

TRINITY
BY BREAKTHROUGH



Life enhancing space for life changing science — Delivering December 2025



Trinity

Location

Building

The Breakthrough Experience

Contact

03

11

16

29

35

TRINITY

Where life science accelerates



A destination for discovery – Trinity by Breakthrough



A sense of arrival – entrance & lobby



Driving community – collaboration zone and café



Fostering experience – collaboration zone and café



Science on display – lab & office workspace



Illuminated spaces – lab workspace



LOCATION

A centre of knowledge and
scientific excellence

At the Centre of Innovation



Closest to Oxford University

Inside the Ring Road



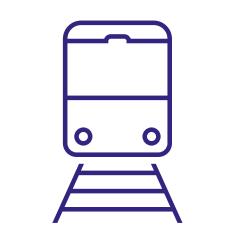
10 Minutes

To Old Road Campus



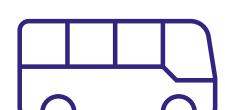
12 Minutes

To Oxford City Centre



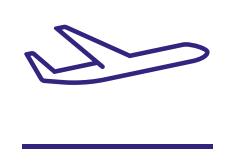
10 Minutes

Walk to Cowley Station (Coming 2028)



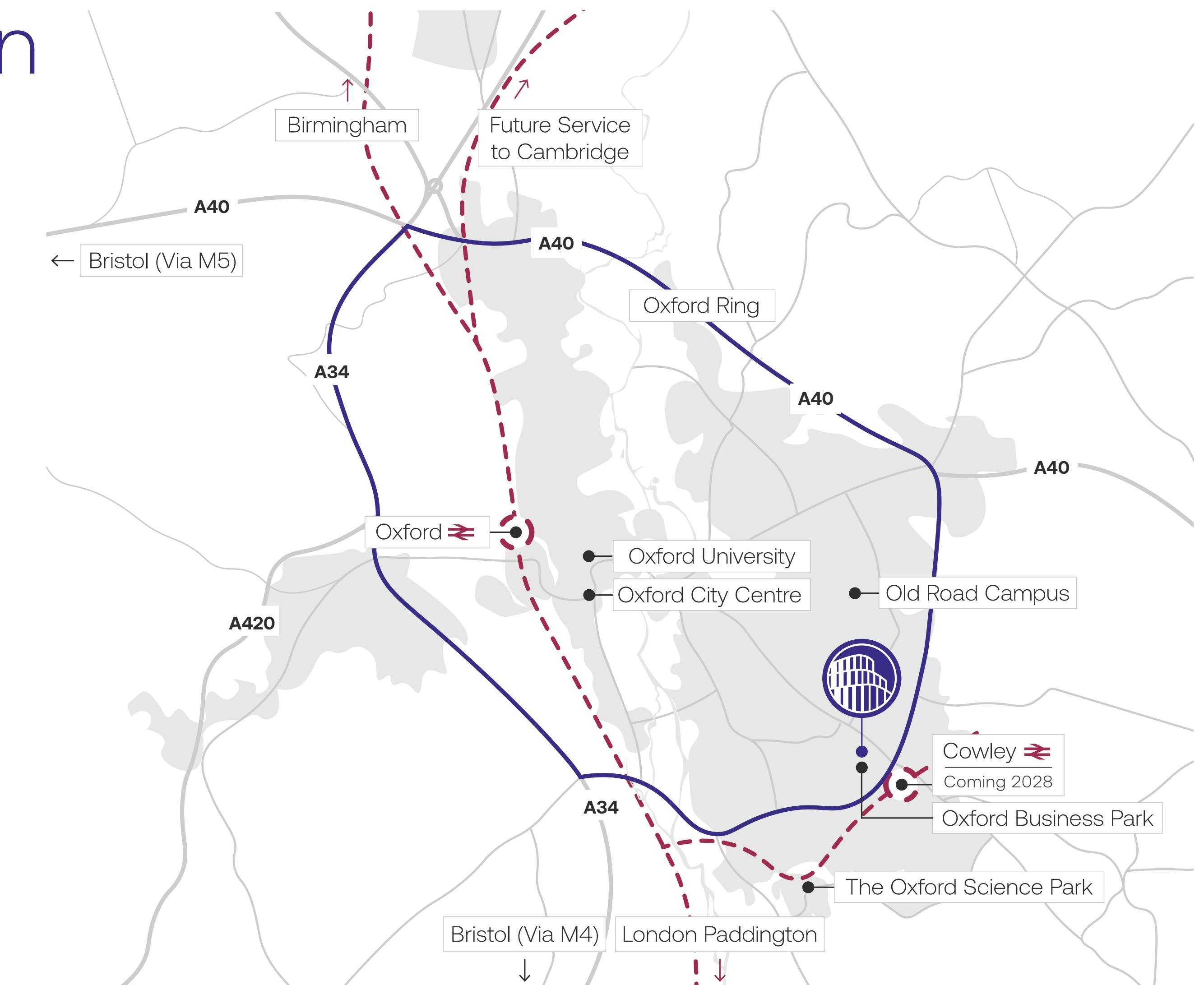
7 Routes

Easily Accessible from Trinity



45 Minutes

To Heathrow by Car





The thriving Oxford hub

Restaurants and bars

- 1 The Longwall Beefeater
- 2 Frankie & Benny's
- 3 Karma Restaurant
- 4 Oxford Factory Café

Hotels and accommodation

- 5 Premier Inn Oxford Cowley
- 6 Hampton by Hilton
- 7 Mercure Oxford Hawkwell House

Cafés

- 8 Charm Café
- 9 Costa Coffee
- 10 Costa Coffee

Shops

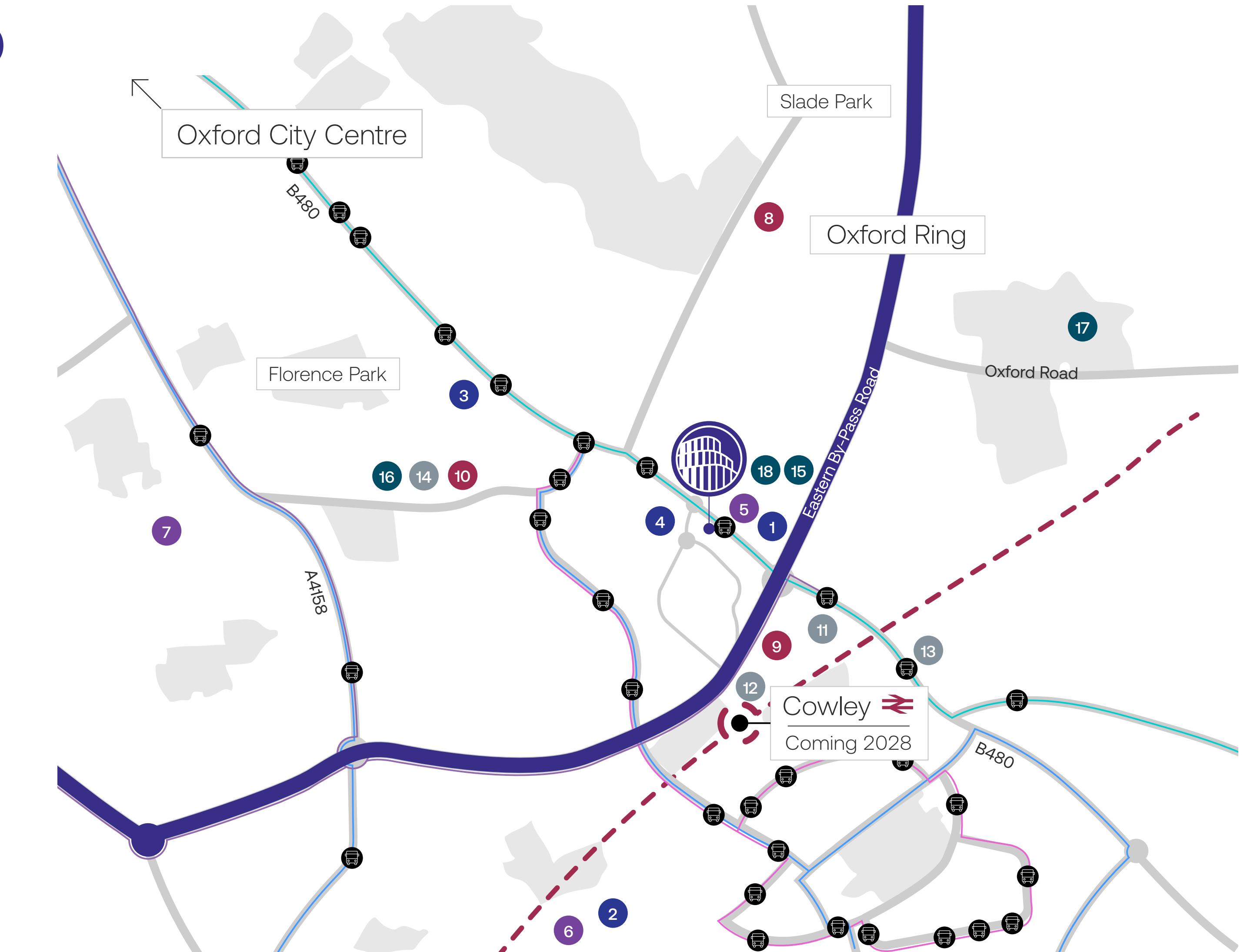
- 11 M&S Food
- 12 Tesco Superstore
- 13 Lidl
- 14 Sainsbury's

Leisure and amenities

- 15 David Lloyd
- 16 PureGym
- 17 The Athlete Centre
- 18 Bright Horizon Day Nursery

Bus Routes

- 3A
- 5
- 11
- 11X



BUILDING



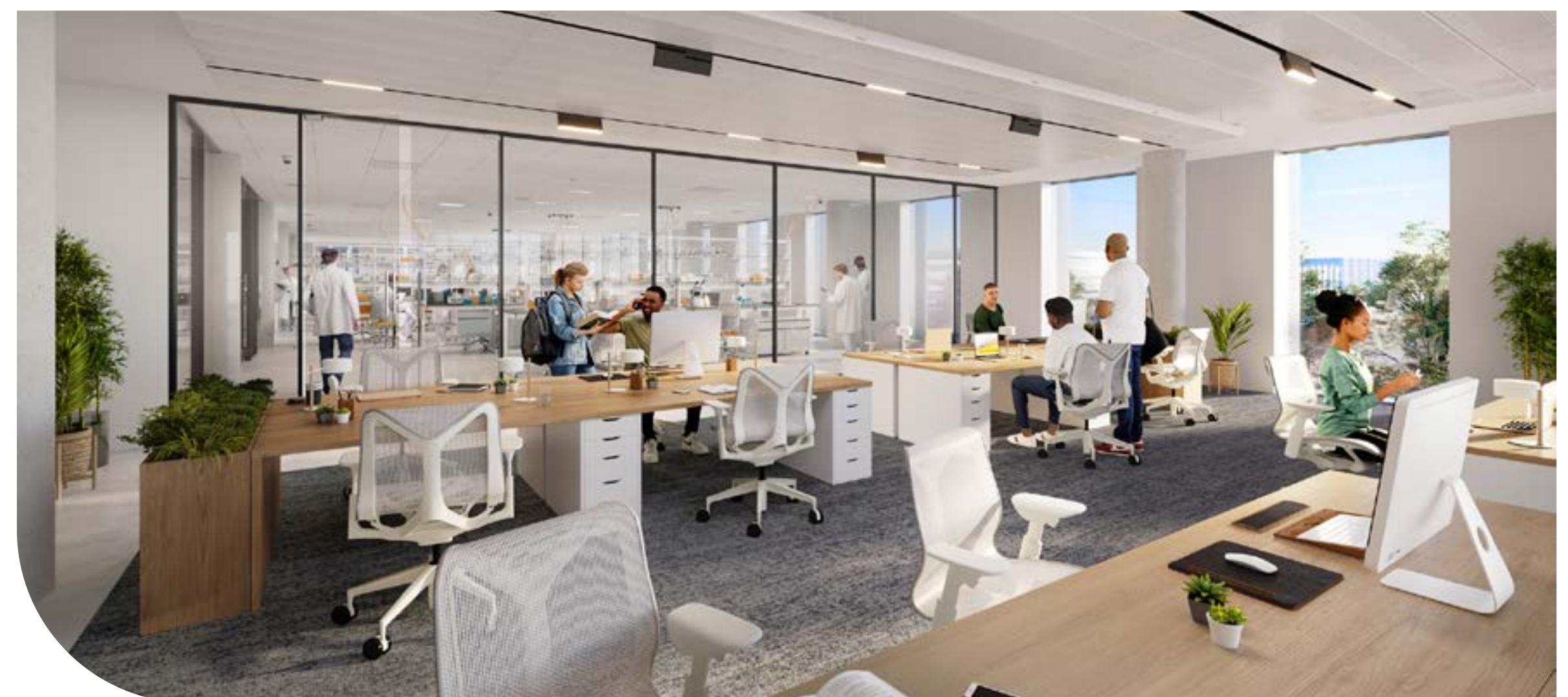
Purpose-built for cutting-edge
research and development

Trinity by Breakthrough is a premier 214,000 sq ft biotech research facility

Located at the gateway to the Oxford Business Park, Trinity by Breakthrough is a new premier lab building, providing research and development space to Oxford's thriving life science community. With over 13,000 graduates and 1,100 companies working across life sciences - Trinity will meet the demand for premiere space in UK's Golden Triangle.

Designed to be one of the most sustainable laboratory environments in the world, this amenity-filled building will set a new standard of quality and intentional design, with a focus on purpose-built spaces for life science users.

Occupancy Winter 2025



70%

Max Lab to Office Ratio
(Other ratios can be accommodated)

4.4

Spacious 4.4m
floor-to-ceiling heights

12.6%

Biodiversity net gain

220

Internal bicycle
parking spaces

25%

Electric vehicle (EV) parking

1000

Square metres of living wall

8

ACH in Lab Zones

3+5

Private collaboration zones
including plaza and terraces
on floors 3 and 5

130

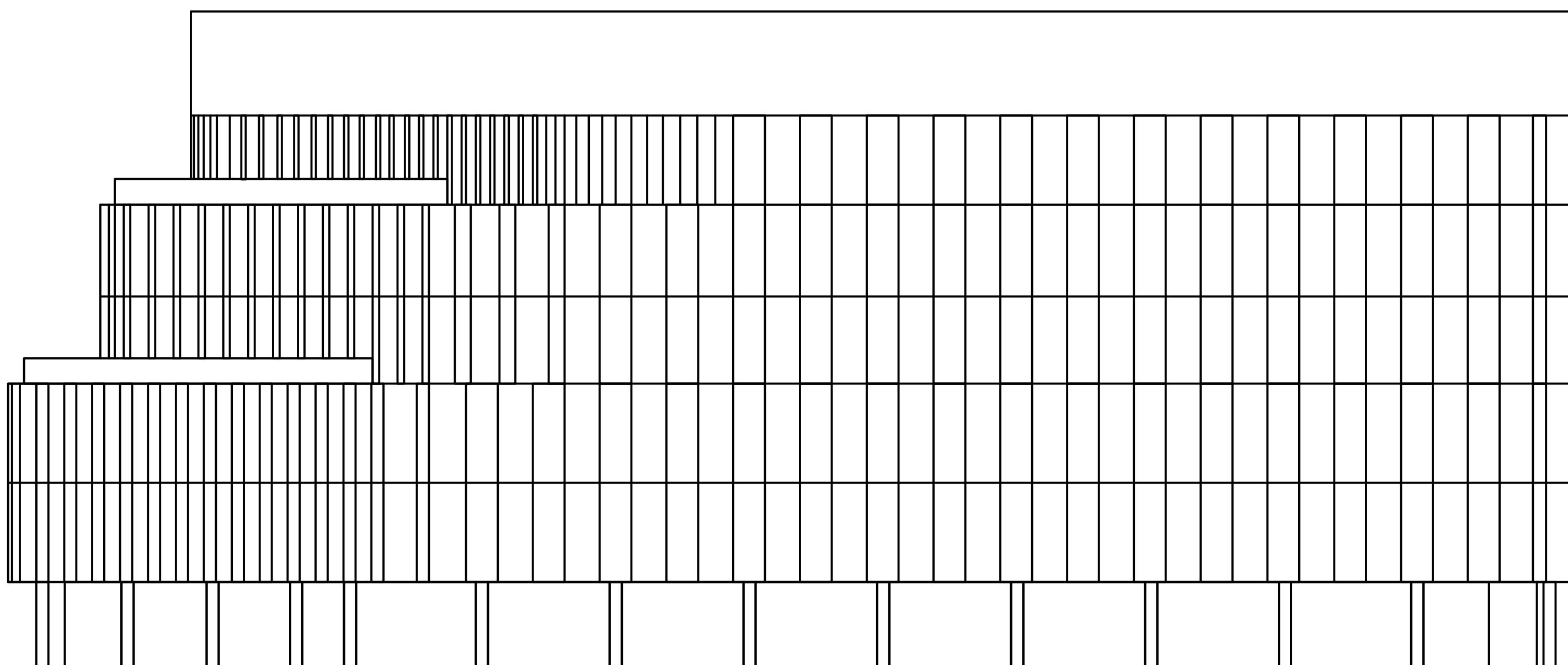
Internal car
parking spaces

10

Minutes to the new
Cowley train line (2028)

Robust Lab Infrastructure

Delivering the highest specification
and most sustainable labs in Oxford



60:40
8

Lab to Office Ratio
(Other ratios can be accommodated)

100%
Sprinkler-Enabled

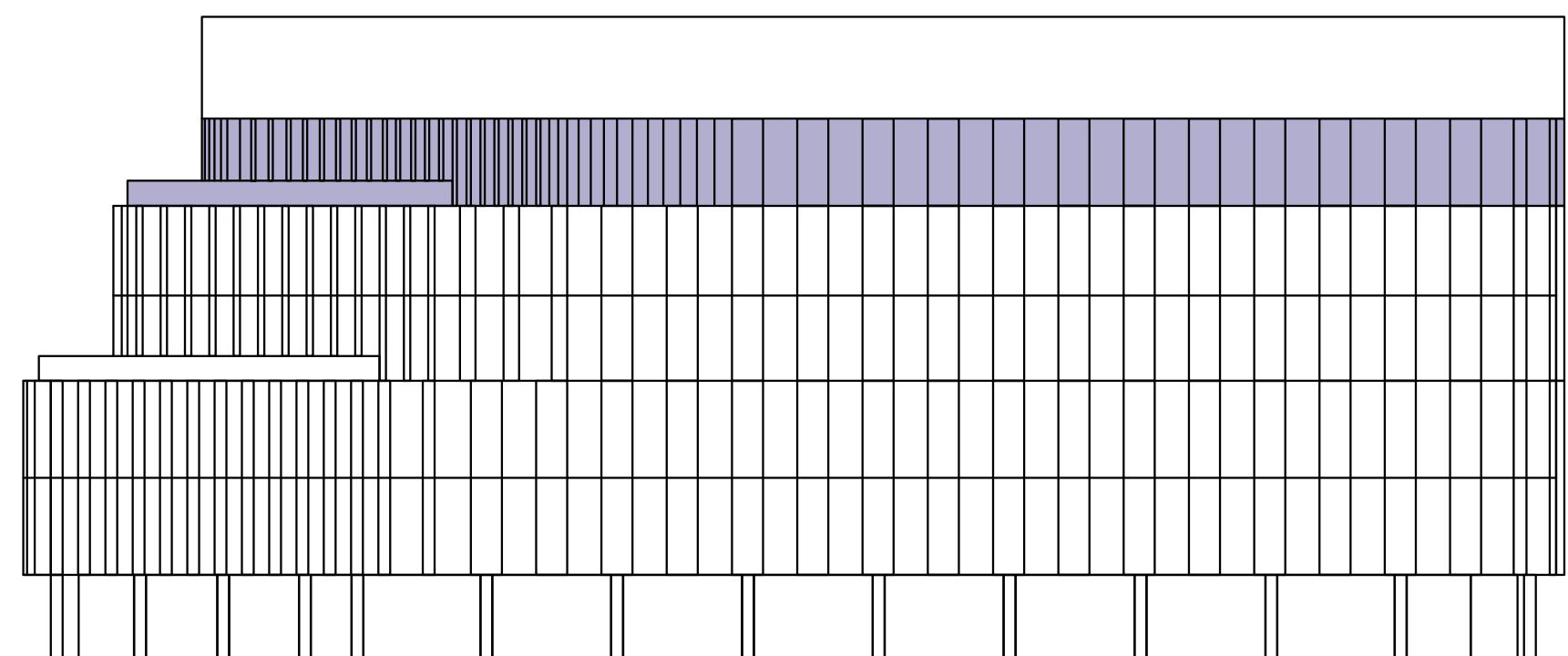
Floor Areas and Proposed Splits		sq ft (m ²)
5th Floor	Fully Customisable Floor Plates	31,300 (2,900)
4th Floor	Fully Customisable Floor Plates	38,300 (3,500)
3rd Floor	Fully Customisable Floor Plates	38,300 (3,500)
2nd Floor	Spec Suites	44,300 (4,100)
1st Floor	StudioLabs	44,100 (4,100)
Ground Floor	Fully Customisable Floor Plates	17,700 (1,600)

5th Floor

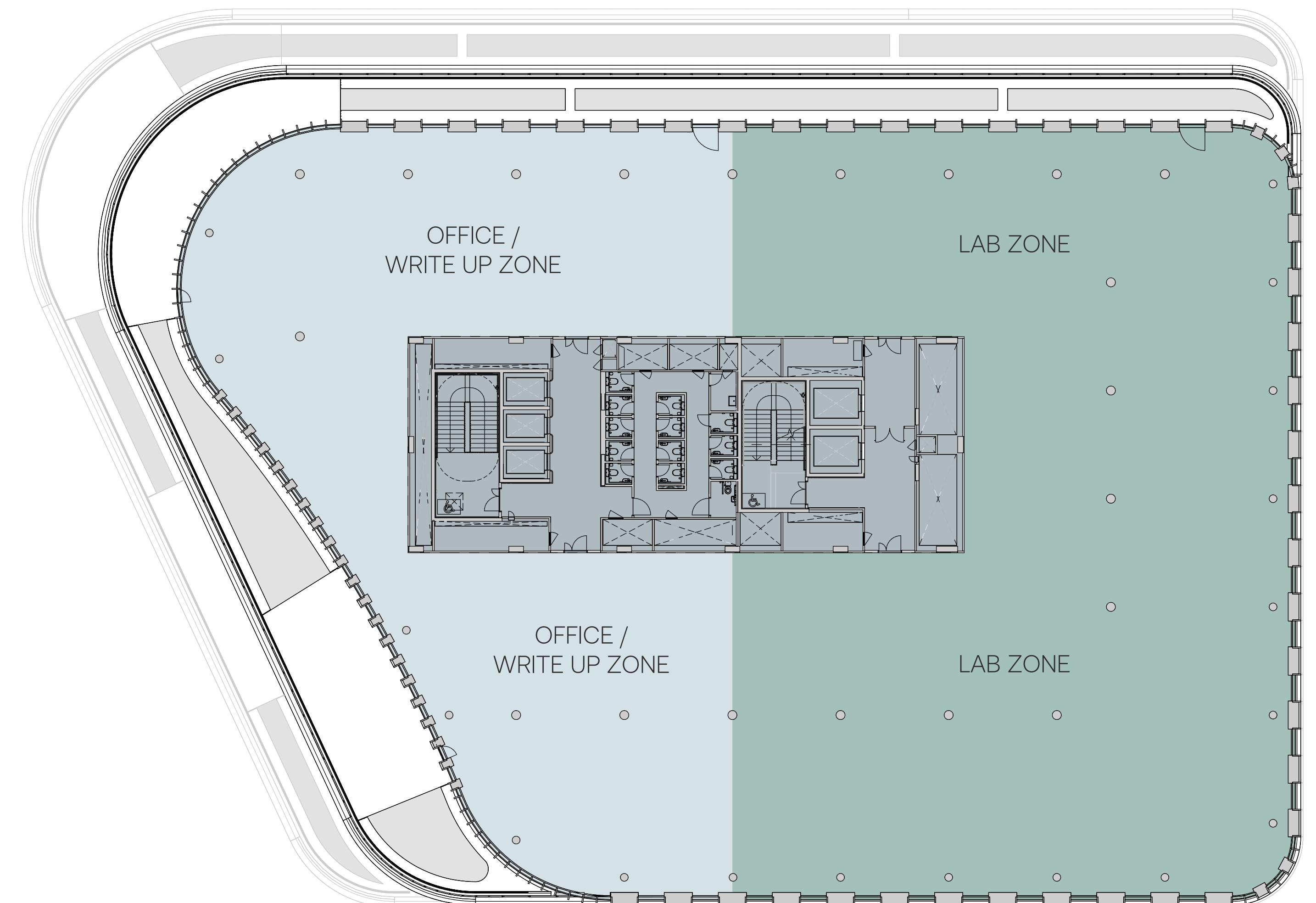
31,300 sq ft (2,900 m²)

Fully Customisable

Lab + Office/Write-Up



[Click here to view the 3D model](#)



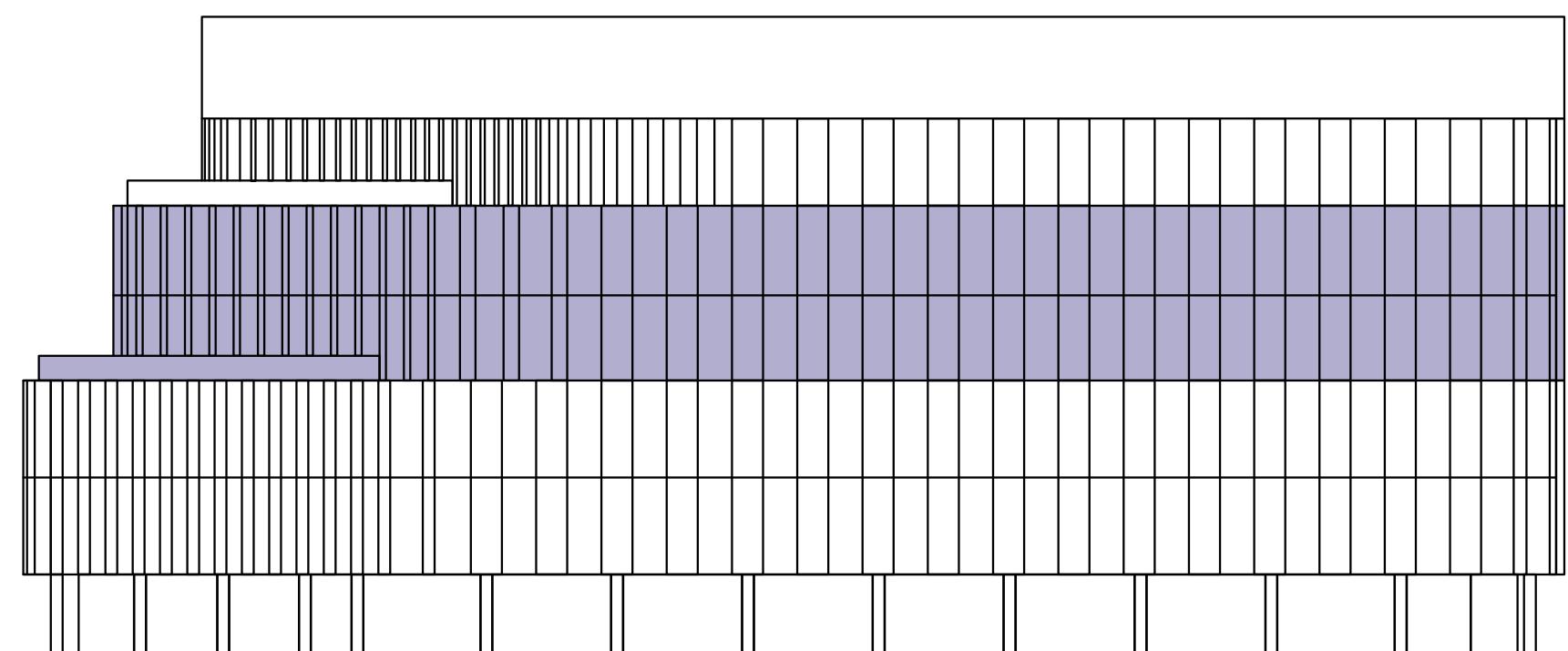
Plans are indicative and not to scale

3rd-4th Floor

38,300 sq ft (3,500 m²)

Fully Customisable

Lab + Office/Write-Up



[Click here to view the 3D model](#)



Example Test Fit – Plans are indicative and not to scale

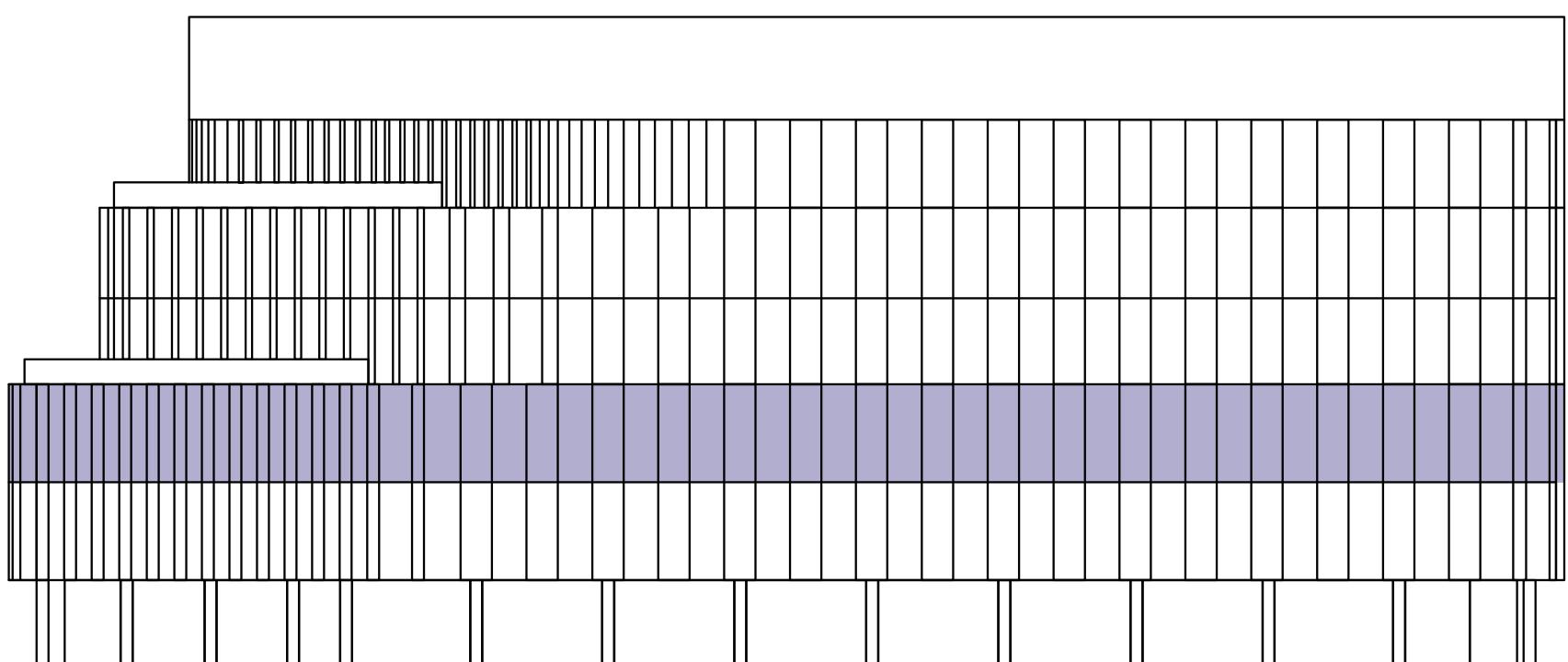
2nd Floor

44,300 sq ft (4,100 m²)

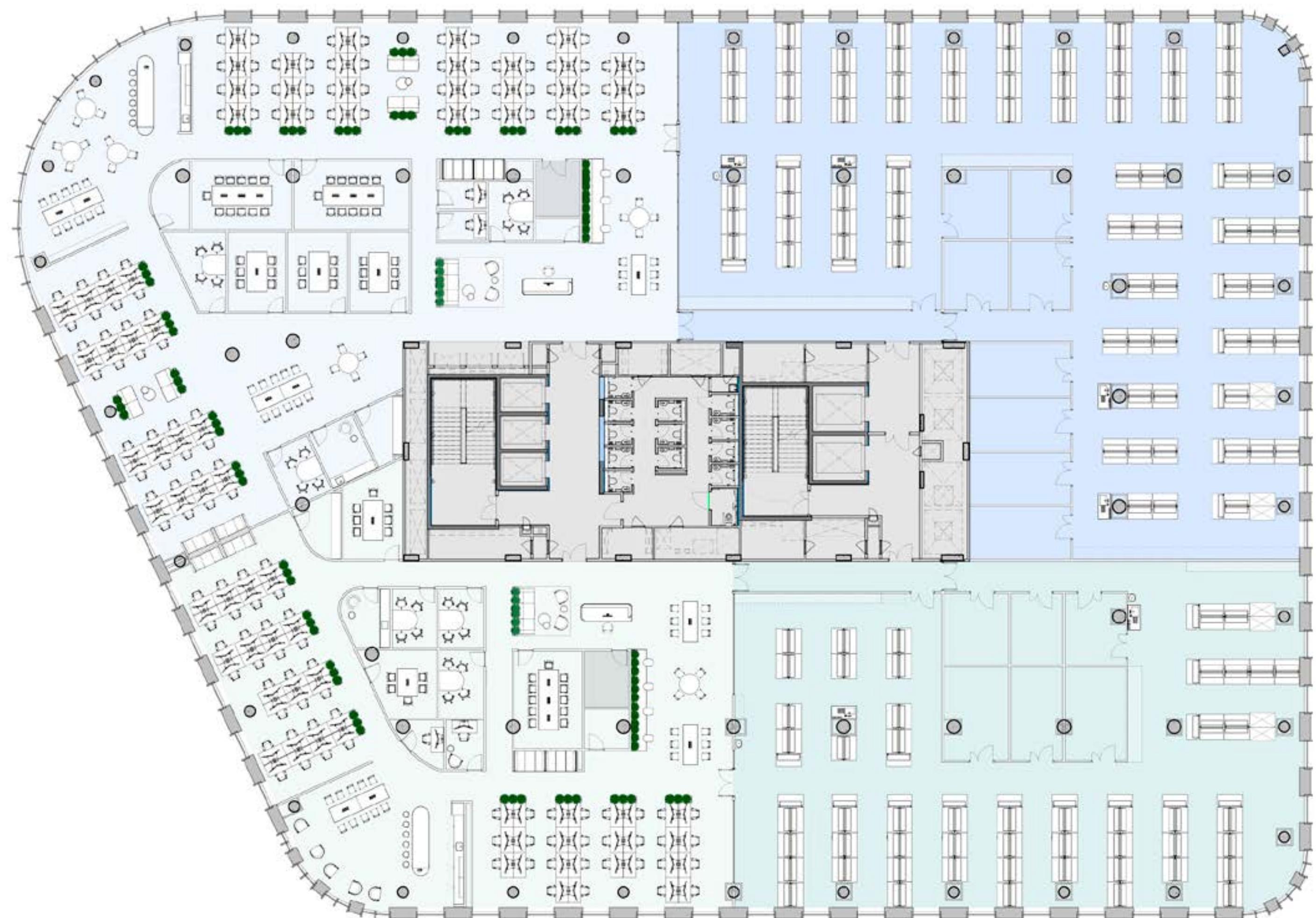
Science Ready Suites

Ready for move-in (Furniture is illustrative and can be made available upon request)

Suite sizes of 18,500 sq ft to 25,800 sq ft



[Click here to view the 3D model](#)



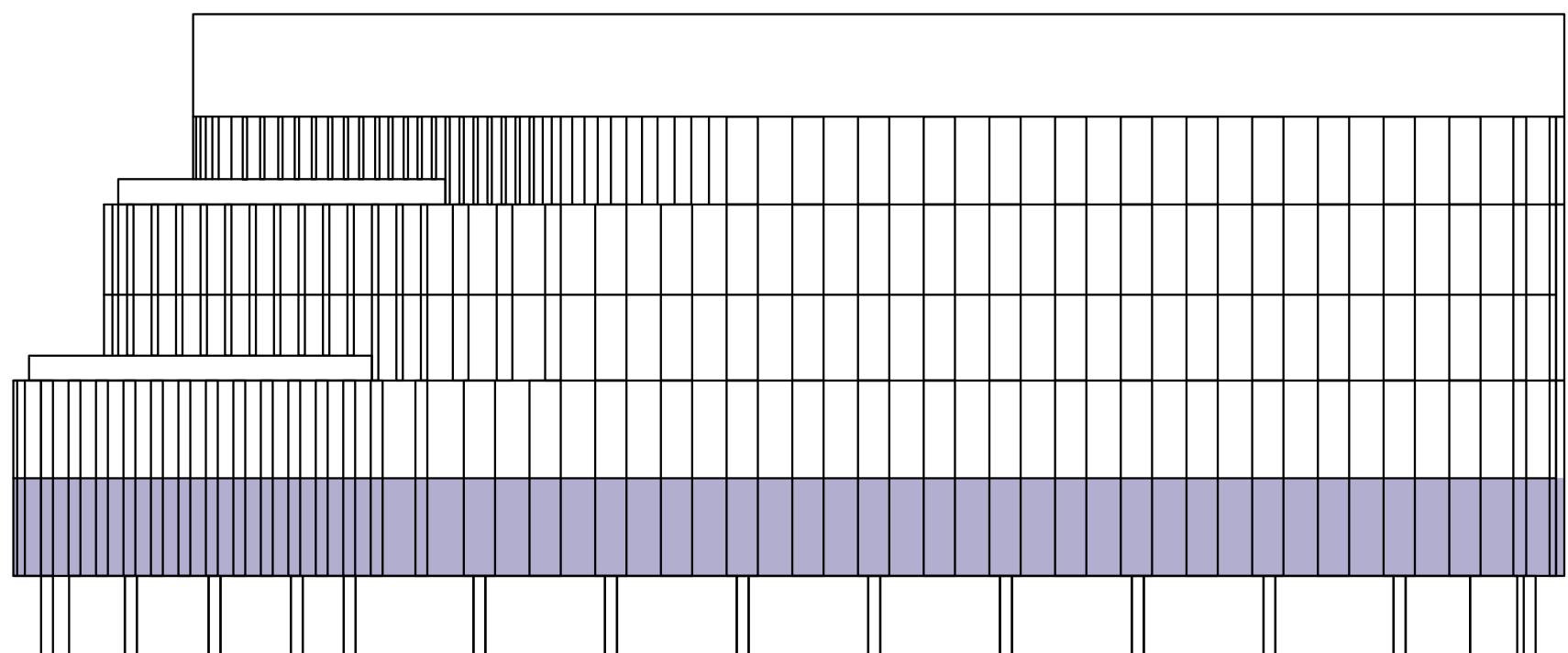
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1st Floor

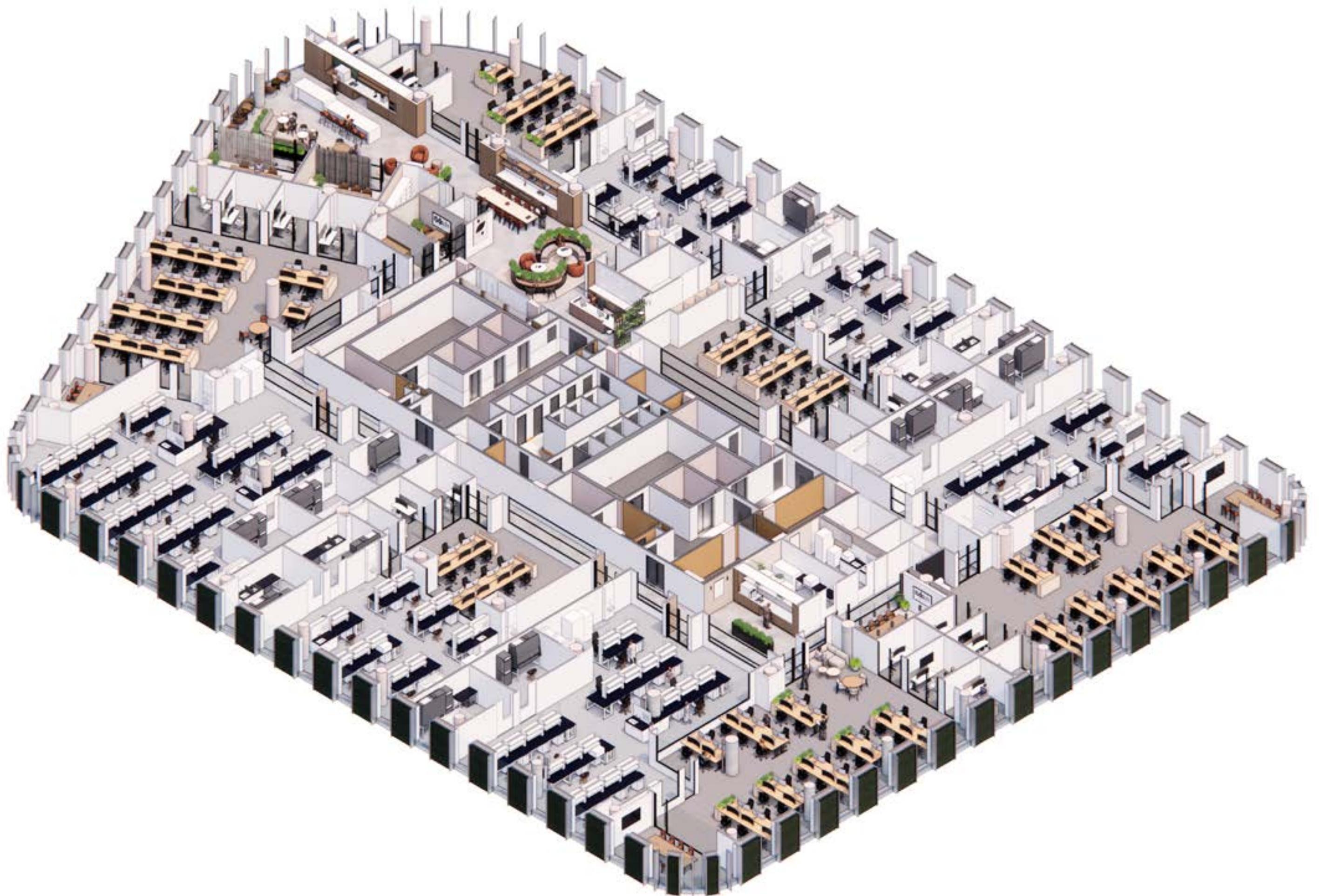
5,000-11,000 sq ft (4,100 m²)

studiolabs
BY BREAKTHROUGH

Fully furnished and managed shared spaces
for Hyper-Growth Companies. Flex Terms.



[Click here to view the 3D model](#)



Plans are indicative and not to scale

Environments that foster innovation. Discoveries that transform lives

StudioLabs are curated, turn-key innovation environments for hyper growth life science companies. Whether you are a new company, an established player, or a company looking for a satellite location, StudioLabs was built for innovation users who are seeking to do science on day one.

With shorter lease terms and a dedicated concierge team, we work collaboratively with companies to help the transition into new workspaces, lower launch friction and offer ongoing support as companies evolve and reach milestones.

studiolabs
BY BREAKTHROUGH



Developed, designed and operated by an experienced lab operations team, the StudioLabs team knows what you do, how you do it and why you do it. Design your experiments in one of our thoughtfully designed StudioLabs.

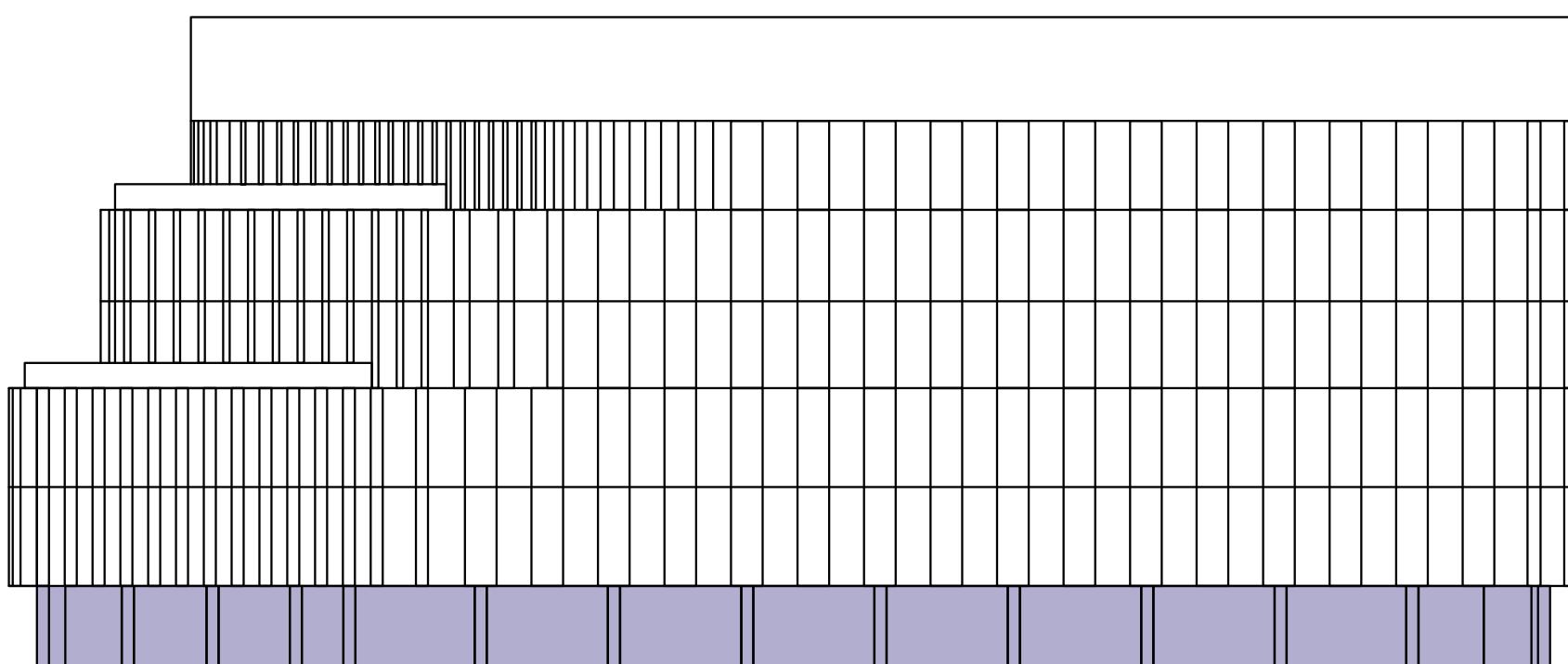
Each StudioLabs suite ranges between 5,000 to 11,000 sq ft and offer private turn-key lab and office workspaces for focused work, while shared collaboration zones offer enhanced community and connections with peer companies.

- Dedicated office spaces (open and private offices or huddle rooms)
- Fully-functional wet lab spaces with dedicated lab support rooms (BSL-2 Tissue Culture or equipment space)
- Lab utilities (RO/DI, Vacuum, Back-up generator)
- Starter lab equipment package
- Access to common autoclave/glass wash
- Shipping and receiving services
- Common lab equipment room for back-up cold storage



Ground Floor

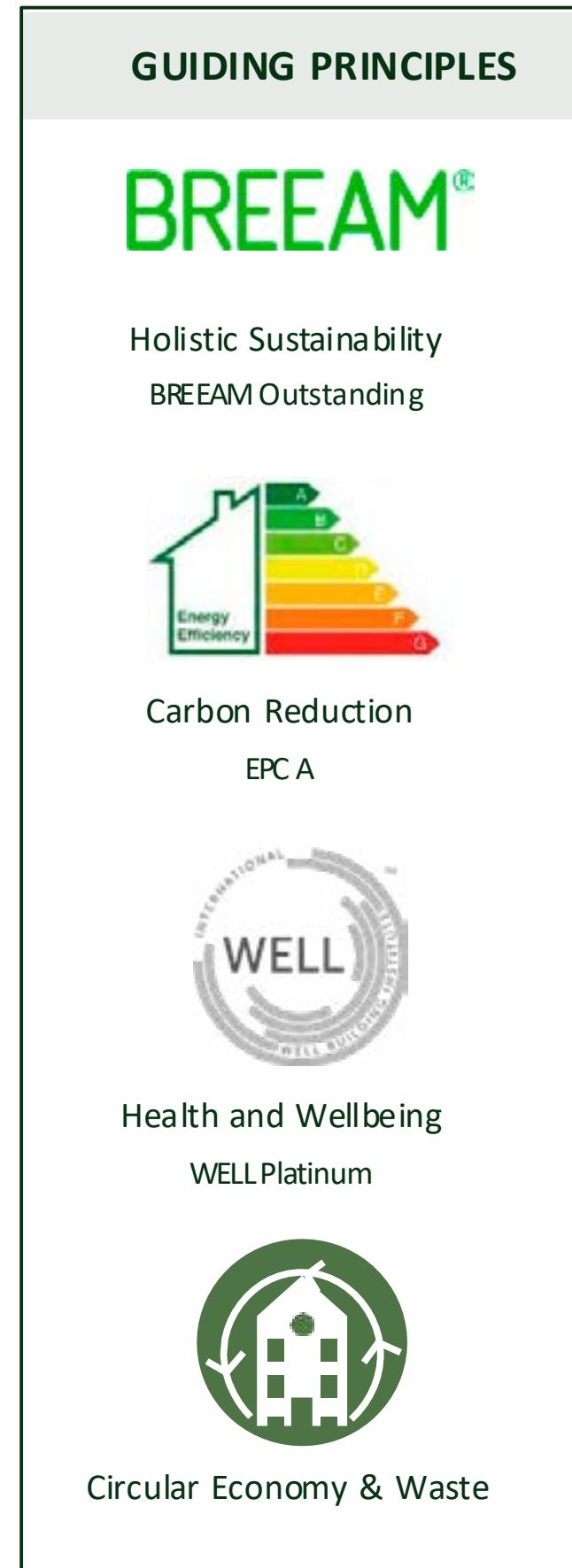
17,700 sq ft (1,600 m²)



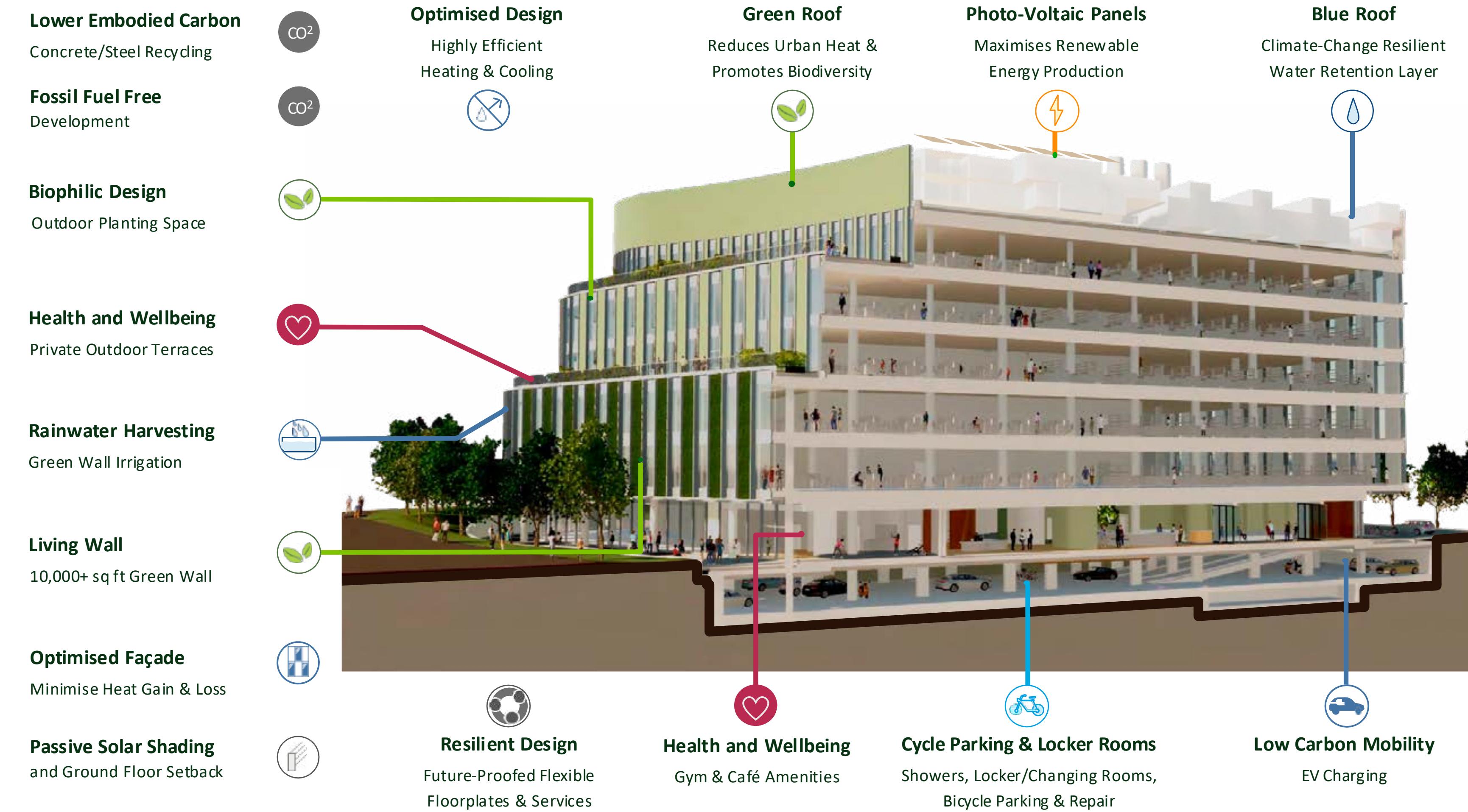
[Click here to view the 3D model](#)

Plans are indicative and not to scale

The Most Sustainable Building in Oxford



Confidential & Trade Secret



Sustainability Metrics

Key Credentials

BREEAM

Outstanding

16%

Biodiversity Net Gain

WELL

Platinum

1,000m²

Living Green Wall

EPC:A

Energy Performance

45%

Betterment over Part L



THE BREAKTHROUGH EXPERIENCE



Breakthrough Properties is a life science real estate investment, development, and management firm that leverages cross-sector collaboration to deliver environments that foster innovation and scientific breakthroughs.

Our team is a first-of-its-kind collaboration in real estate development, which came together through a shared passion that combines Tishman Speyer's global real estate platform with Bellco Capital's industry-making life science entrepreneurship to capitalize on the rapidly expanding—yet substantially under-supplied—life science real estate industry.

5M SQ FT

INTERNATIONAL LIFE SCIENCE
DEVELOPMENT PIPELINE

80

LIFE SCIENCE SECTOR SPECIALISTS

6

OFFICES

\$3B

DEDICATED LIFE SCIENCE FUND

45

YEARS OF OPERATION

1,000+

EMPLOYEES

60M SQ FT

OF DEVELOPMENT
GLOBALLY SINCE 2010

179

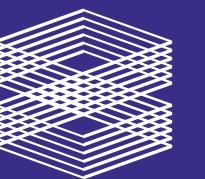
ASSETS WORLDWIDE

25

YEARS OF OPERATION

\$20B+

LIFE SCIENCE M&A
TRANSACTIONS



TISHMAN SPEYER

Tishman Speyer has developed, acquired, repositioned and/ or operated approximately \$130 billion of property since 1978, including approximately 221 million square feet of premier office, residential, life science, industrial and retail space. With real estate expertise spanning four continents, Tishman Speyer has built an international reputation for both developing and operating prominent properties with worldclass tenant rosters in major markets worldwide. Tishman's fully integrated platform includes in- house expertise for design and construction, development, capital raising and management of real estate with an established presence in 33 core regional markets globally.



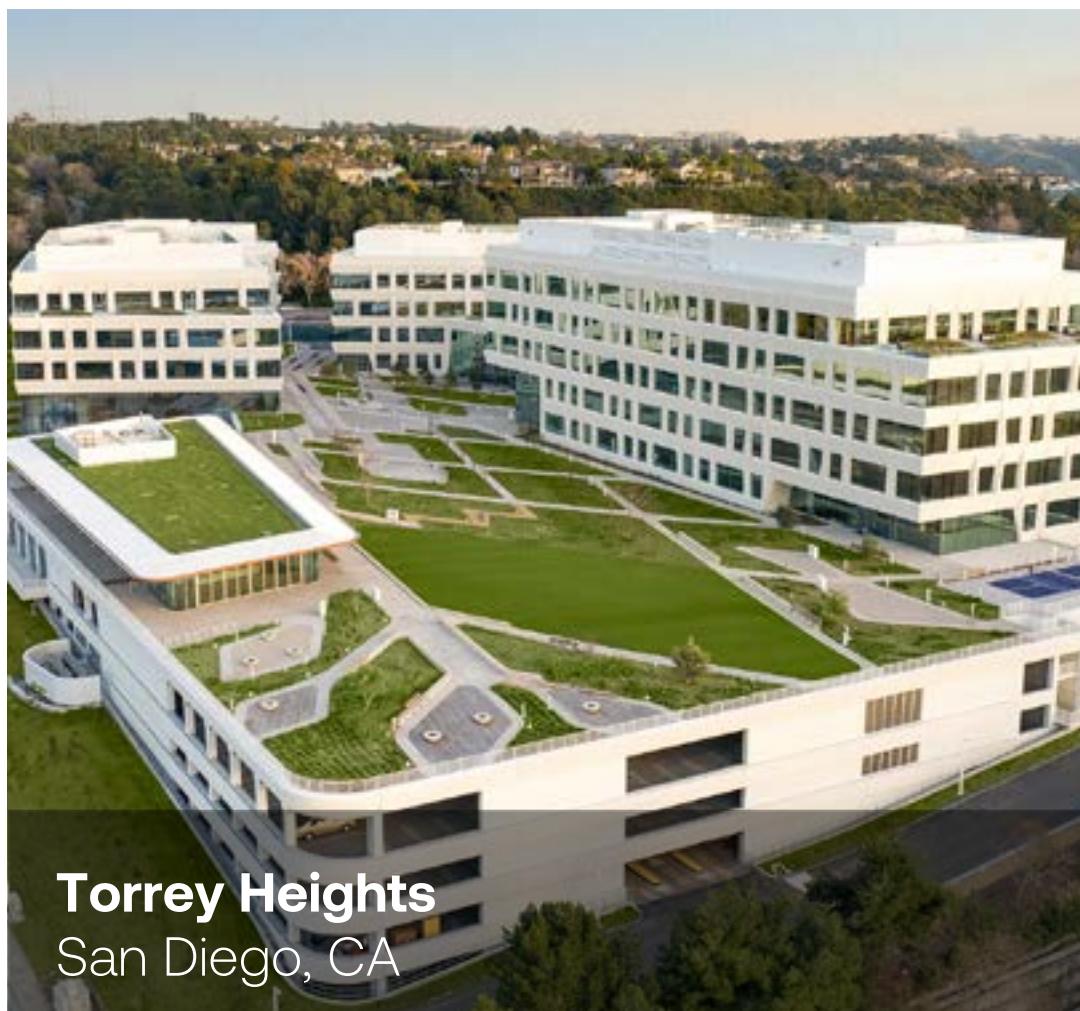
BELLCO CAPITAL

Bellco Capital is an investment firm founded by Drs. Rebecka and Arie Belldegrun that invests in and builds life science companies. Bellco's competitive edge comes from its unique position and firsthand experience navigating the intersection of academia, life science companies, pharma, and the investment community. Bellco's life science ecosystem, including its core strategies of company building (Two River) and venture investing (Vida Ventures) supports companies with bold ambitions of exponential transformation in life sciences.

A Real Estate Partner for Leading Innovation Companies.

Developing and Operating Mission Critical Facilities & Innovation Campuses For Corporate Clients

- Breakthrough Properties and Tishman Speyer and work with leading innovation companies (e.g., Pfizer Meta, AstraZeneca, LinkedIn, BD, and CRISPR) to develop and operate campuses that foster collaboration through thought-provoking public space, curated tenant programming, and cutting edge design.
- Through early engagement with clients, Breakthrough is able to deliver a highly customized product for users.



The Breakthrough Experience

Breakthrough's Scientific Advisory Board provides Collaborative Social Infrastructure and Mentorship to Breakthrough Clients



Arie Belldegrun, M.D.

Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, UroGen Pharma and Kronos Bio



Franz Humer, M.D.

Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



Liz Barrett

CEO of UroGen Pharma, Former CEO of Oncology at Novartis



Owen N. Witte, M.D.

UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President's Chair of Developmental Immunology



David Chang, M.D., PhD

Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



Helen Kim

Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



Ben Belldegrun

Managing Director and Founder of Aliment Capital, Former Portfolio Manager for Brevan Howard Asset Management



Amy Schulman, J.D.

Managing Partner at Polaris Partners, Former President of Pfizer Consumer Healthcare

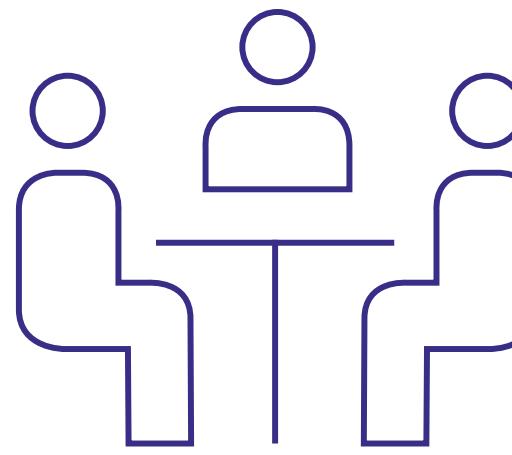


Jakob Loven

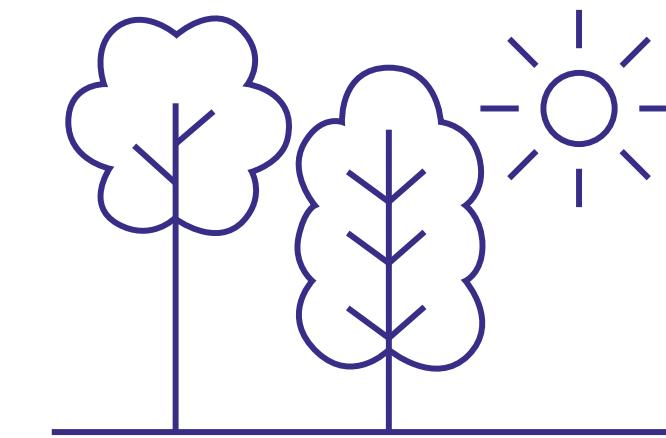
Partner of Nextech Invest Ltd, Former / Present Board Member of A2 Therapeutics, IconVir, Kronos Bio, Scorpion Therapeutics, and more

An anticipatory approach to service

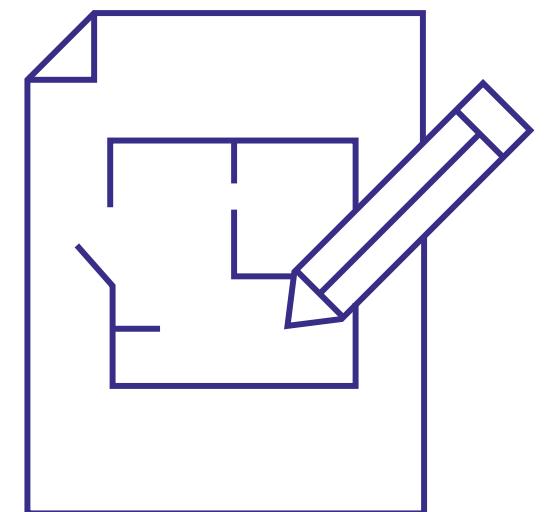
Breakthrough Properties is a vertically integrated platform, providing our clients with the highest lab specification and services. We go beyond just physical infrastructure to support our clients functional needs including design, fit out, and scientific operations.



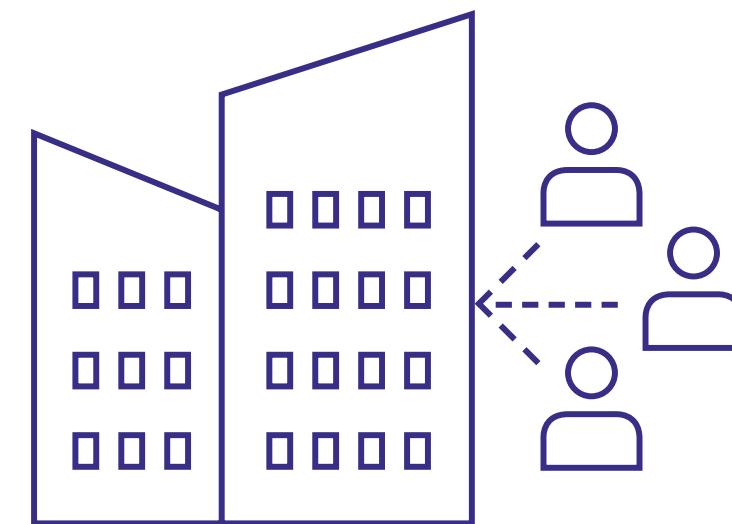
Project Management



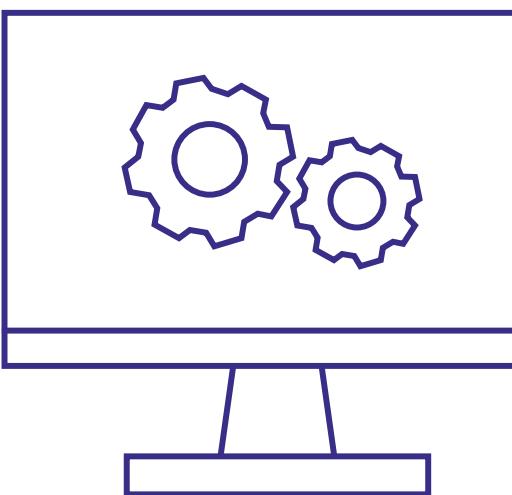
Sustainability & Wellness



Lab planning and design



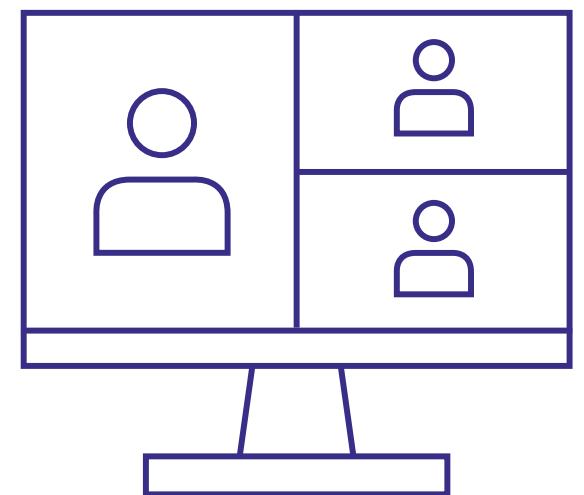
Supplier Management



Technology and IT Vendor support



Procurement & Account Set-Up



Event Planning (Virtual & Live)

Fostering connection across our ecosystem

Breakthrough is more than a portfolio of buildings - it is a community of innovators. And since breakthroughs happen when communities convene, we host content-driven events that foster dynamic conversations and connection among the diverse constituents within the life science ecosystems they foster.



CONTACT

Let's talk, speak to a member
of our project team

If you have any questions or would like to speak to a member of the project team:

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TRINITY

BY BREAKTHROUGH

Purpose-built for life science success
Occupancy Winter 2025