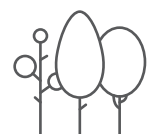




LANDS OF  
**OPPORTUNITY**

Developing economic engines for sustainable growth



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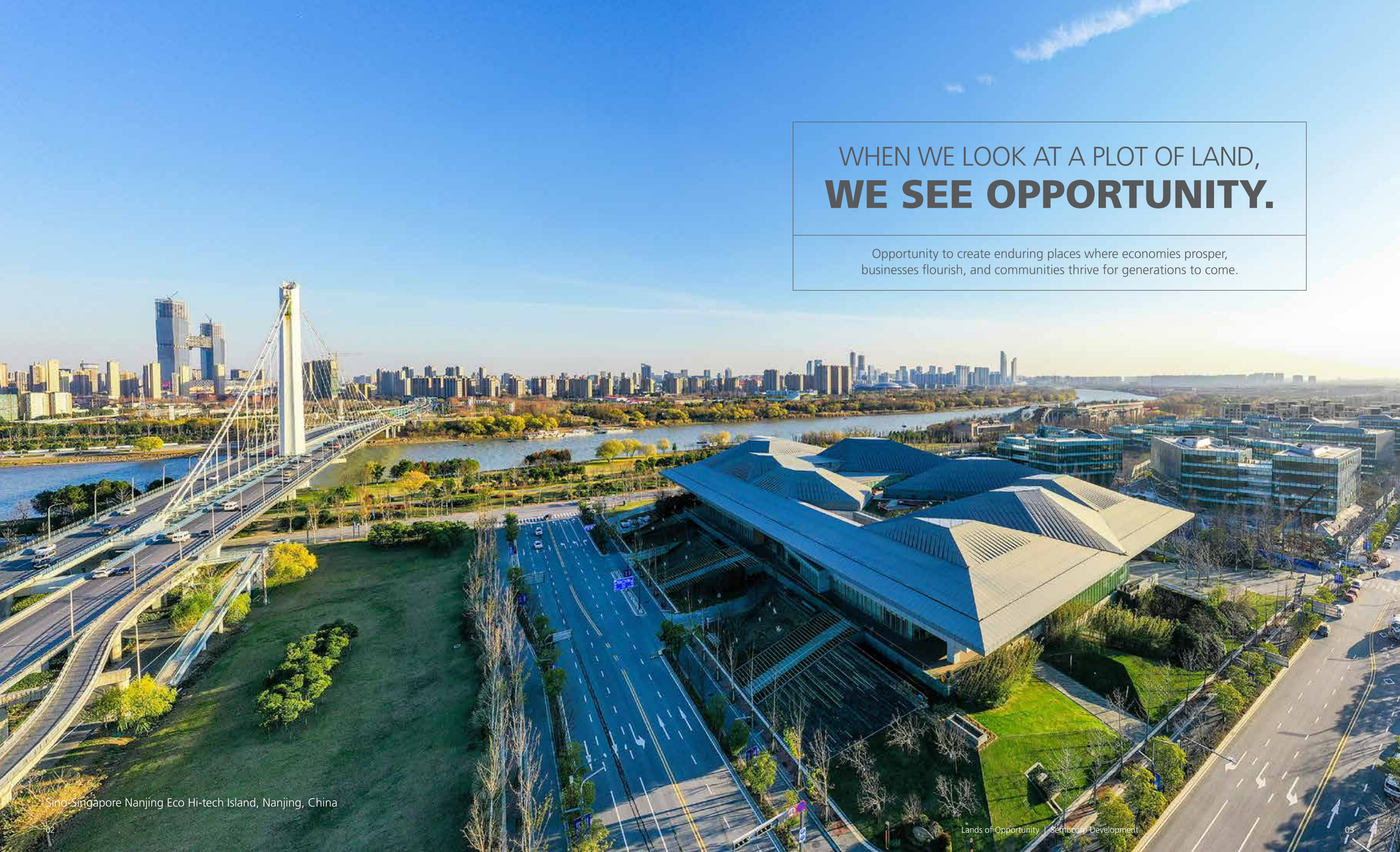
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WHEN WE LOOK AT A PLOT OF LAND,  
**WE SEE OPPORTUNITY.**

Opportunity to create enduring places where economies prosper,  
businesses flourish, and communities thrive for generations to come.



**ONE GROUP, ONE VISION,  
ONE PURPOSE.**

Sembcorp Industries is a leading energy and urban solutions provider committed to our purpose of doing good and playing a part in creating a sustainable future for communities around the world. With our strategy fully anchored in this purpose, sustainability is front and centre of all that we do. It is our business.

Headquartered in Singapore, Sembcorp leverages our sector expertise and global track record to deliver innovative solutions that support the energy transition and sustainable development. By focusing on growing our renewables and integrated urban solutions businesses, we aim to transform our portfolio towards a greener future and be a leading provider of sustainable solutions.

Sembcorp has a balanced energy portfolio of over 12,800MW, with more than 3,300MW of renewable energy capacity comprising solar, wind and energy storage globally. The company also has a proven track record of transforming raw land into sustainable urban developments, with a project portfolio spanning over 12,000 hectares across Asia.

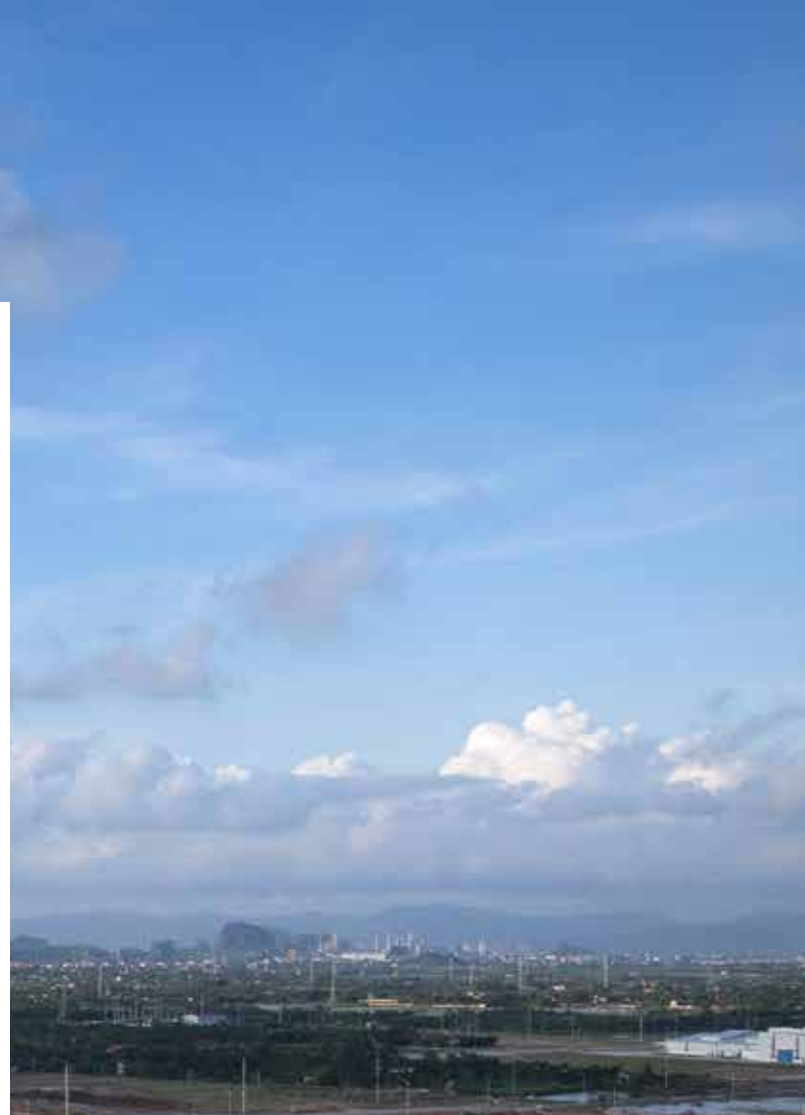
Sembcorp is listed on the main board of the Singapore Exchange. It is a component stock of the Straits Times Index and sustainability indices including the FTSE4Good Index and the iEdge SG ESG indices.

WE ENABLE OUR CUSTOMERS TO  
**MEET AND EXCEED THEIR  
SUSTAINABILITY GOALS**



## AT SEMBCORP'S URBAN BUSINESS, WE BUILD TODAY WITH TOMORROW IN MIND.

We transform land parcels into integrated urban developments where industrial zones are harmoniously interwoven with business, commercial and residential spaces. We bring them to life by attracting local and international investments, effectively creating economic engines that support growth now and into the future.



VSIP Hai Phong, Vietnam

## OUR URBAN BUSINESS'S GROWTH SUITE

From large-scale urban developments to industrial, commercial, and residential spaces, we create growth platforms where Sembcorp's sustainable urban solutions can be implemented to deliver widespread, effective, and meaningful impact for local communities.

### 1. Integrated Townships and Industrial Parks

We are an award-winning brand name in developing integrated townships and industrial parks in Vietnam, China, and Indonesia.

### 2. Ready-built Factories and Built-to-suit Factories

We offer ready-built and built-to-suit factories designed to provide flexible production space for a wide range of industries.

### 3. High-tech Parks

We attract high-value technology companies involved in innovative research and development as well as engineering initiatives to our high-tech parks.

### 4. Business Hubs

We co-locate our developments with a vibrant cluster of knowledge-intensive modern services and business activities.

### 5. Logistics Warehouses

We provide quick-start warehouse space solutions to support e-commerce fulfilment and the logistical needs of tenants and customers in the region.

### 6. Residential Developments

Residential spaces in our urban developments promote active placemaking by creating communal spaces that strengthen the connection between people and place.



VSIP Binh Duong, Vietnam



## WE BUILD ON TRUST AND TRACK RECORD.

In the last 30 years, we have gained a strong reputation as a leading Asian master developer with the capabilities to fast-track industrialisation and urbanisation. We work closely with governments in partnerships that span decades, using our total solutions approach to realise their long-term economic goals. This is anchored in our six core capabilities.

Sembcorp's wind power asset in Bhatia, Gujarat, India



## OUR CORE CAPABILITIES

### 1. Industry Positioning & Investment Promotion

We identify key industry clusters aligned with national directives and undertake investment promotion internationally to attract foreign direct investment.

### 2. Master Planning & Urban Design

We conduct strategic and detailed land planning to optimise land use and design the built environment using insights into how people and places interact.

### 3. Infrastructure & Land Development

We prepare raw land for development and design key infrastructure, from energy to water management systems and wastewater treatment facilities, in order to create self-sufficient townships.

### 4. Property Development

We provide the factories, warehouses, offices and homes that are needed for businesses and people to thrive over time.

### 5. Asset, Facilities & Operational Management

We operate, maintain and manage for the long term.

### 6. Permits & Licensing

We liaise with local authorities to obtain permits and licenses, and ensure that our developments operate within regulatory guidelines.

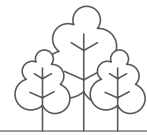


## WE TRANSFORM LAND AND LIVES

Our urban developments are designed to make an impact through their scale and significance. We hold ourselves accountable to government partners and consistently deliver transformative projects that turn rural districts into landmarks and secure the future of businesses and communities. Through our work, we have generated:

- US\$46 billion in direct investments
- Participation from 1,100 global companies
- Employment for 356,500 people





## WE CREATE VALUE THROUGH SUSTAINABLE IMPACT.

We are guided by the United Nations Sustainable Development Framework which articulates the inclusive and sustainable growth pathways for industrial developments. Over the last few decades, we have shaped our developments towards sustainable and prosperous futures by addressing existing climate and environmental challenges.



Sembcorp's battery energy storage system in Asfordby, Leicestershire, UK

## HALLMARKS OF OUR DEVELOPMENTS



### SUSTAINABLE

We minimise environmental footprint and maximise long-term value. We strive for operational efficiency and design our urban solutions to enable customers to meet and exceed their own sustainability goals too.



### RESILIENT

We anticipate and account for future social, economic and environmental needs. Green infrastructure is the driving force for bringing in new businesses, jobs and communities.



### LIVEABLE

We design and create environments to support urbanisation from socio-economic migration, the benefits of which help secure new talents and communities and spur the creation of new urban areas.



Sino-Singapore Nanjing Eco Hi-tech Island, Nanjing, China





**WE BUILD FOR ECONOMIES AND COMMUNITIES.**

Through our integrated urban developments, we create value for global economies and local communities. By attracting business investments, we spur economic activity and enable job creation; by adopting placemaking strategies, we care for the health and well-being of the people who work, live and play in our developments. The social value we create also extends into the wider communities where we operate. Through our corporate social responsibility efforts, we respond to community needs, sharing progress and uplifting lives along the way.

Sembcorp-VSIP Water Initiative, Vietnam

→ Building water systems to deliver clean water to 14,000 people in rural Vietnam.



↑ Raising the next generation with access to quality education and a conducive learning environment.



← Covid-19 vaccination programme at VSIP Bac Ninh, Vietnam.



→ Protecting the critically endangered finless porpoise, native to the Yangtze River, by funding research and education.





THIS IS OUR GROWTH STORY,  
TOLD IN MILESTONES.

### PAVING THE WAY

In the late 1980s, the Singaporean and Indonesian governments entered into a Framework Agreement to promote and enhance the economic growth of Singapore and Batam. Labour intensive manufacturing industries were relocated from land-scarce Singapore to Batam, where land and labour were in abundant supply. The close proximity of the two cities facilitated the flow of talent and technology from Singapore to Batam, and the return of manufactured goods from Batam to Singapore for exporting to the rest of the world. We were entrusted to create a new urban development model to support this. And thus began our story.



### 1990

We pioneered Singapore's first bilateral development project, Batamindo Industrial Park, in the Riau Islands of Indonesia.\*



### 1994

With China-Singapore Suzhou Industrial Park, we participated in Singapore's first Government-to-Government township development in China, helping to drive high-tech foreign direct investments to China's coastal region.

### 1994

Wuxi-Singapore Industrial Park continues to be regarded as a successful early model of China's export-oriented electronics sector.



### 1996

The flagship Vietnam Singapore Industrial Park (VSIP) that was to span multiple expansions across the country was established.



### 1993

Bintan Industrial Estate was established on Indonesian coastal land with an exclusive ferry terminal, seaport and customs office.\*



\* Sembcorp divested its stake in the holding company that owns Batamindo Industrial Park and Bintan Industrial Estate in 2019.

## DEEP DIVING AND SCALING UP

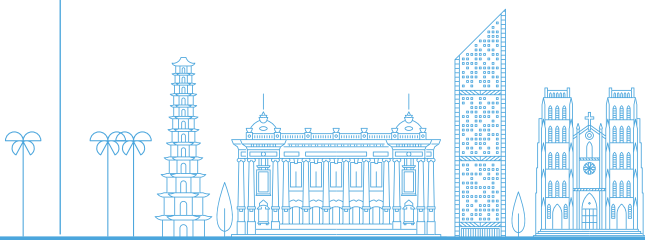
By the dawn of the new millennium, we had five successful projects to our name, each a landmark development in its own right. With valuable experience gained, we focused on deepening our expertise and broadening our reach.

Building on our early success, we began to introduce more VSIP developments across Vietnam. We leveraged the particularities of each location into a unique value proposition, securing success for our developments and establishing VSIP as a leading brand name in integrated townships and industrial parks. Our subsequent foray into China hailed a new type of urban development focused on high-tech industries, and built on sustainable, environmentally-conscious ideals. Our first eco-project positioned as the vanguard of smart city innovations took flight in Nanjing.

### 2006

#### Second industrial park (VSIP) marks new high in Vietnam-Singapore ties

*The Business Times, 27 Sep 2006*

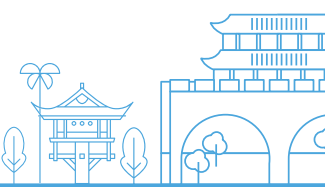


### 2007

#### VSIP Bac Ninh gets off ground, licenses first seven tenants

*The Saigon Times, 2007*

VSIP Bac Ninh was the first VSIP located on the fringe of Hanoi city in the country's northern economic corridor.



### 2010

#### Hai Phong, home to newest Vietnam-Singapore IP

*Thanh Nien News, 16 Jan 2010*

VSIP Hai Phong is in close proximity to the deep sea ports of Hai Phong City, a key maritime link to global markets.



### 2013

#### PM hails 5th Vietnam Singapore Industrial Park as symbol of close bilateral ties

*The Straits Times, 13 Sep 2013*

VSIP Quang Ngai is located in the central highlands.



## INNOVATING FOR THE FUTURE

In the last decade, rapid urbanisation, technological advances and environmental concerns have redefined next-generation cities. As a leading developer with our sights on the future, we capture innovations in technology and sustainable urban solutions to ensure that our developments remain relevant and competitive.

### 2009

#### Singapore signs Eco Island deal

*The Straits Times, 25 May 2009*



### 2011

#### Sembcorp to build innovation park with China JV

*The Business Times, 16 Sep 2011*

Singapore-Sichuan Hi-tech Innovation Park is located in the provincial capital of Chengdu, gateway to Western China.



## BROADENING HORIZONS

We have since made headway beyond our stronghold in Vietnam by establishing new beachheads in Southeast Asia, while continuing to expand VSIP developments into the nation's central region. The introduction of new business segments aimed at providing specialised services such as renewable energy allows us to offer greater targeted value for our developments and tenants.

### 2014

Sembcorp Infra Services offers quick-start warehouse space solutions with Sembcorp Logistics Park serving VSIP Hai Phong.

### 2015

#### Nghe An welcomes seventh VSIP project

*VTV1, 16 Sep 2015*

### 2015

#### Sembcorp builds sixth Singapore industrial park in Vietnam (Hai Duong)

*Channel News Asia, 4 Jun 2015*



### 2016

#### Firms line up at new Kendal Industrial Park

*The Jakarta Post, 22 Aug 2016*

Kendal Industrial Park is the first special economic zone for industry in Central Java, Indonesia.



### 2017

#### Sembcorp ramps up water tie-ups in China

*The Straits Times, 25 Mar 2016*

International Water Hub in Nanjing is dedicated to the research and commercialisation of innovative water technologies.



### 2019

VSIP Bac Ninh II is sited in a key manufacturing location that serves high-tech companies.

### 2019

#### Sembcorp unit in tie-up to bring smart energy solutions to Vietnam

*The Straits Times, 25 Sep 2019*



### 2020

#### Construction of industrial park begins in Binh Dinh

*Vietnam Investment Review, 28 Sep 2020*



# STANDING THE TEST OF TIME

OUR DEVELOPMENTS ARE BUILT TO LAST,  
AND BUILT FOR LASTING BENEFITS

## MADE IN VIETNAM:

A MODEL OF COLLABORATION

The first Vietnam Singapore Industrial Park (VSIP) development took shape in 1996 as Singapore and Vietnam embarked on a journey of bilateral economic cooperation. VSIP has since established itself as a leading integrated township and industrial park developer with a growing presence across the country.

All VSIP developments share a common commitment in supporting the local economy and driving local employment opportunities for its people. Its success is built on a single-minded focus of supporting Vietnam in its bid to fast-track industrialisation and create sustainable economic growth from export-oriented manufacturing. Laying out this roadmap to success requires early engagements and meaningful consultations with stakeholders.

Concerted action is taken to align development goals with the Vietnam government's national strategic objectives, while sustained outreach to the community ensures that they too play an active role in defining key decisions and contributing to VSIP's growth story. By building upon the shared interests between VSIP, the government and community, a tri-sector synergistic partnership that drives development efforts is formed.

With the country geographically divided into three economic corridors, VSIP takes a strategic perspective in designing each development to uniquely capitalise on the strategic advantages of its location. Starting in the south, where the country's commercial hub is sited, VSIP has expanded into the central region where labour is abundant, and the northern region, where it supports higher-value manufacturing activities.

Recognised by the local government for the economic and social benefits that they bring, VSIP developments all across the country continue to contribute to Vietnam's global manufacturing ambitions while uplifting the lives of its people.

## Best Industrial / Warehouse Developer in Vietnam

– VIETNAM SINGAPORE INDUSTRIAL PARK

Euromoney Liquid Real Estate Awards, 2008, 2012 – 2020

## Green Industrial Park Award

– VSIP QUANG NGAI AND VSIP HAI PHONG

Ministry of Investment and Planning, 2020

## Top 10 ASEAN Outstanding Enterprise 2020

– VIETNAM SINGAPORE INDUSTRIAL PARK

ASEAN Economic Cooperation Conference 2020

## Outstanding Contribution Award

– VIETNAM SINGAPORE INDUSTRIAL PARK

In recognition of the long-standing commitment to the environment and positive social impact  
Vietnam Ministry of Resources and Environment, 2018

Vietnam Singapore Industrial Park – 8,878 hectares



“VSIPs are concrete symbols of the excellent economic cooperation between Singapore and Vietnam. They bring together Vietnam's vast industrial land and manpower resources, and Singapore's experience with industrial park management and integrated urban infrastructure solutions [and they] have been very successful.”

Mr Lee Hsien Loong, Prime Minister of Singapore,  
at the ground-breaking ceremony of  
VSIP Quang Nai, 2013

## GOING GLOBAL: NORTHERN VIETNAM ECONOMIC CORRIDOR

Companies with global and regional aspirations favour VSIP developments in the north. They stand to reap benefits from direct connections to the Hanoi-Hai Phong Economic Corridor that links the country's capital city to its deep-water port.

Northern Vietnam is a production hub for high-tech and high value manufacturing industries such as electronics, automotive and precision machinery sectors. This region enjoys geographic proximity to key investing markets like Japan, Korea, Taiwan, and shares a border with southwest China that facilitates export via land and sea between the two countries.



## STRIKING A BALANCE: CENTRAL VIETNAM ECONOMIC CORRIDOR

Compared to its northern and southern counterparts, the populous regions along Central Vietnam offer significant untapped investment potential. It is also positioned to benefit from the East-West Economic Corridor (EWEC), which is an arterial trans-regional corridor in Southeast Asia that stretches from Central Vietnam's port city of Danang, across Laos and Thailand, to Yangon in Myanmar. The EWEC links important commercial nodes in each member country, facilitating cross-border trade and investment along the economic bloc that is created.

VSIP developments in this area heed the country's call to balance out economic growth by accelerating industrialisation in Central Vietnam. As the provinces around major economic centres such as Hanoi in the north and Ho Chi Minh City to the south expand, the central region can benefit from the potential economic overflow. Strategically located within special economic zones, the developments here present an attractive value proposition for labour-intensive manufacturing industries while creating meaningful employment for the large local workforce. Opening the door to greater job opportunities encourages economic growth, improves the population's social development and boosts their overall quality of life.



## STARTING STRONG: SOUTHERN VIETNAM ECONOMIC CORRIDOR

VSIP's landing point in Vietnam was in Binh Duong, a neighbouring province to the country's economic capital of Ho Chi Minh City. Situated at the heart of southern Vietnam, Ho Chi Minh City is the country's largest city and a commercial hub known for its vibrant, business-friendly environment. A hotspot for start-ups and investors seeking opportunities to establish brand awareness with Vietnamese consumers, this region also offers strong growth prospects for domestic and international companies alike. VSIP developments here are created to support and sustain this success, serving as strategically-sited nodes along an established manufacturing supply chain.



## ADDING VALUE: SEMBCORP INFRA SERVICES

VSIP developments offer a range of industrial solutions, from prepared land parcels to ready-built factories, warehouses and offices, to meet the needs of different businesses. In VSIP, tenants are the first to benefit from a quick-start space solution for their growing logistics needs. This is provided by Sembcorp Logistics Park, located within the VSIP developments and operated by Sembcorp Infra Services.

Sembcorp Logistics Park builds on VSIP's strong connectivity and accessibility by offering flexible warehouse space along the strategic trade route from Hanoi to Haiphong International Container Terminal. It serves manufacturers and supply chain operators as supplies arriving from overseas can be conveniently stored at the logistics park and drawn upon when needed. Companies banking on Vietnam's growing e-commerce industry also benefit from storing their products at Sembcorp Logistics Park for more efficient downstream logistics.





## AT HOME IN VSIP

VSIP has grown with Vietnam and its people for over 20 years. In this time, VSIP developments have evolved from traditional industrial parks to integrated townships. Here, industrial domains are seamlessly integrated with residential neighbourhoods and commercial districts to offer maximum liveability potential.

At the bedrock of any successful community lies the need to nurture and strengthen connections between people and place. VSIP's role is in crafting an enduring environment where people can live, work, and play in safe and clean surrounds, where community and culture are celebrated, and opportunities for leisure abound in a place they call home.

## DESIGNED TO ENRICH LIVES

Sustainability is weaved into the built environment, consciousness and lifestyle of VSIP developments. It is key to shaping a living experience that reflects modern eco-planning sensibilities. Beyond industrial zones, spaces diversify into different environments including parks, wetlands, residences and lively commercial hubs that are interspersed with community amenities.

Green design extends beyond outdoor spaces in VSIP's commitment to sustainable placemaking. It is also articulated in buildings that have been developed with low carbon, circular economy principles at its core. By employing a people-centered design approach, quality spaces that boost the overall health, vitality and well-being of VSIP and its residents are brought to life.





### GROWING WITH VSIP

The purposefully created landscapes, social and cultural connections formed, cultivate a sense of place-bound identity in individuals. An economic engine is driven by people. For VSIP developments to sustain business and economy in the long run, its people must be invested in driving the progress of their home and community. With access to a network of resources and employment opportunities, the social and economic growth of individuals and their localities are further amplified. As more people choose to create their homes, build their lives and advance their careers with VSIP, this forms a collective force that empowers individuals, communities and the province to thrive and prosper as one.



**WSIP: AA Rating:  
“Highly Attractive.  
Recommended.” (2010)**

Wuxi New District ranked 29th out of 254 industrial parks in China. *China Knowledge* (China)

**WSIP: Best Technology  
Industrial Park  
(1996 – 1998)**

In terms of comprehensive investment conditions among 25 leading parks in Asia Pacific. *Corporate Location Magazine, Euromoney* (UK)

## WUXI:

### THE FIRST WAVE

**The Wuxi-Singapore Industrial Park (WSIP) is one of Singapore’s earliest bilateral cooperation projects with China. When launched in 1994, it pioneered the concept of an industrial park dedicated to attracting foreign investment to the country, and becoming an early model for export-oriented industrialisation. Decades later, through ongoing development, WSIP continues to display remarkable economic prowess, accounting for an estimated 15% of Wuxi High-Tech Industrial Development Zone despite occupying under 2% of the district’s land area.**

## A FUTURE-FORWARD START

WSIP’s success can be attributed to its pro-business environment and strategic choice to focus on the electronics and electrical industries back in 1994. It was able to attract and retain many high-value companies to set up base in Wuxi through a combination of favourable investment policies by the government and its own business-friendly operations and services. The Wuxi government progressively expanded its focus, seizing the opportunity to develop high-value industrial clusters including internet technology, super large-scale integrated circuit, photovoltaic solar energy and new energy. WSIP was well-placed to ride this wave, solidifying its position as an important economic driver for the region.

“Wuxi-Singapore Industrial Park brings together the complementary strengths of Singapore investors and Wuxi. The Singapore investors bring along with them infrastructure development and industrial estate management expertise; Wuxi offers international investors a strong industrial base, abundant supply of labour and a pro-business environment.”

Mr Lee Hsien Loong, then Deputy Prime Minister of Singapore, at an event hosted by WSIP, October 1995

## A FUTURE-READY MOVE

To keep pace with the hyper-competitive technology marketplace, WSIP's long term anchor tenants made the transition from general electronics manufacturing to developing sophisticated microelectronics. Exponential growth of this industry due to emerging technologies like 5G, Internet of Things, and artificial intelligence, hastened the expansion of many companies in WSIP. To support the needs of these evolving businesses, the industrial landscape in WSIP grew in tandem with the global tech ecosystem, taking on a new dimension by delivering enhanced energy solutions.

## EMPOWERING A SMART ENERGY FUTURE

As part of its rejuvenation efforts, WSIP has become the first foreign-invested development in China to supply electricity to its tenants via a proprietary microgrid. This system allows the industrial park to be independent of the national power grid, which in turn increases the energy resiliency of its tenants. WSIP is also home to an onsite rooftop solar network and China's largest energy storage station that regulates a coordinated supply of energy from traditional sources, and the renewable solar energy harvested. This intelligent and integrated solution, which is built on a backbone of data analytics, drives the supply of sustainable energy to the development.



Kendal Industrial Park – 860 hectares



## A MASTERPLAN FOR THE FUTURE

Our masterplan for KIP is aligned to the Indonesian government's policy priorities to address growing domestic demand and secure national economic resiliency. For this reason, KIP is segmented into four industry-specific zones — Fashion City, Food City, Building Materials Zone and Furniture Hub.

Each is a mini ecosystem in itself with downstream and upstream players clustered together to drive economies of agglomeration that lower costs, raise productivity and encourage innovation. These zones are nestled within a highly liveable integrated township of residential homes, golf and sporting amenities, as well as shopping districts.



## INDONESIA'S NEXT ECONOMIC PORT-OF-CALL

Indonesia's economy hinges mainly on the island of Java, with Jakarta in the west and Surabaya in the east. To balance economic progress across its vast archipelago, the Indonesian government has selected Central Java for development. This is where Sembcorp Development has been tasked to create a new economic engine — in the form of Kendal Industrial Park — to support national strategic thrusts. Launched in 2016, Kendal Industrial Park (KIP) is our third integrated township development in Indonesia after Batamindo Industrial Park in 1990 and Bintan Industrial Estate in 1993.

“Investment cooperation [between Indonesia and Singapore] in Kendal Industrial Park will become a new icon of bilateral relations.”

Mr Joko Widodo, President of Indonesia, at the official opening of Kendal Industrial Park, 2016



## CONNECTED DEVELOPMENT

As a national strategic project, KIP is catalysing further development in the area, with the Indonesian government committed to ensuring the availability of infrastructure needed to support industrial activities. This includes a new deep-sea port to serve KIP, upgrading of the Pantura Highway that runs between Central Java and Jakarta, as well as the installation of a double-track railway line to connect Kendal with Jakarta and Surabaya.

KIP's strategic location, excellent connectivity and Special Economic Zone status, which translates into attractive tax, fiscal and non-fiscal incentives, create a compelling value proposition for investors, especially those keen on capitalising on the strong growth potential of Southeast Asia and its largest economy.



## LEARN, LINK AND MATCH

KIP is also home to the Polytechnic of Furniture and Wood Processing Industry. By co-locating the polytechnic with the Furniture Hub, KIP brings academia and industry closer together in a more effective matchmaking of skills in demand. The polytechnic also features a Centre of Technological Innovation that will drive product development for the furniture industry.





# BUILDING CITIES OF TOMORROW

HARNESSING THE POWER OF TECHNOLOGY  
TO INVEST IN A GREENER FUTURE



## A NEW NANJING:

SMART ISLAND BUILT ON A BLUE-GREEN CANVAS

Sino-Singapore Nanjing Eco Hi-tech Island (SNEI) is situated on Jiangxinzhou, an island in downtown Nanjing just 6.5 kilometres from the city centre. It is designed as a high-tech business and innovation hub that supports China's environmental and ecological protection agenda, while advancing its knowledge economy.

“生态科技岛旨在打造一座世界级的‘生态科技城、低碳智慧岛’，是中新两国合作推进中国城镇化改革上一次重要的创新和尝试。这呼应了中国国家主席习近平对‘新时代推进生态文明建设’上的六项坚持。”

Dr Koh Poh Koon, Singapore's former Senior Minister of State for Trade and Industry at the 6th Singapore-Nanjing Special Cooperation Panel meeting, May 2018.

Dr Koh Poh Koon described how the Sino-Singapore Nanjing Eco Hi-tech Island is creating a world-class 'eco and high-tech city, low-carbon smart island'. He termed it as an important innovation in the close cooperation between Singapore and China as both countries continue to work together to advance China's urban reform. He also noted how SNEI is a direct response to Chinese President Mr Xi Jinping's call for an 'ecological civilisation'.





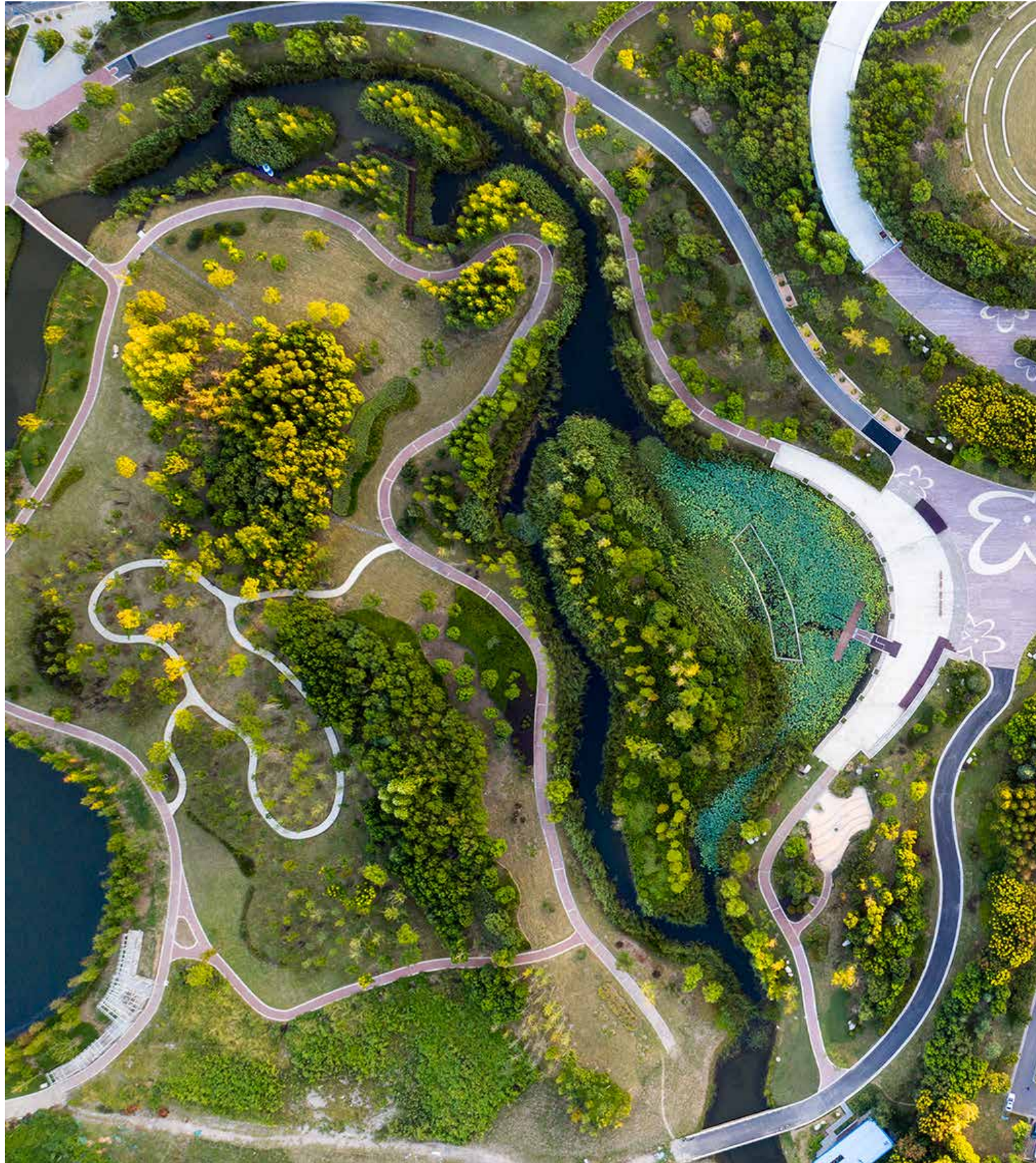
## CORNERSTONES OF SMART CITY SOLUTIONS

Identifying the right industry clusters with the highest potential to remain competitive in the long run is imperative for sustained economic growth on the island. Driving the island's economic development are the two anchor industries of artificial intelligence (AI) and water science research and development (R&D).

SNEI is an ecosystem of people, technology and businesses that are brought together to create an optimal condition where ideas can be exchanged, problems can be solved collaboratively, and innovation is stimulated. Designated a 'China-Singapore Smart City Demonstration Zone' where smart technologies take centre stage, the island doubles up as a living lab for the co-innovation of new urban solutions. High-tech AI companies are supported in the R&D and design of their smart nation innovations to accelerate development and deliver market-ready solutions. Meanwhile, the entire island acts as a testbed that firms can leverage on to pilot and validate these cutting-edge solutions through data analytics.

SNEI's infrastructure sets the stage for a network of partnerships all focused on one goal: to advance China's smart city ambitions as the world moves into the digital era.



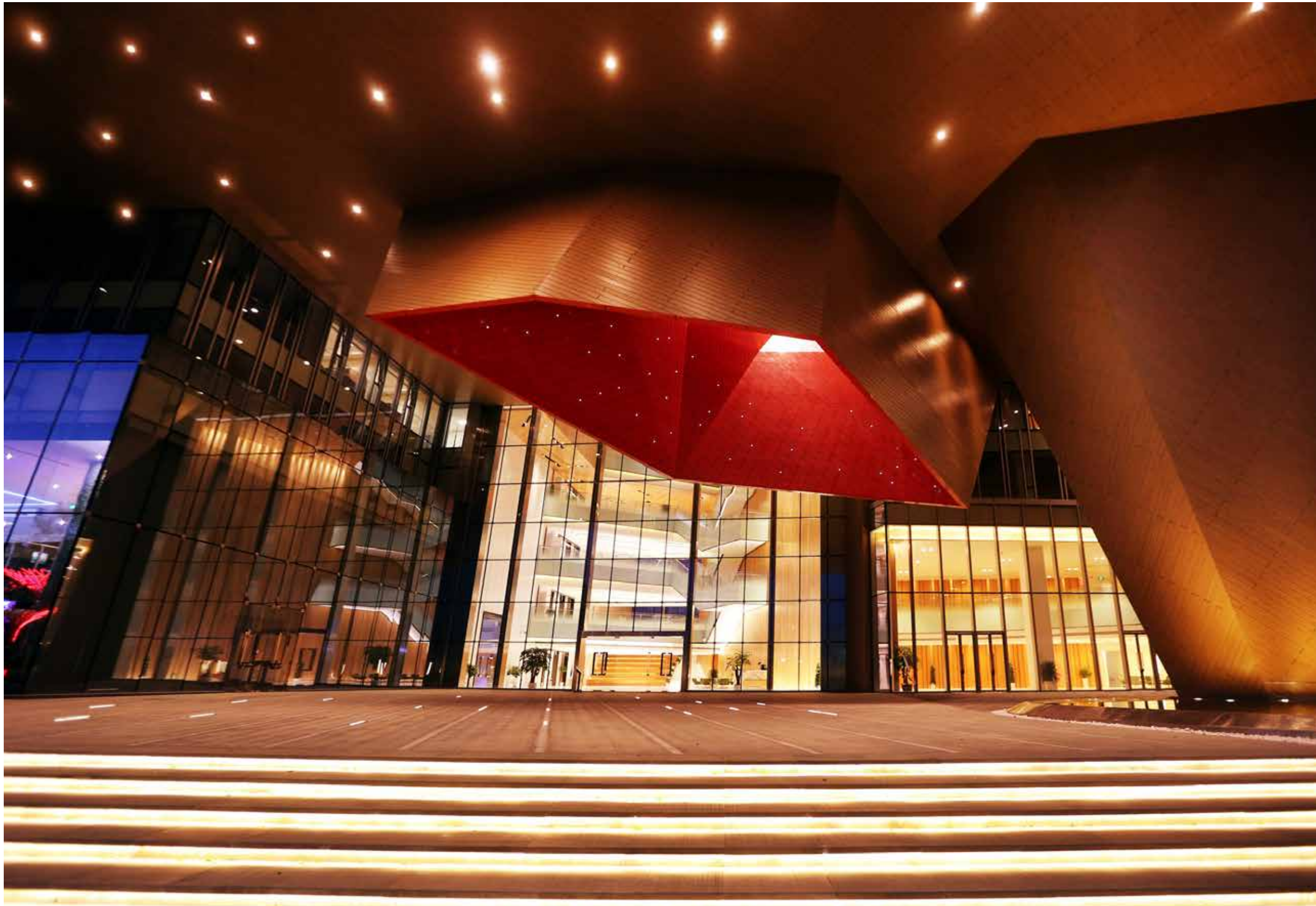


## BUILT FOR ENDURING VALUE

Apart from building future-proof 'smart' development, SNEI's masterplan also underscored 'green' ambitions for the island. The garden city's foremost infrastructure objective was to shore up its resilience towards climate change impacts.

To apply a circular economy approach to water management, SNEI taps on an unconventional water source made possible by new 'sponge city' technologies. As a pilot model for water-sensitive cities globally, SNEI is designed to utilise sprawling wetlands that naturally absorb and purify stormwater over sedimentation, before storing it for reuse throughout the island.

By applying biophilic design concepts to green architecture on SNEI and in the surrounding landscapes, nature is seamlessly integrated into urban living. This approach is further underpinned by a network of canals modelled after Singapore's Active, Beautiful, Clean Waters (ABC) programme, that transforms waterways into beautiful urban assets around the island, as well as environmental and agricultural protection through eco-tourism, among others. These blue and green spaces not only enhance air and environment quality, they also offer greater quality of life for a healthier, more equitable community. SNEI becomes a seedbed where the symbiotic relationship between nature and the built environment can thrive.



## **SNEI, Jiangdao Technology Innovation Centre: Gold award for Best Innovative Green Building (2017)**

Honours the top property projects in the Asia Pacific  
(Asian Real Estate Architecture)  
*MIPIM Asia Awards*

## **SNEI, Jiangdao Technology Innovation Centre: Second Prize in Architectural Structure (2017)**

*China Engineering and Consulting Association (CEDA)*  
中国勘察设计协会

## **SNEI, New Horizon Business Park: Gold award (Public Project category) (2021)**

*7th China Real Estate & Design Award (CREDAWARD)*

## INTERNATIONAL WATER HUB:

A WHIRLPOOL OF ACTIVITY

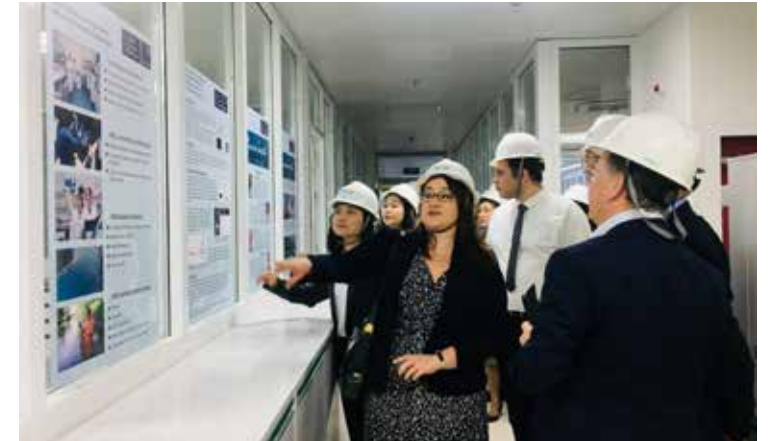
Water is at the core of sustainable development. As the pace of urbanisation quickens, the global water crisis deepens. There is an increasing need to address competing demands on water resources by alleviating scarcity and quality issues to meet the needs of communities. In bringing together researchers and international water innovation companies, a flourishing, synergistic ecosystem is created that accelerates the development and commercialisation of breakthrough water technologies. At the centre of this activity stands the International Water Hub (IWH).

IWH, located within the Sino-Singapore Nanjing Eco Hi-tech Island, is a purpose-built facility that supports international companies in their efforts to address urban water challenges. This is where like-minded partners sharing common objectives are empowered to seek out opportunities for collaborative R&D.

## International Water Hub, Nanjing: Best Office Building in Nanjing (2018)

*Yangtze Evening Post Real Estate Award*





Water is a global issue, but it requires local solutions. A dynamic, highly-iterative environment is needed to ensure that the solutions developed possess the rigour and relevance local communities need. By co-locating researchers and commercial players, catalysing industry collaboration, and offering business matching services, IWH further bridges the gap between the academic and business worlds so that the best ideas can be turned into reality, sooner rather than later.

At IWH, the water innovation community benefits from a suite of facilities such as clinical laboratories to support their work. They are also given the opportunity to validate new technologies in actual operating environments via special access to Sembcorp's highly-complex, large-scale water plants in China. This is important as proving the applicability of their solutions in local conditions can help strengthen the commercial viability of their solutions in China.

## IN FULL SWING

To support companies that are keen on jointly developing or testing new water technologies, Sembcorp has launched the Sembcorp Water Innovation Nanjing (SWING) programme that provides funding to expedite the translation of technology from laboratories to commercial markets.

By enabling meaningful deep collaboration within the water innovation community, IWH and Sembcorp seek to create greater water resiliency in cities worldwide.



## ENTERING CHENGDU:

A HIGH-TECH GATEWAY TO WESTERN CHINA

The Singapore-Sichuan Hi-Tech Innovation Park (SSCIP) was developed in support of China's blueprint to stimulate its western provincial economies via the Go West movement. Situated at the intersection of Chengdu Hi-tech Industrial Development Zone (CDHT) and the Tianfu New Area central business district, SSCIP stands in good stead to benefit from a vibrant business environment fuelled by world-leading tech companies and a large talent pool.

## SSCIP: Conferred Provincial-level Eco-city Showcase project (2016)

*(The only development in Chengdu to be awarded)  
Sichuan Provincial Department of Housing and  
Urban-Rural Development*

## PRIMED FOR INNOVATION

Capitalising on Chengdu's strength as a national centre for software as well as high-end manufacturing and information technology industries, SSCIP is a flagship economic transformation project, positioned to attract innovation-centric and knowledge-intensive enterprises into western China.

The park will house five main target industries: biomedical sciences, new digital media, environmental technologies, high-end manufacturing and assembly and producer services. At the nexus of bustling high-tech industrial zones, SSCIP's highly favourable geographical location will allow these future-oriented clusters to thrive off of existing industry chains in the region.

An integral component driving SSCIP's innovation advancements is that of a future-ready, competent and sustainable workforce. These high-value industries generate good jobs for skilled professionals, which in turn brings forth overarching benefits to the society by raising education standards.

In this new modern economy built on a foundation of science and technology, not only should people be endowed with deep skills to cater to the industries, businesses will need to be innovative and nimble. As people and companies move into the city, the hub of innovation and creativity created will be a boon to the local economy.



## SINGAPORE INNOVATION CENTRE:

ACCELERATED PATHWAY INTO THE WORLD'S GROWTH ENGINE

An initiative of the "Singapore-Sichuan Innovation Corridor", the Singapore Innovation Centre is shaping up as a launchpad for Singapore companies and startups to break into Sichuan and China. Buoyed by strong government support between the two nations, it will serve as a key node for local knowledge-based industries and companies seeking one-stop business incubation services to transition into China's vast domestic market.

With the abundance of opportunities waiting to be unlocked in China, the Singapore Innovation Center (SIC) gives Singapore companies a competitive edge by providing support to get their operations off ground in a foreign market. Chinese companies looking to internationalise can also tap on Singapore's links and familiarity with Southeast Asia to expand their businesses into the region. Together, Singapore and Chinese companies can enjoy cross-collaborative opportunities, training resources and consultancy services by leveraging on the resources of the various partners.

From office spaces, living labs, to a host of industry and networking events, SIC offers a conducive environment for collaboration, while serving as a platform to demonstrate new technologies and innovations for market adoption.







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## THE ROAD AHEAD.

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Sembcorp is driven by our purpose to do good and play our part in building a sustainable future. We deliver innovative and sustainable solutions that support development and create value. We help countries recognise their immense industry potential, to create employment opportunities, and to attract diversified sectors and industries through products and services that meet international standards. Our aim is to maximise the economic value of the land in a self-sustaining approach.

# LANDS OF OPPORTUNITY

DEVELOPING ECONOMIC ENGINES  
FOR SUSTAINABLE GROWTH

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