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

May 22, 2026 | News

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



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). 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 LyndenWoods, the upcoming first residential project in SSP, and Citadines Science Park 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 STEM pathways, while strengthening connections between education, industry and place.