

**JTC RENT - INDUSTRIAL LAND
(WITH EFFECT FROM 1 JUL 2026)**

Location	Land Rent w GST (\$psm pa)
Alexandra	
Up to PR 2.5	66.35
Along West Coast Highway	
Up to PR 2.5	44.24
Ang Mo Kio Industrial Park 1	
Up to PR 2.5	66.59
Ang Mo Kio Industrial Park 2	
Up to PR 2.5	63.36
Ang Mo Kio Industrial Park 3	
Up to PR 2.5	66.59
Bedok, Chai Chee	
Up to PR 2.5	55.48
Bukit Batok	
Up to PR 2.5	45.42
Bulim	
Up to PR 1.4	27.28
Up to PR 2.0	32.60
Up to PR 2.5	40.10
Up to PR 3.0	42.97
Up to PR 3.5	47.96
Changi North - Non-Runway Access Land	
Up to PR 1.0	18.73
Up to PR 1.4	22.28
Up to PR 1.6	25.47
Up to PR 2.0	29.02
Up to PR 2.5	32.85
Changi North - Runway Access Land	
Up to PR 1.0	26.49
Up to PR 1.4	31.53
Up to PR 1.6	36.02
Up to PR 2.0	41.06
Up to PR 2.5	46.34

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Location	Land Rent w GST (\$psm pa)
Changi South	
Up to PR 1.0	19.11
Up to PR 1.4	22.84
Up to PR 1.6	25.97
Up to PR 2.0	29.64
Up to PR 2.5	33.44
Defu	
Up to PR 2.5	64.77
East of Jurong River	
Up to PR 1.0	24.64
Up to PR 1.4	29.32
Up to PR 1.6	33.50
Up to PR 2.0	34.74
Up to PR 2.5	38.20
Geylang East Central, Eunoz, Sims Drive	
Up to PR 2.5	87.11
Jurong East	
Up to PR 2.5	66.24
Kaki Bukit	
Up to PR 2.5	74.89
Kallang Basin, Kolam Ayer, Kampong Ampat, Tanjong Rhu, Jalan Lembah Kallang, Bendemeer	
Up to PR 2.5	82.61
Kampong Ubi	
Up to PR 2.5	78.38
Kian Teck	
Up to PR 1.0	17.41
Up to PR 1.4	20.74
Up to PR 2.0	25.22
Up to PR 2.5	27.62
Lorong Halus	
Up to PR 2.5	41.64
Loyang	
Up to PR 2.5	25.89

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Loyang Base Up to PR 1.0	22.74
Mandai Up to PR 2.5	29.11
Marsiling, Riverside, Admiralty Up to PR 2.5	31.63
Pandan Gardens Estate, Teban Gardens Estate Up to PR 2.5	43.27
Paya Lebar iPark Up to PR 2.5	87.11
Redhill, Tiong Bahru, Tanglin Halt, Telok Blangah Up to PR 2.5	66.35
Sembawang Industrial Estate Up to PR 2.5	34.59
Serangoon North Up to PR 2.5	63.36
Sin Ming Up to PR 2.5	74.84
Sungei Kadut, Kranji Up to PR 2.5	24.15
Tai Seng Up to PR 2.5	78.38
Tampines Industrial Park A Up to PR 2.5	51.48
Tampines North Up to PR 2.5	43.73
Telok Blangah Up to PR 3.0	90.66
Toa Payoh Up to PR 2.5	82.74

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Location	Land Rent w GST (\$psm pa)
Tuas View	
Up to PR 1.0	13.41
Up to PR 1.4	15.49
Up to PR 1.6	18.22
Up to PR 2.0	20.78
Up to PR 2.5	23.45
Tuas West Coast	
Up to PR 1.0	15.64
Up to PR 1.4	18.64
Tukang Innovation Park	
Up to PR 1.0	21.69
Up to PR 1.4	25.79
Up to PR 2.0	30.83
Up to PR 2.5	32.73
Upper Aljunied, Macpherson	
Up to PR 2.5	82.38
West of Jurong River	
Up to PR 1.0	19.89
Up to PR 1.4	23.69
Up to PR 2.0	28.31
Up to PR 2.5	30.05
West of Sungei Lanchar	
Up to PR 1.0	17.31
Up to PR 1.4	20.60
Up to PR 2.0	25.06
Up to PR 2.5	27.34
West of Tuas Road (Tuas)	
Up to PR 1.0	15.64
Up to PR 1.4	18.64
Up to PR 1.6	21.29
Up to PR 2.0	22.57
Up to PR 2.5	23.69

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Location	Land Rent w GST (\$psm pa)
Woodlands East, Senoko	
Up to PR 1.4	21.27
Up to PR 2.0	27.21
Up to PR 2.5	30.07
Yew Tee	
Up to PR 2.5	27.34
Yishun	
Up to PR 2.5	39.17

Important Notes (non-Waterfront):

- Rent and service charge will be computed based on (\$per sqm per annum / GST / 12) x area + GST eg. (\$17.31/1.09/12) x 1000 sqm + 9%*
- Rates are pegged to the maximum allowable Plot Ratio (PR) for the site.*
- Sites fronting certain main roads, expressways and/or within the vicinity of MRT stations are Prime. Sites and the rates are 5% -20% higher than equivalent normal sites.*
- Under the Rental Scheme, land rent is payable monthly in advance, and will be revised to the prevailing JTC's posted rate with a 5.5% escalation cap annually.*
- Alternatively, lessees can opt to pay the lump sum land price upon acceptance of offer, subject to JTC's consent. Please consult our Marketing Officers for more information.*
- Lessee shall bear and pay property tax to the Inland Revenue Authority of Singapore (IRAS) directly.*
- Rates indicated may change at the point of offer due to changes in market conditions.*
- The rates and other information contained herein are applicable at time of printing and are subject to change without prior notice*