

GENERATIONS

@ TANNERY



GENERATIONS @ TANNERY

Infinite Opportunities. Timeless Value.

Generations @ Tannery is a B1 industrial freehold on the city's fringe, well-connected to the rest of the island.

Designed by a team that believes in creating people-centric workspaces, every detail is considered to move beyond the utilitarian.

This is a space of infinite possibilities and value: yours to grow in, yours to hold, and yours to pass down.



GENERATIONS @ TANNERY

A Rare Freehold, Your Generational Legacy

Rising twelve storeys tall, Generations @ Tannery is a contemporary beacon standing amongst the tallest buildings in the district.

Its freehold status, considered name and timeless design speak to its vision: to house generations of leaders, founders, and visionaries building with purpose.

PROJECT NAMEGenerations @ Tannery**DEVELOPER**Providence Estates (Tannery) Pte Ltd**TENURE**Freehold**DISTRICT**District 13**ADDRESS**4 Soon Wing Road, Singapore 349347**SITE AREA**3150.10 SQM**TOTAL NUMBER OF UNITS**54 Production Units
+ 5 Industrial Canteens**TOTAL NUMBER OF CARPARK LOTS**51 Lots (including 10 EV Lots)

LOCATION

A Convenient Commute on Foot

Generations @ Tannery is a quick 6-minute walk from Mattar MRT on the Downtown Line (DTL). Perfect for users who prefer to go car-lite.

GENERATIONS
@TANNERY

700M
A 6-MIN WALK

MATTAR MRT





Developer Sales Contact: 6200 6220



CONNECTIVITY

Mattar MRT	6 min walk
Pan-Island Expressway (PIE)	7 min drive
Central Expressway (CTE)	7 min drive
Kallang-Paya Lebar Expressway (KPE)	10 min drive



COMMUNITY CLUB

MacPherson Community Club	8 min drive
---------------------------	-------------



RETAIL

PLQ Mall	5 min drive
Bendemeer Shopping Mall	6 min drive
Paya Lebar Square	6 min drive
City Plaza	6 min drive
KINEX	6 min drive
City Square Mall	8 min drive
Mustafa Centre	9 min drive
Zhongshan Mall	10 min drive



F&B

Circuit Road Market & Food Centre	12 min walk / 4 min drive
Old Airport Road Food Centre	8 min drive



HEALTHCARE

Geylang Polyclinic	4 min drive
Kallang Polyclinic	7 min drive
Kwong Wai Shiu Hospital	7 min drive
Novena Medical District	10 min drive



BUSINESS / INDUSTRIAL DISTRICT

Mapletree Hi-Tech Park @ Kallang Way	3 min drive
Aljunied Industrial Complex	4 min drive
Kampong Ubi Industrial Estate	8 min drive



GREEN PARK

Aljunied Park	4 min walk
---------------	------------

Rooted in the Right Places

Situated on the city's fringe, Generations @ Tannery sits within easy reach of the Central Business District and the broader city network via the PIE and CTE.



GENERATIONS
@ TANNERY



11 mins
Orchard Road



13 mins
Central Business District



20 mins
Changi Business Park



24 mins
Changi Airport



30 mins
Woodlands Checkpoint

LOCATION

The Neighbourhood, Up Close

Beyond the building, a vibrant neighbourhood awaits. The upcoming Merpati Alcove BTO will bring a thriving residential community closer to the area, adding more amenities at your doorstep. Dining options are minutes away, as well as recreational spots like Aljunied Park and Anytime Fitness at MacPherson Mall.



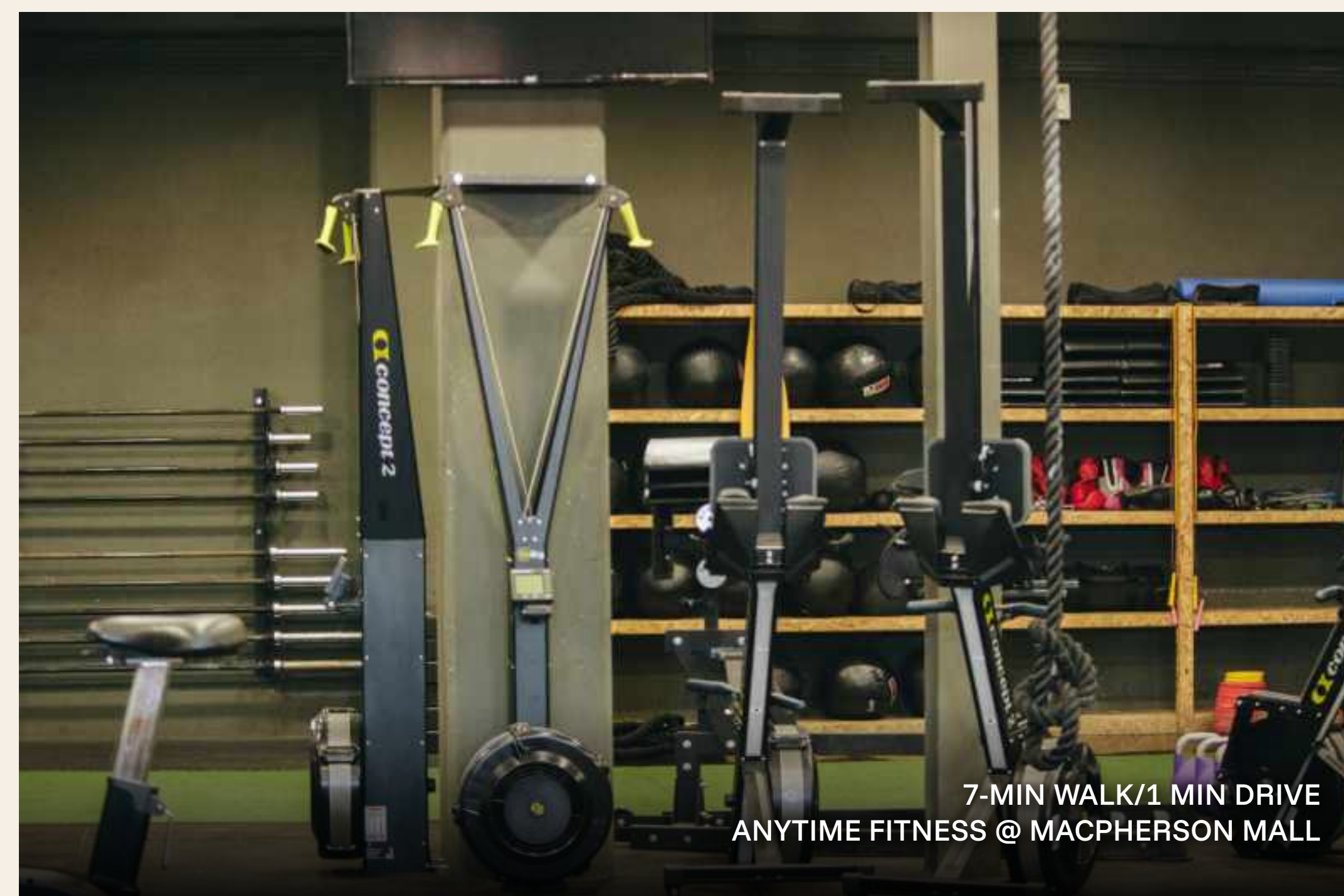
4-MIN WALK
ALJUNIED PARK



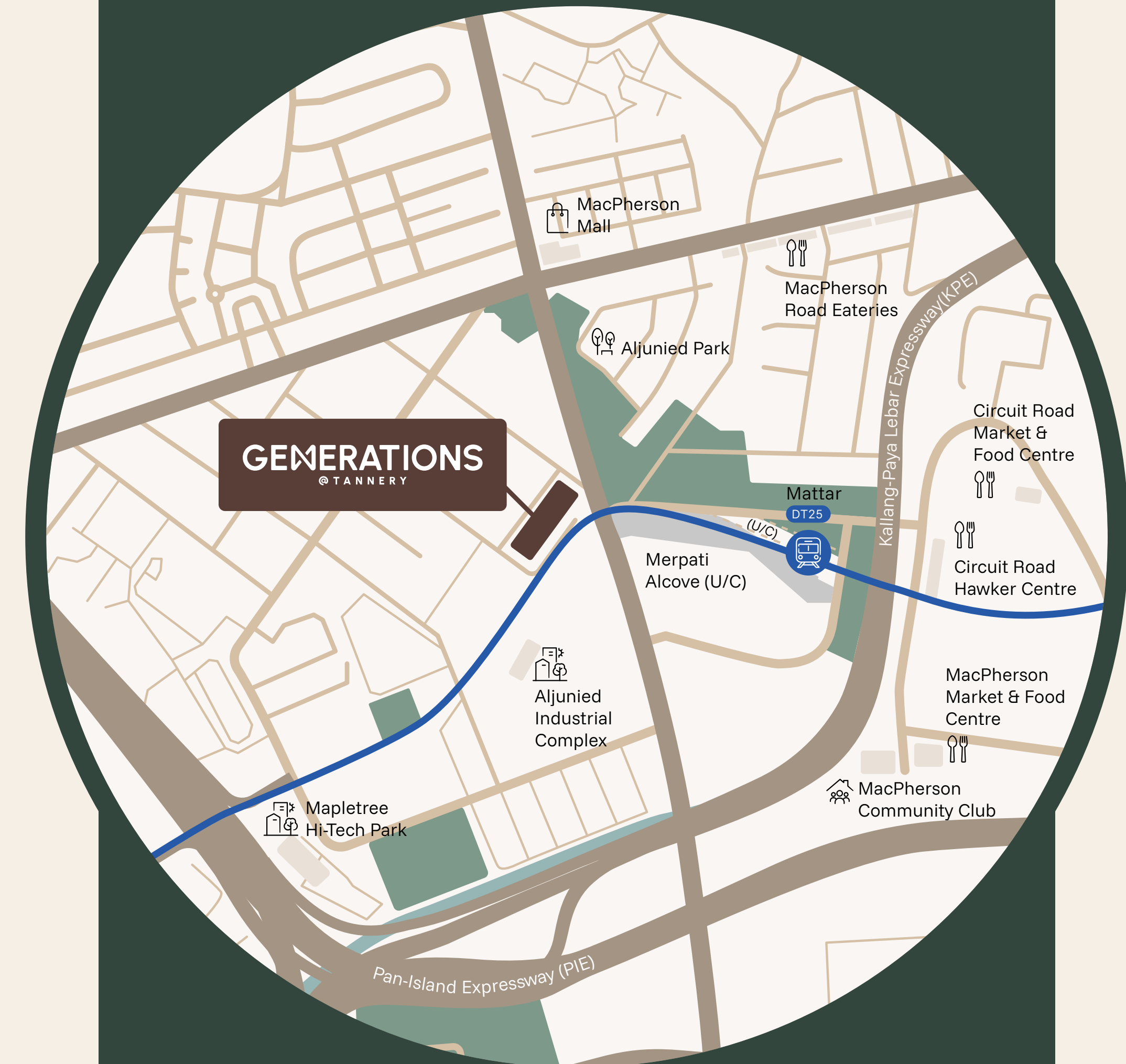
10-MIN WALK
MACPHERSON ROAD EATERIES



12-MIN WALK
CIRCUIT ROAD MARKET & FOOD CENTRE



7-MIN WALK/1 MIN DRIVE
ANYTIME FITNESS @ MACPHERSON MALL



WITHIN 1 KM



CONNECTIVITY

Mattar MRT	6 min walk
Pan-Island Expressway (PIE)	7 min drive
Kallang-Paya Lebar Expressway (KPE)	10 min drive



RETAIL & F&B



MacPherson Mall	7 min walk / 1 min drive
Circuit Road Market & Food Centre	12 min walk / 4 min drive
MacPherson Market & Food Centre	6 min drive
Circuit Road Hawker Centre	7 min drive
MacPherson Community Club	7 min drive
MacPherson Road Eateries	10 min walk



GREEN PARK

Aljunied Park	4 min walk
---------------	------------

LOCATION

On the Fringe, Open to the City

The finest addresses don't always sit at the heart of the city. On the city's fringe, Generations @ Tannery is a place that offers breathing room without distance, and calm without isolation. Stay effortlessly connected to everything that matters.



ARRIVAL DROP OFF

L1-2



ARTIST'S IMPRESSION

A GENTLE
ARRIVAL THAT FEELS
SOOTHING TO THE
SENSES

A SPACIOUS
AND WELCOMING
DROP-OFF

An Arrival that Makes a Statement

Be welcomed by an iconic facade and grand arrival experience, thoughtfully detailed with quality finishes. Sleek lines, warm tones and soft lighting leave you composed and ready for meetings of inspiration.



ARTIST'S IMPRESSION

LIFT LOBBY L1

G E N E R A T I O N S

ARTIST'S IMPRESSION

5 HIGH-CAPACITY
KONE LIFTSGENEROUS
4-METRE WIDE
LIFT LANDINGSEPARATE FROM
DROP-OFF FOR
PRIVACY

A Lobby, Efficient and Refined

Tucked away from the drop-off, the lift lobby offers its own quiet and private rhythm. Step into a generous 4-metre wide lift landing made to serve 5 high-capacity KONE lifts. Expect seamless movement across every floor, with minimum waiting times to save precious minutes for your workday priorities.

ARTIST'S IMPRESSION

The Flavour of Community is Here

Generations @ Tannery offers five F&B units in various sizes, curated to support diverse dining concepts. From intimate cafés to contemporary eateries, these spaces foster a lively communal atmosphere where occupants and the wider community can gather, recharge and connect.



BUSINESS COMMUNITY & LIFESTYLE

Built for Imagination, Potential Unbound

Generations @ Tannery is a B1 industrial development built to accommodate a diverse range of industries and businesses. Whatever your trade, there is a space here shaped to support it.



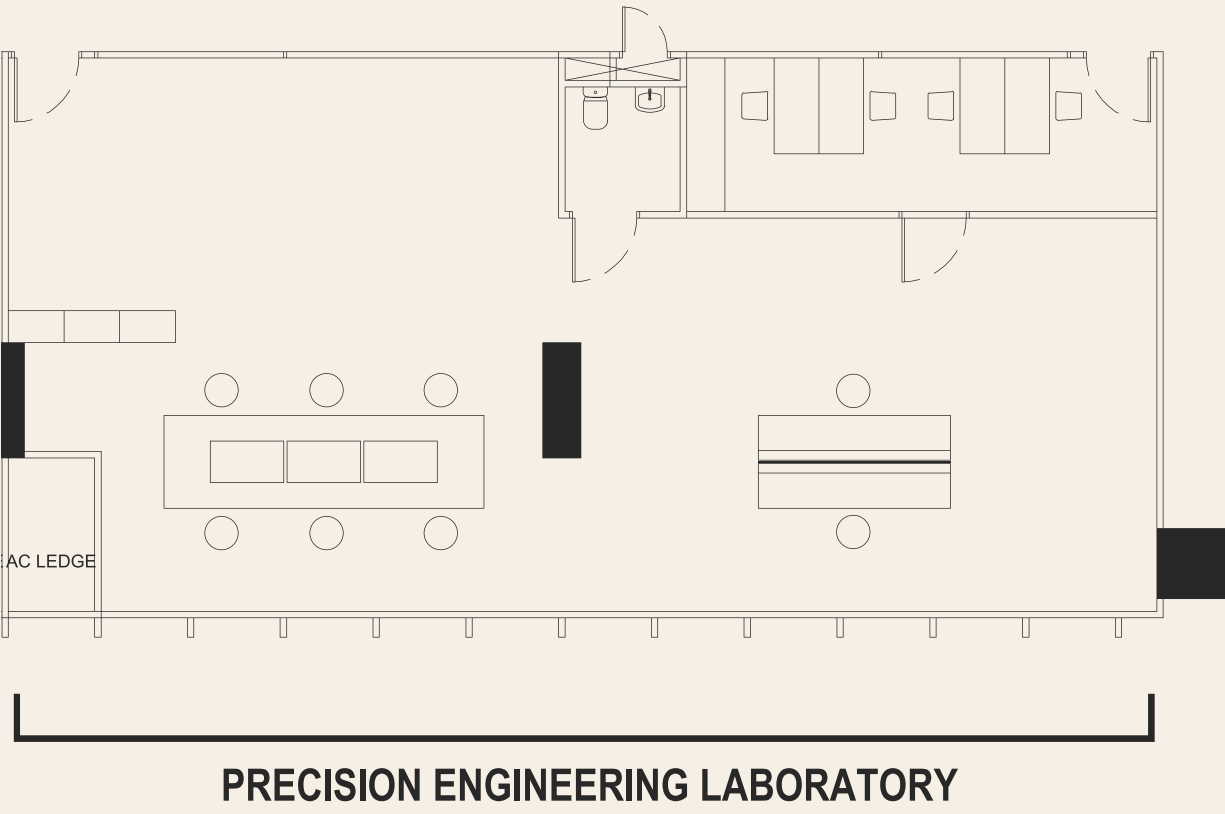
BUSINESS SUITABILITY:

- Call Centre
- Co-working Space
- Creative Studios
- E-commerce Order Fulfilment & Warehousing
- Logistics Operations
- Media & AV Production (Photography, Video, Broadcast)
- Precision Engineering & Laboratory Use
- R&D Testing & Quality Control
- Showrooms
- Software Development
- Hi-tech Production
- Telecommunications
- Training Centre (in-house)
- Data Centre
- Childcare Centre

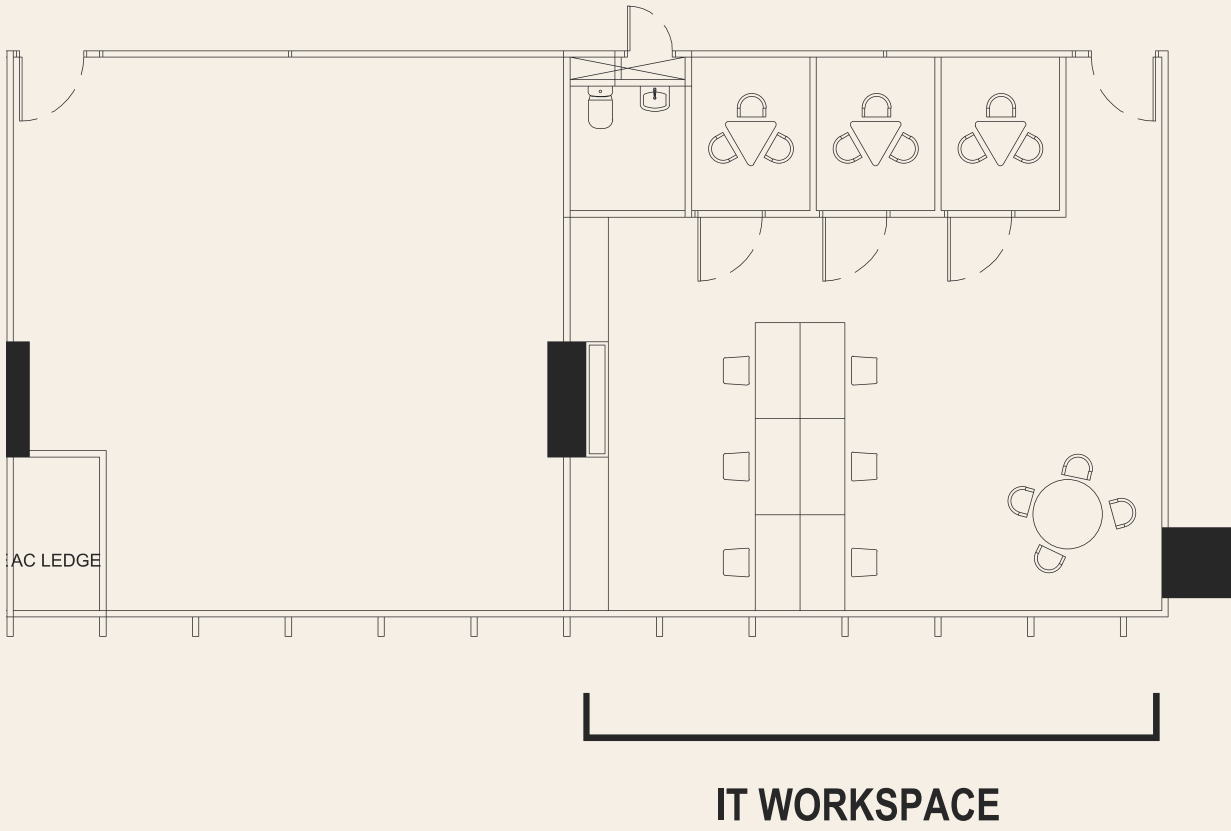
**Subject to restrictions/approvals*

UNITS AND SPACES

DUAL-KEY FEASIBILITY UNITS



- #02-04 & #02-05**
- Precision Engineering Laboratory as a Single Unit**
- | | |
|----------------------|----|
| Ancillary Office | 1 |
| Office | 1 |
| No. of Work Stations | 12 |
| No. of Toilets | 1 |



- #02-04 & #02-05**
- IT Workspace as a Sublet Unit**
- | | |
|----------------------|---|
| Office | 1 |
| Meeting Rooms | 3 |
| No. of Work Stations | 6 |
| No. of Toilets | 1 |

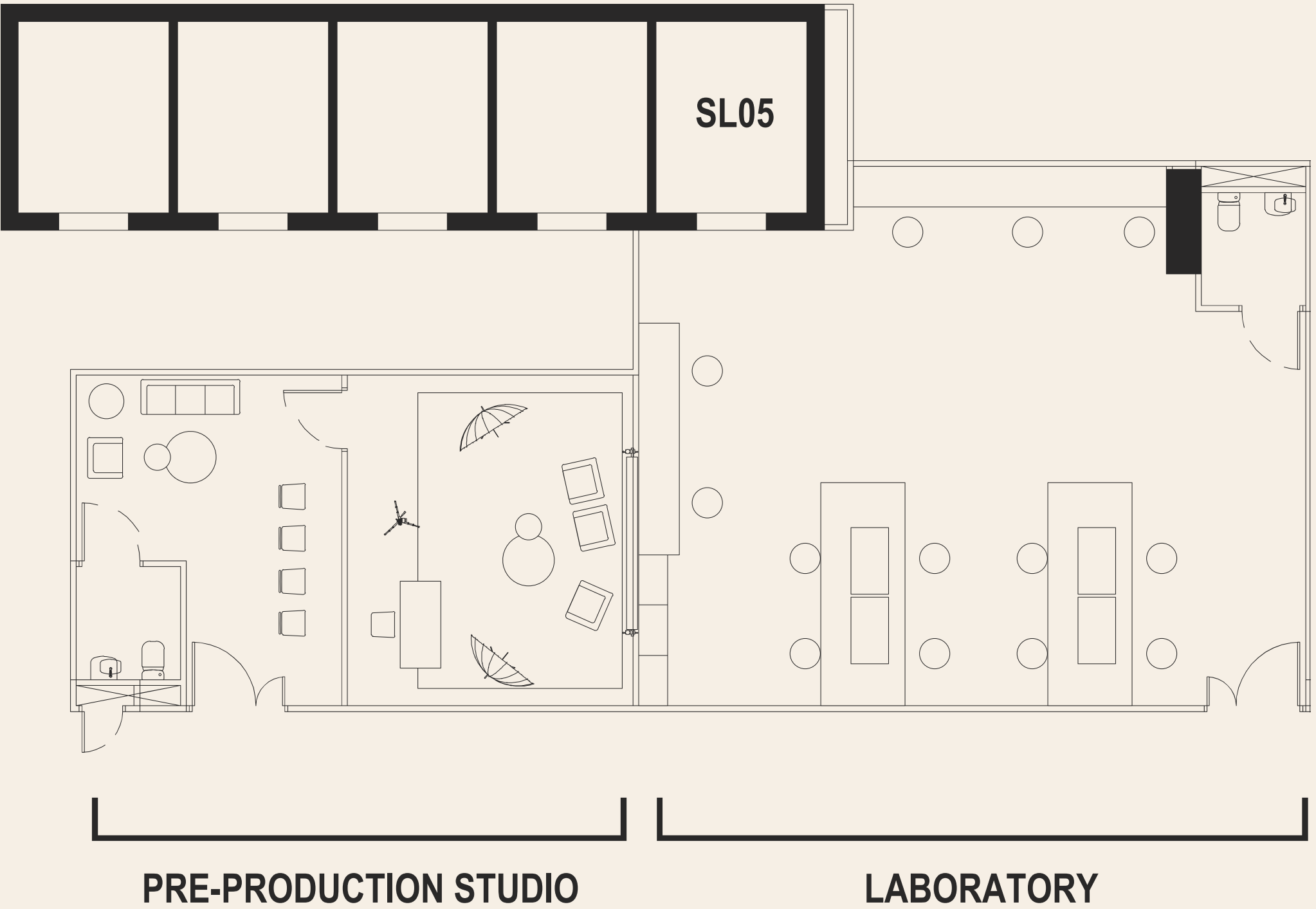
Your Space, Your Way

Flexibility is built into every floor of Generations @ Tannery. Select units can be configured as dual-key spaces, dividing a single unit into two fully independent businesses. Each with its own entrance, identity, and room to grow, opening up twice the opportunity within a single investment.

Test-fit plan is for the purpose of visual representation only.

An Exclusive Entrance to Elevate Your Work

Three exclusive units across the sixth, seventh, and eighth storeys come with private lift access. Enjoy a level of exclusivity that gives your work a sense of prestige from the moment you arrive. What you make of the space becomes elevated with its own dedicated entry.



#06-13 & #06-14
#07-13 & #07-14
#08-13 & #08-14

Pre-production Studio
& Laboratory as
Dual-key Unit

Production Studio	1
Office	1
No. of Work Stations	18
No. of Toilets	2

Test-fit plan is for the purpose
of visual representation only.

GENERATIONS @ TANNERY

Twelve Storeys of Possibilities



FLOOR-TO-FLOOR HEIGHT

12 th Storey	4.100M
11 th Storey	4.200M
10 th Storey	4.725M
9 th Storey	4.200M
8 th Storey	4.200M
7 th Storey	4.200M
6 th Storey	4.200M
5 th Storey	4.375M
4 th Storey	6.125M
3 rd Storey	6.125M
2 nd Storey	6.125M
1 st Storey	6.125M

From premium units with direct parking access on the lower floors to dual-key features that double your opportunities, every floor of Generations @ Tannery has been designed with intention. This is a building conceived for people, for growth, and for generations.

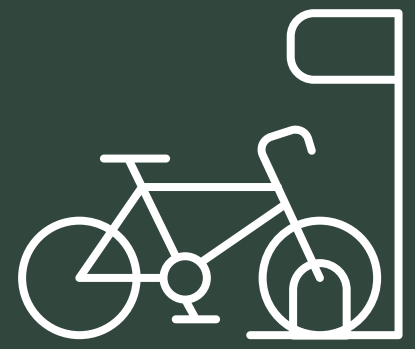
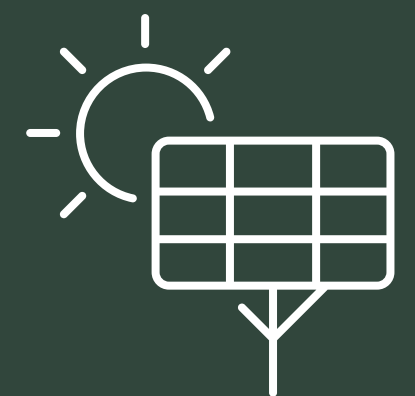
FUNCTIONAL SPECIFICATIONS

- 51 Parking lots, including 10 EV lots
- 18 Premium units with direct parking access
- 3 Exclusive units with private lift access
- 14 units with dual-key feasibility
- 5 Industrial canteens
- 5-Storey Ramp-up for direct loading and unloading
- At least 1 attached toilet for every unit
- Generous 4-metre wide lift landing
- 6 High-capacity KONE lifts
- Flexible unit layouts

SUSTAINABILITY FEATURES

Built for Today. Responsible for Tomorrow.

Designed with the future in mind, Generations @ Tannery incorporates sustainable features that promote energy efficiency, cleaner mobility, and responsible resource use.

**Bicycle Friendly****Motion Sensor
Lightings****Solar Panels****EV Chargers****Water Saving
Fittings****Recycling
Facilities****SOLAR PANELS****EV CHARGING LOTS****BICYCLE RACKS**

Site Plan



SITE PLAN 1ST STOREY

- 1 Lift Lobby
- 2 Passenger Lift / Fire Lift
- 3 Service Lift
- 4 FCC
- 5 MCST
- 6 Transformer Room
- 7 Switchgear Room & Cable Chamber Room (Below)
- 8 Consumer Switch Room
- 9 Letterbox
- 10 Bin Centre
- 11 Water Transfer Room
- 12 Pump Room
- 13 SPRK Tank
- 14 Bicycle Parking Lots
- 15 Two-way Ramp
- 16 Two-way Driveway
- 17 Common Loading / Unloading Area
- 18 LPG
- 19 MDF
- 20 Metal Staircase
- 21 RC Staircase
- 22 Toilet with Shower
- 23 Toilet

INDUSTRIAL CANTEEN UNIT

UNIT DISTRIBUTION CHART

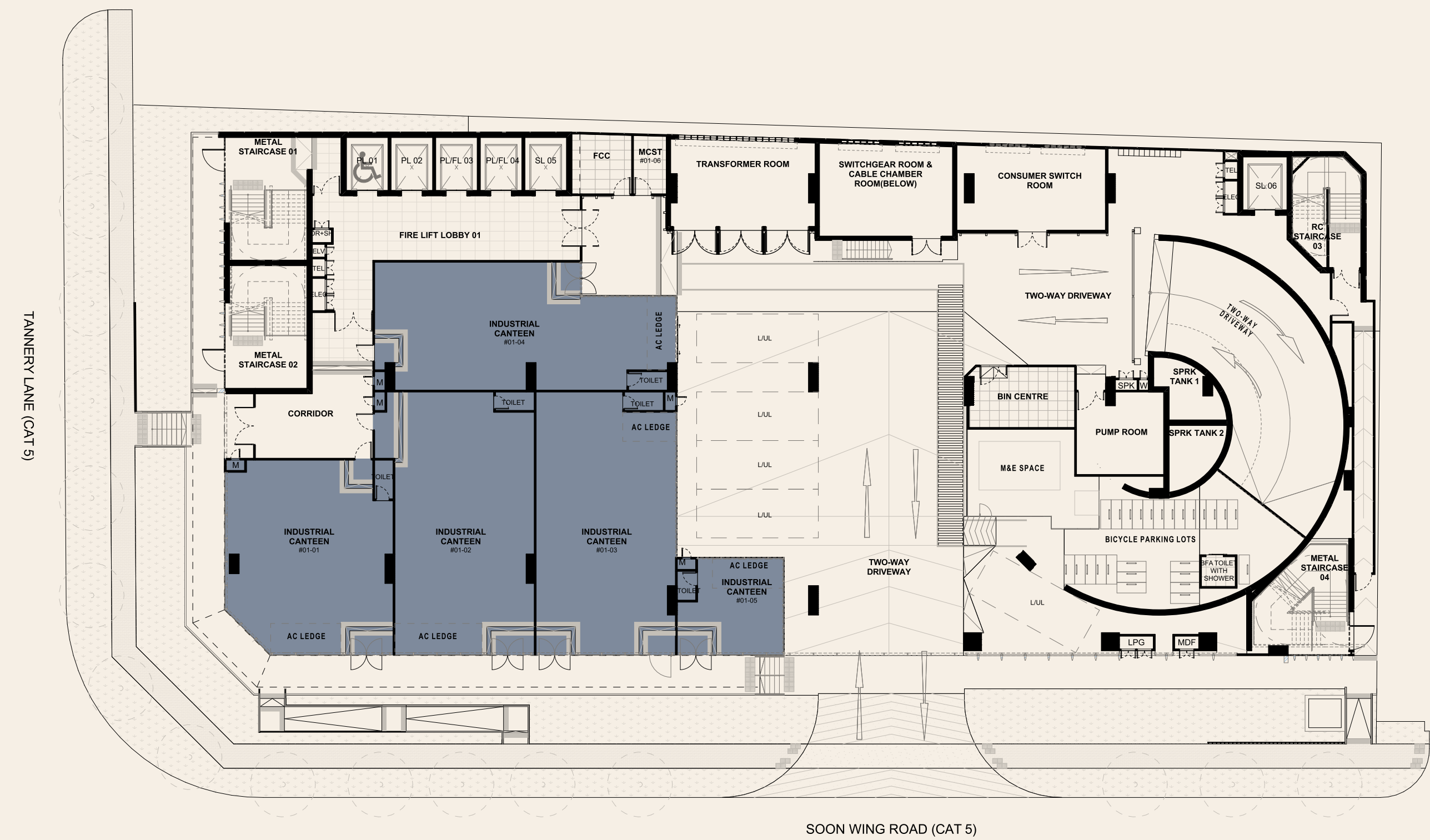
Unit Distribution

PRODUCTION

	FLOOR TO FLOOR HEIGHT	1	2	3	4	5	6	7	8	9	10
12 TH STOREY		Reserved									
11 TH STOREY		Reserved									
10 TH STOREY		Reserved									
9 TH STOREY		Reserved									
8 TH STOREY	4.200M	#08-01 (168.57M²)	#08-02 (155.81M²)	#08-03 (155.81M²)	#08-04 (155.81M²)	#08-05 (171.85M²)	#08-06 (155.69M²)	#08-07 & #08-08 (250.37M²)	#08-09 & #08-10 (154.99M²)	#08-11 & #08-12 (150.58M²)	#08-13 & #08-14 (160.31M²)
7 TH STOREY	4.200M	#07-01 (168.57M²)	#07-02 (155.81M²)	#07-03 (155.81M²)	#07-04 (155.81M²)	#07-05 (171.85M²)	#07-06 (155.69M²)	#07-07 & #07-08 (250.37M²)	#07-09 & #07-10 (154.99M²)	#07-11 & #07-12 (150.58M²)	#07-13 & #07-14 (160.31M²)
6 TH STOREY	4.200M	#06-01 (168.57M²)	#06-02 (155.81M²)	#06-03 (155.81M²)	#06-04 (155.81M²)	#06-05 (171.85M²)	#06-06 (155.69M²)	#06-07 & #06-08 (250.37M²)	#06-09 & #06-10 (154.99M²)	#06-11 & #06-12 (150.58M²)	#06-13 & #06-14 (160.31M²)
5 TH STOREY	4.375M	#05-01 (169.18M²)	#05-02 (155.20M²)	#05-03 (155.81M²)	#05-04 (155.81M²)	#05-05 (199.93M²)					
4 TH STOREY	6.125M	#04-01 (169.18M²)	#04-02 (155.20M²)	#04-03 (155.81M²)	#04-04 (155.81M²)	#04-05 (199.93M²)					
3 RD STOREY	6.125M	#03-01 (169.18M²)	#03-02 (155.20M²)	#03-03 (155.81M²)	#03-04 (155.81M²)	#03-05 (199.93M²)					
2 ND STOREY	6.125M	#02-01 (163.70M²)	#02-02 & #02-03 (153.99M²)	#02-04 & #02-05 (162.09M²)							
1 ST STOREY	6.125M	#01-01 (121.44M²)	#01-02 (146.62M²)	#01-03 (141.38M²)	#01-04 (136.58M²)	#01-05 (39.27M²)					

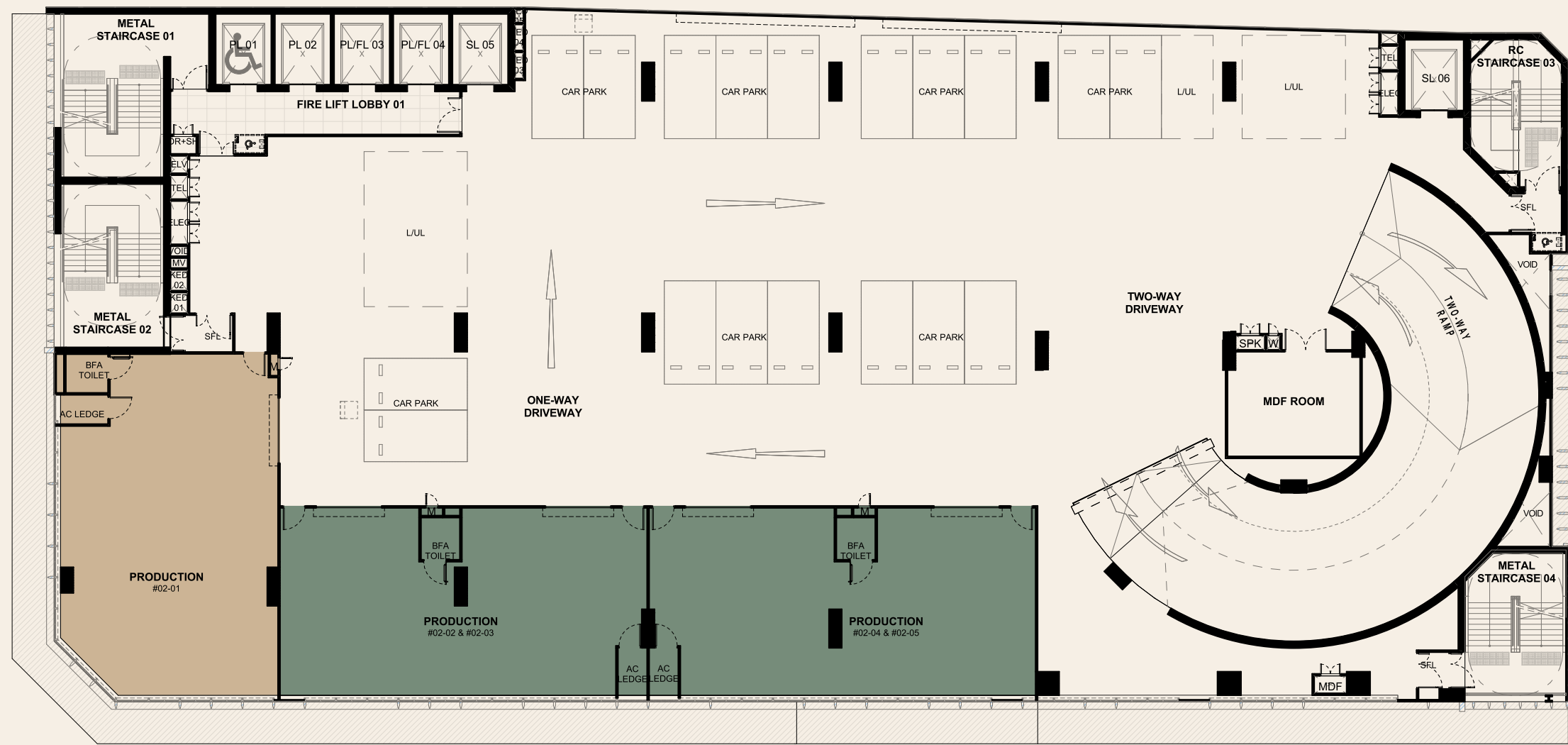
FLOOR PLANS— 1ST TO 2ND STOREY

1ST Storey Plan



1ST STOREY PLAN
This plan is subject to change as may be required or approved by the relevant authorities. Dimensions are indicative only and subject to final survey.

2ND Storey Plan

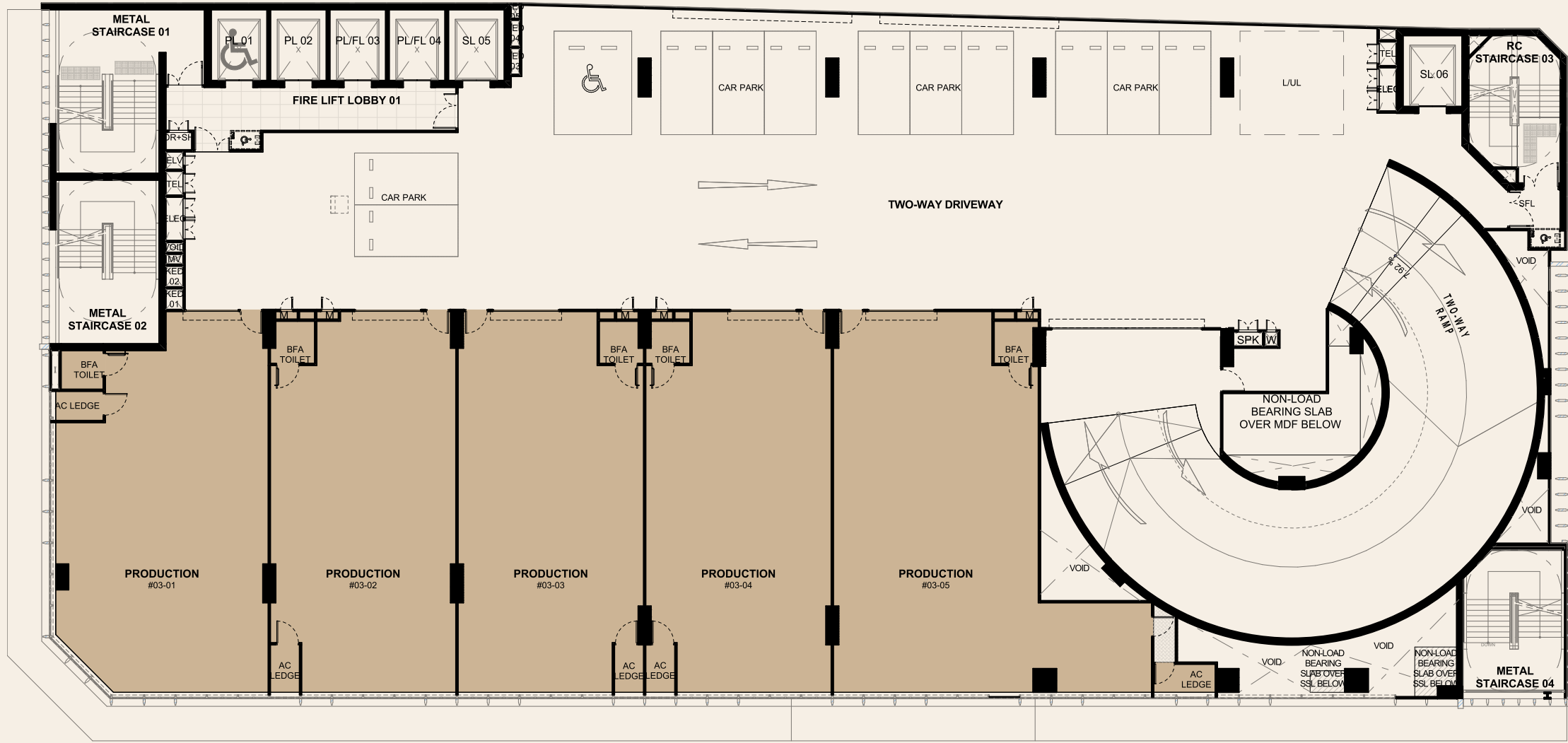


2ND STOREY PLAN
This plan is subject to change as may be required or approved by the relevant authorities. Dimensions are indicative only and subject to final survey.

- | | | |
|------|----------------------------|-----------------------|
| M | METER | INDUSTRIAL CANTEEN |
| SFL | SMOKE FREE LOBBY | PRODUCTION |
| L/UL | COMMON LOADING & UNLOADING | PRODUCTION 'DUAL-KEY' |

FLOOR PLANS— 3RD TO 4TH STOREY

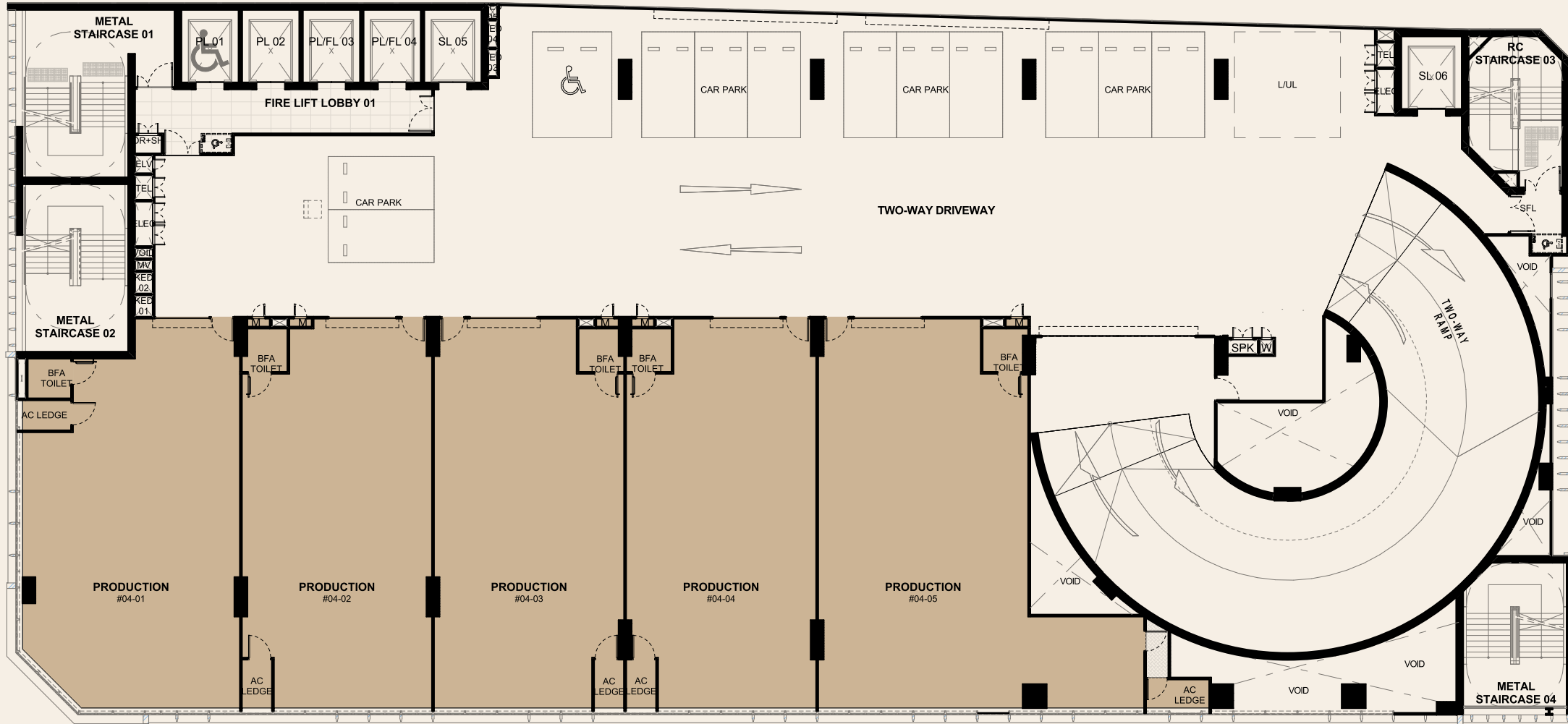
3RD Storey Plan



3RD STOREY PLAN

This plan is subject to change as may be required or approved by the relevant authorities. Dimensions are indicative only and subject to final survey.

4TH Storey Plan



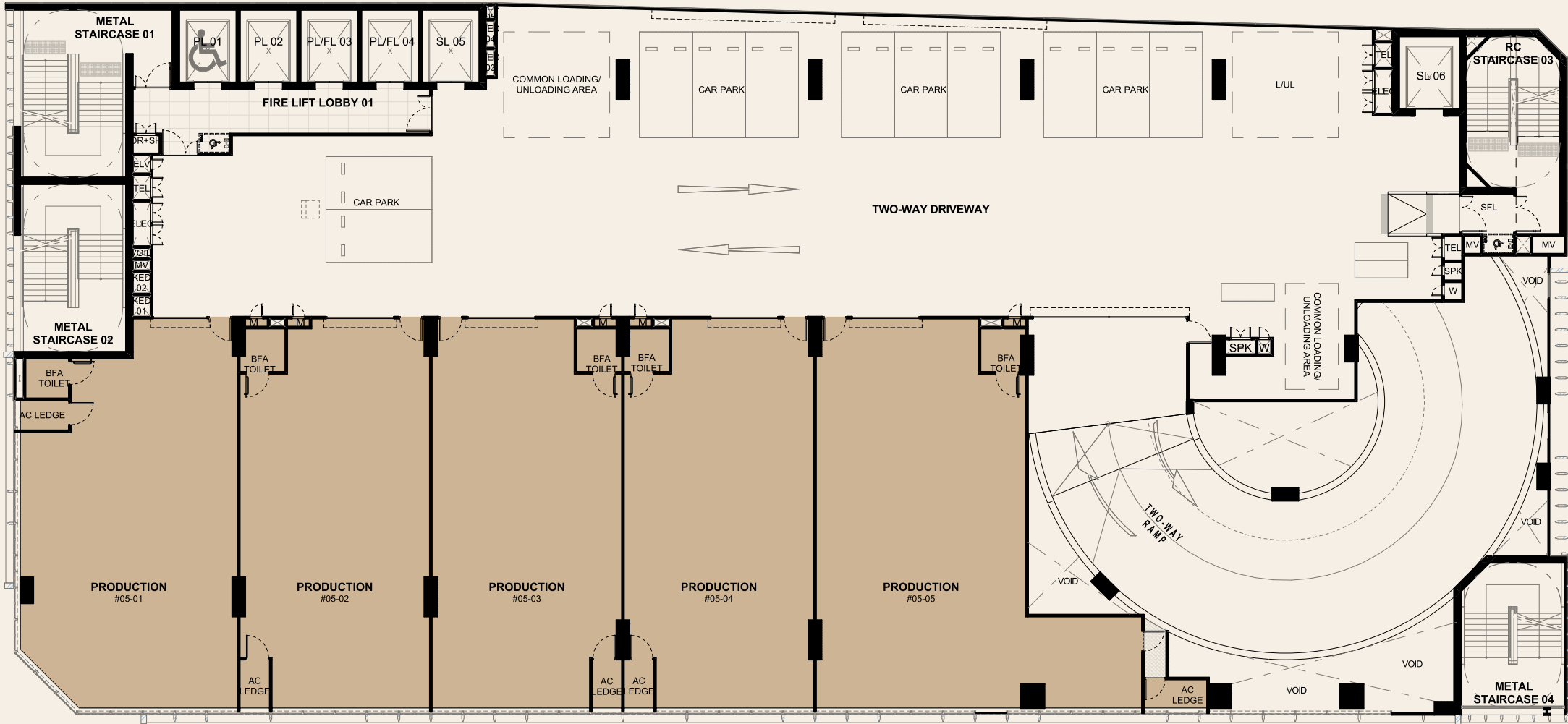
4TH STOREY PLAN

This plan is subject to change as may be required or approved by the relevant authorities. Dimensions are indicative only and subject to final survey.

- M METER
- SFL SMOKE FREE LOBBY
- L/UL COMMON LOADING & UNLOADING
- PRODUCTION

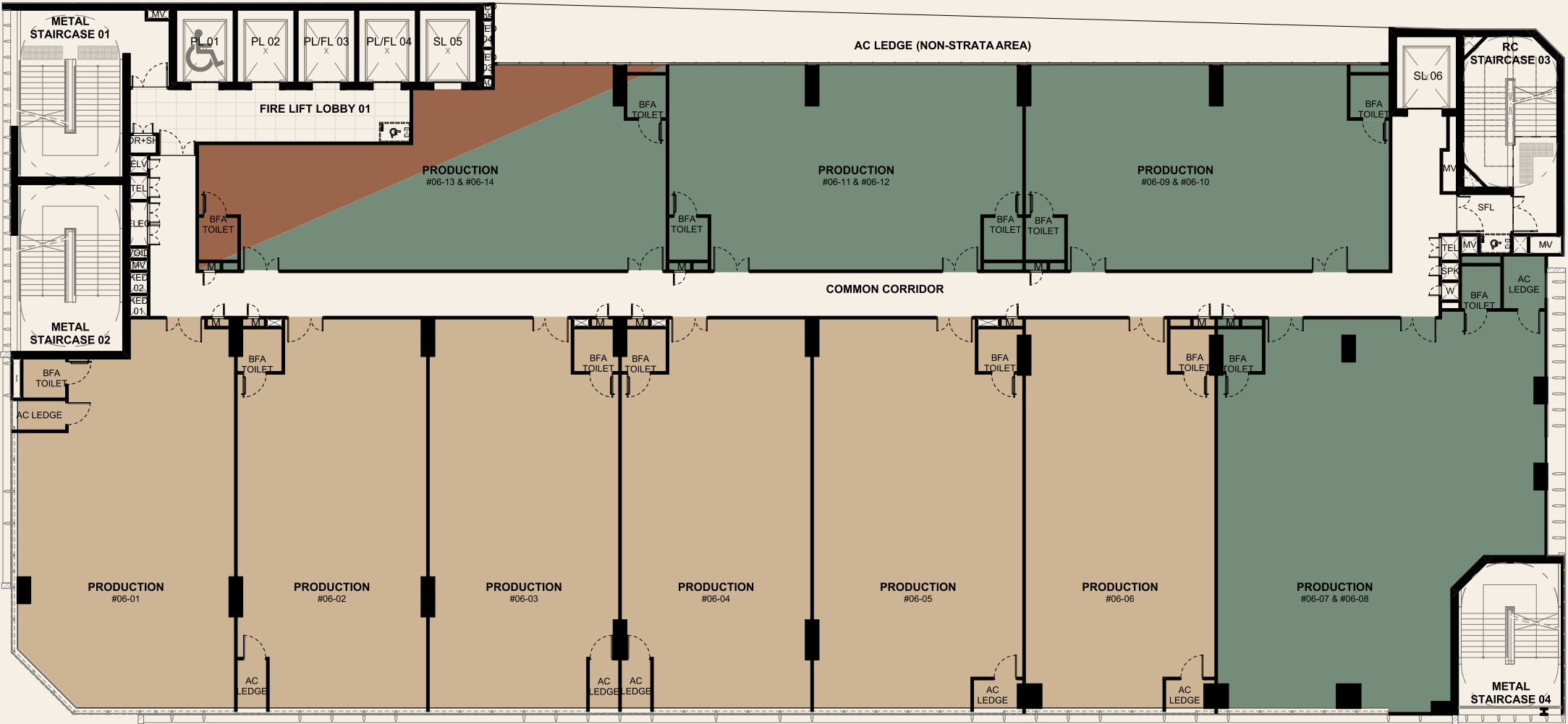
FLOOR PLANS— 5TH TO 6TH STOREY

5TH Storey Plan



5TH STOREY PLAN
This plan is subject to change as may be required or approved by the relevant authorities. Dimensions are indicative only and subject to final survey.

6TH Storey Plan



6TH STOREY PLAN
This plan is subject to change as may be required or approved by the relevant authorities. Dimensions are indicative only and subject to final survey.

- M

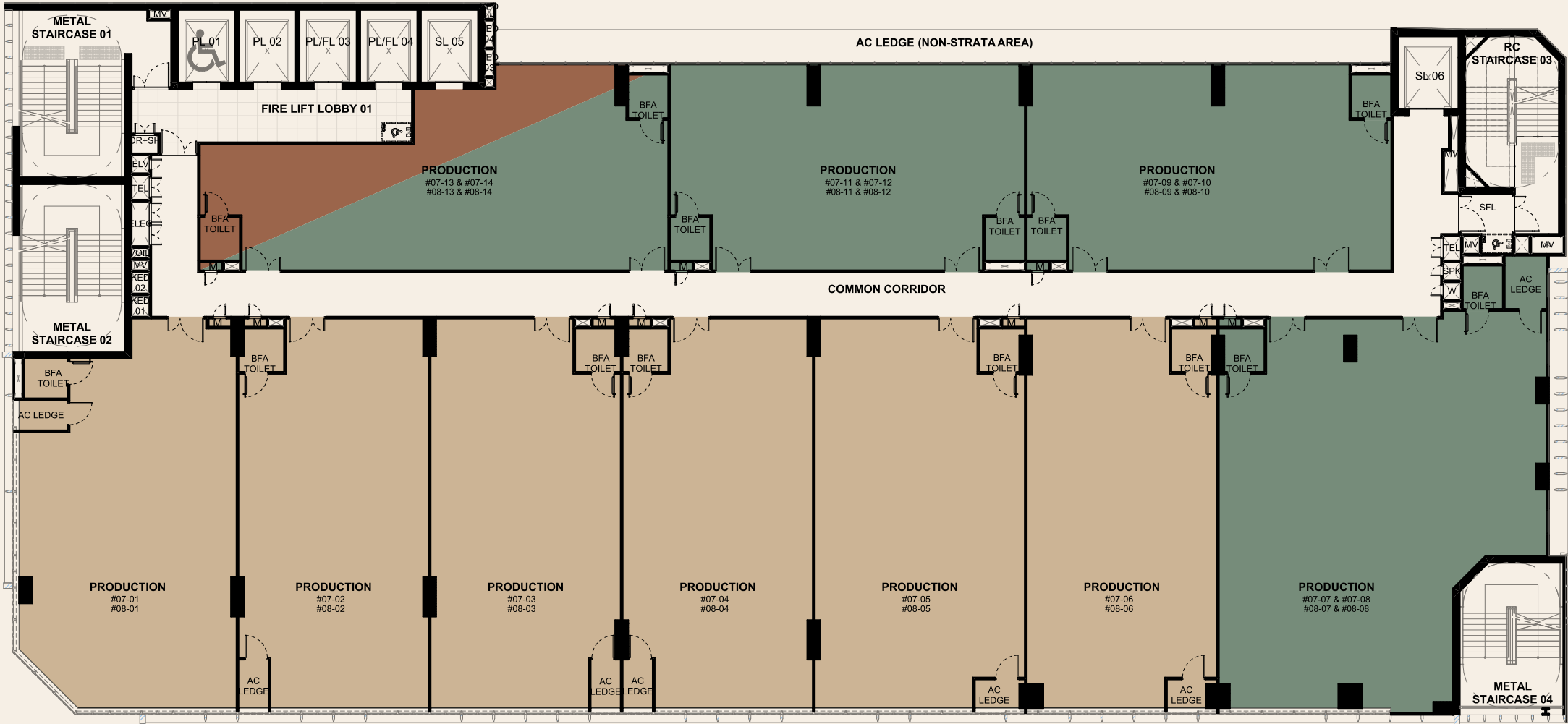
METER
- SFL

SMOKE FREE LOBBY
- L/UL

COMMON LOADING & UNLOADING
- PRODUCTION
- PRODUCTION ‘DUAL-KEY’
- PRODUCTION WITH PRIVATE LIFT ACCESS

FLOOR PLANS— 7TH TO 8TH STOREY

7–8TH Storey Plan



7TH & 8TH STOREY PLAN

This plan is subject to change as may be required or approved by the relevant authorities. Dimensions are indicative only and subject to final survey.

- M

METER
- SFL

SMOKE FREE LOBBY
- L/UL

COMMON LOADING & UNLOADING
- PRODUCTION
- PRODUCTION ‘DUAL-KEY’
- PRODUCTION WITH PRIVATE LIFT ACCESS

DEVELOPER'S PROFILE



Built on Purpose. Invested in People.

Providence Group is a values-driven real estate developer, investor, and fund manager with a presence across Asia. With more than 30 years of industry experience, we have invested in projects that are purposeful, responsible, and financially sustainable, generating gross development value of over \$2 billion across projects in 7 cities.

As a trusted real estate partner across Asia, Providence Group is committed to a future where development and humanity go hand in hand. We believe that every space should generate lasting, positive outcomes; for the people who use them, the communities around them, and the cities that hold them.



A NOTE FROM THE DEVELOPERS

Celebrating Legacy

We stand on the shoulders of those who came before us and honour their legacy. Together with Kyoob Architects and our consultants, we have devoted countless hours to thoughtfully shape Generations @ Tannery.

Our hope is that this will be a place and space that stands the test of time, a landmark known for thriving businesses and communities. One that will serve generations to come.

And now, we proudly pass the mantle of ownership to you, the future stewards of Generations @ Tannery!

A Premium B1 Industrial Development by



Developer: Providence Estates (Tannery) Pte. Ltd. • Tenure of Land: Estate in Fee Simple • Encumbrance(s): Mortgage IK/111368U registered in favour of Malayan Banking Berhad • Lot No: Lot 03829V of MK24
• Expected Date of Vacant Possession: 31 December 2030 • Expected Date of Legal Completion: 31 December 2033

Disclaimer: While reasonable care has been taken in the preparation of this brochure, neither the Developer nor its agents will be held responsible for any inaccuracies or omissions. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as renderings, illustrations, pictures and drawings are artists' impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, color and model of all material, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and at the sole discretion of the Developer. All information and specifications contained in this brochure are current at the time of going to press and subject to such changes as are required by the relevant authorities or the Developer. All plans and models are subject to any amendments which are required or approved by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the Developer and/or the Developer's agent which are not embodied in the Sale and Purchase Agreement. To the extent permitted by law, the Developer and its agents shall not be liable for any loss or damage arising from reliance on the information contained in this brochure.