



TRANSFORMING A DISTRIBUTION CENTRE INTO A CARBON NEUTRAL OPERATING HUB

PROJECT: To replace a 30-year-old, single-storey warehouse at 4 Benoi Crescent, Singapore with a 5-storey modern ramp-up, premium distribution centre (spanning c.64,490sqm). The facility was designed beyond regulatory requirements to be carbon-neutral in operation and achieve the highest level of certification for energy and water efficiency standards (targeted to Building and Construction Authority (BCA) Green Mark Platinum rating).

ACTION: A carbon study was completed during concept design and refined throughout the subsequent design stages to quantify the environmental impact of construction, building materials and operational energy and to prioritize low-carbon materials and solutions. This included the identification and deployment of innovative initiatives, such as the use of battery energy storage solutions during the 9-month construction period instead of a traditional diesel generator (reducing carbon by an estimated 220 tonnes). The facility will target the generation of approximately 2MW of rooftop solar power and utilise a smart building management system (BMS).

OUTCOME: The asset was awarded Green Mark Platinum in January 2023 and completed in February 2024. The project team continues on-site to execute the solar installation agreement in 2025.

The BMS, managed by the Property Management team, allows ongoing energy and water consumption monitoring and building optimisation. Based on 2024 datasets, the asset is reporting high energy efficiency of 23kWh/sqm (compared to the CRREM 1.5 energy intensity target of 77kWh/sqm). The asset is expected to be in the top 25% of the Singapore national building stock and meets the business definition of a SFDR sustainable investment.

