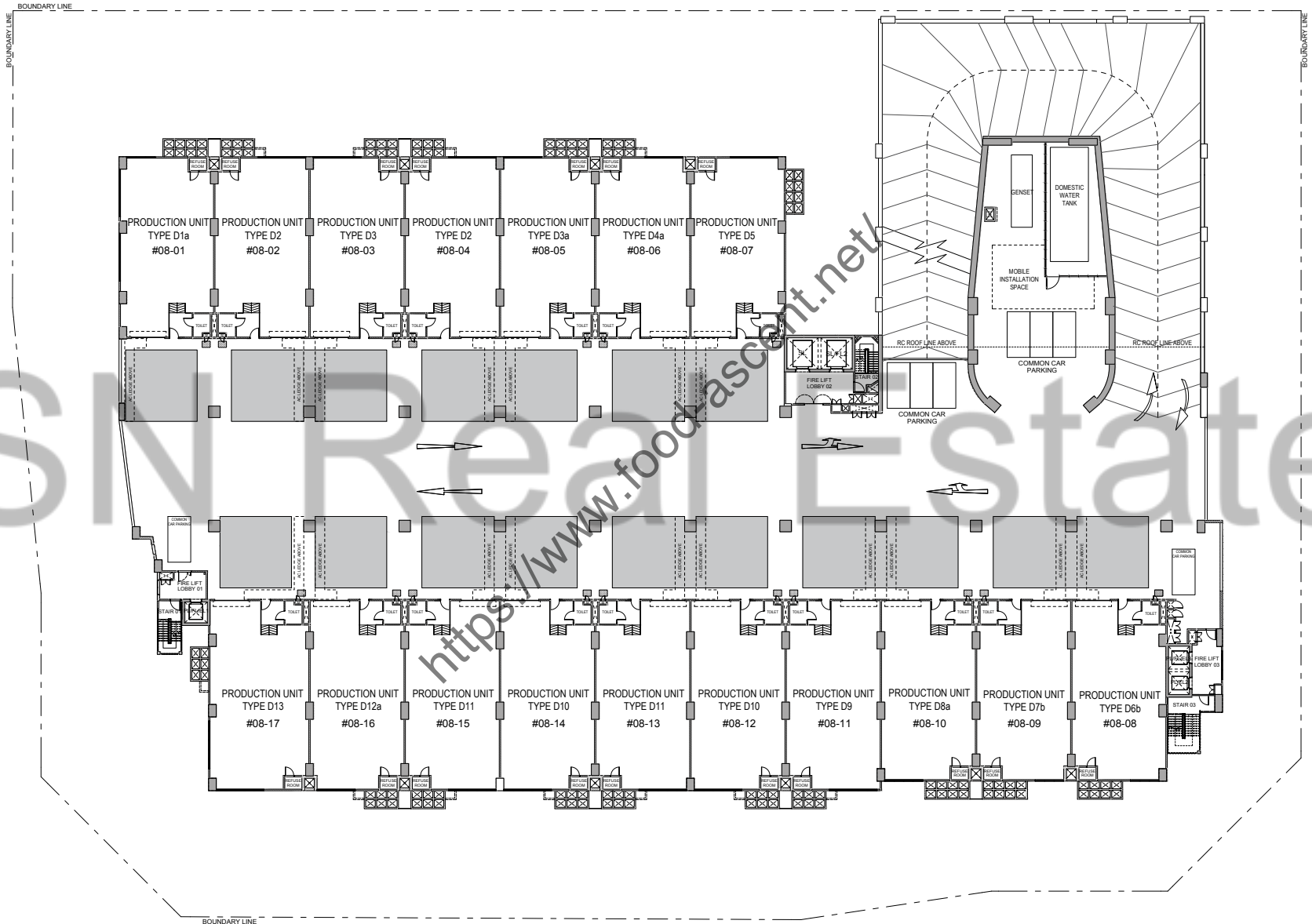


TUAS SOUTH AVENUE 2

LEGEND  
COMMON LOADING/ UNLOADING AREA



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