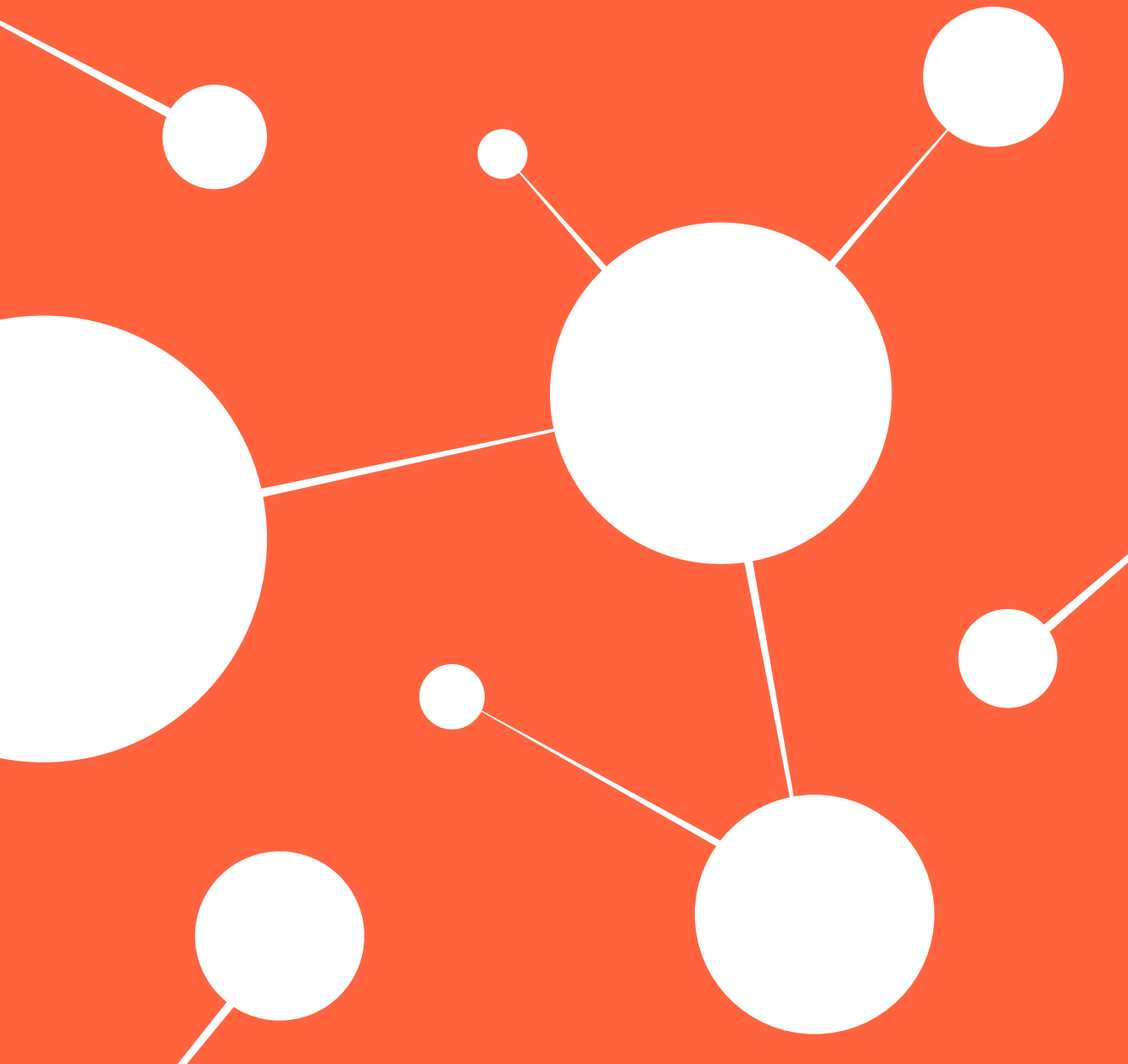


STANHOPE

Life Sciences





The health and life sciences sector is worth £90bn to the UK's economy, one of the most productive in the world, currently providing 282,000 jobs and is growing.

Stanhope and its partners have invested in providing real estate solutions for this growing sector since 2014 with assets in London, Oxford and Cambridge.

[ID Manchester](#) ●

Stanhope's Life Sciences Portfolio

Stanhope has assembled life science developments across the Golden Triangle.

In London within three of the recognised knowledge clusters: The British Library extension at the heart of The Knowledge Quarter, at White City Place in the White City Innovation District and at Royal Street in SCI. Outside London at Oxford North and at Cambridge Science Park.

We are also working with Bruntwood SciTech and the University of Manchester on a new northern innovation district at ID Manchester.

● [Cambridge Science Park](#)

● [Oxford North](#)

[White City Place](#) ● ● [The British Library Extension](#)

[Royal Street](#) ●



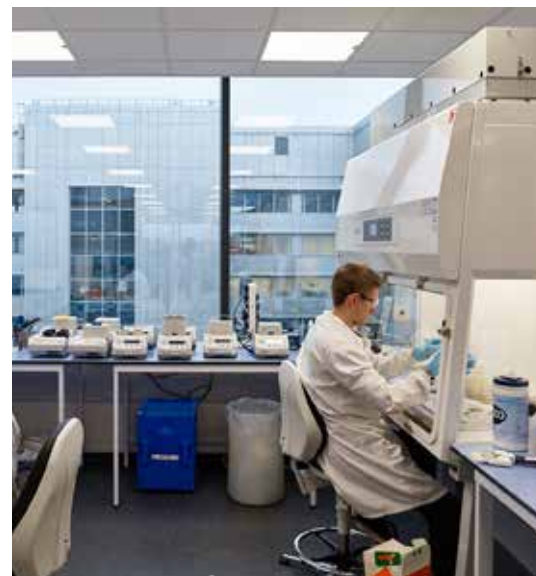
New public realm at White City Place

White City Place

White City Place comprises a cluster of workspace buildings united by new public realm and street level retail, restaurants and cafés. It is occupied with a diverse community of businesses.



WestWorks building



Synthace laboratory, White City Place

The project included the refurbishment and repositioning of 3 existing buildings to transform them into modern working environments: WestWorks, MediaWorks and the Garden House.

The buildings are ex BBC spaces and benefited from a robust structure, generous floor to ceiling heights and riser space, which has enabled them to incorporate laboratory uses.

As a result we have attracted 8 life science occupiers, the majority of which are young companies plus Novartis. These include Autolus, Gamma Delta, Vivan Therapeutics, Adaptate Therapeutics, Engitix, Synthace and our most recent, invoX.

White City Place has a mix of occupiers including Huckletree (co-working), ITV, JellycatLondon, Arts Alliance Media and the Royal College of Art.





NOVARTIS

The Basel-based pharmaceuticals giant Novartis, specialising in innovative medicines, cost-saving pharmaceuticals and eye care, has moved its UK headquarters to 53,000 sq ft at White City Place.



SYNTHACE

This young biotech based in 13,000 sq ft at White City Place is building Antha, a powerful software platform that “gives biologists sophisticated, flexible and integrated control over lab hardware.”



AUTOLUS

A biopharmaceutical company developing next-generation, programmed T cell therapies for cancer treatment. Autolus, which was valued at US\$534m as of summer 2018 occupies 33,000 sq ft at White City Place.



ENGITIX

Engitix was created in 2016 to commercialise cutting-edge ECM research at the Institute for Liver and Digestive Health, Division of Medicine, University College London (UCL) and is now a growing biotechnology company with over 30 employees.



VIVAN THERAPEUTICS

This London based biotechnology company offers cancer patients access to the most advanced personalised cancer therapeutics based on technology pioneered at The Mount Sinai School of Medicine, New York. They currently occupy 1,350 sq ft at White City Place.



formerly Adaptate

ADAPTATE BIOTHERAPEUTICS

An immunotherapy company developing an innovative portfolio of therapeutic antibodies designed to modulate the activity of a patient’s own cytotoxic gamma delta T cells in situ. They occupy over 2,000 sq ft at White City Place. Adaptate was acquired by major global pharma company Takeda on 10 January 2022.



formerly GammaDelta

GAMMADELTA

GammaDelta Therapeutics specialises in developing improved immunotherapies for the treatment of cancer and other diseases. It moved from the King’s Cross area into a new 12,000 sq ft office and lab at White City Place. GammaDelta was acquired by major global pharma company Takeda on 10 January 2022.



INVOX

invoX Pharma Ltd (invoX) is a wholly-owned subsidiary of Sino Biopharmaceutical Limited, a global top 50 pharmaceutical company. Their mission is to become a fully integrated biopharmaceutical company with an advancing pipeline of innovative products addressing unmet healthcare needs, worldwide.

White City Place: Gateway

Gateway is part of the White City Place development and will consist of three commercial buildings.

Gateway West and Gateway Central have recently completed, with global cosmetics giant L'Oréal moving their HQ to a bespoke 240,000 sq ft building.

Gateway East is designed to be lab enabled.



Gateway East

Gateway East will be 21 storeys and will front the newly created Arrival Square and Wood Lane. The building will provide 607,763 sq ft on the upper floors and the ground floor will provide 20,947 sq ft of complementary retail and restaurant floor space.

Gateway Central provides 360,000 sq ft with cafes and restaurants at ground level and varies in height from four to 12 storeys.

Gateway West site is a low-rise three and four storey employment building of 30,000 sq ft.



Gateway West & Central with site of Gateway East in the foreground

Estate Life at White City Place

Our experience of creating mixed use developments, often phased over several years, has equipped us with asset management skills which we apply at both the masterplan/design stage of new projects, and during delivery and occupation. We are currently asset managers for our White City developments.



Summer sports screenings

In putting people at the heart of our places, we focus on delivering places that are innovative, fun and engaging. Our ambition is to deliver distinctive and enduring places and spaces each capable of extraordinary experiences.

At White City Place occupiers can enjoy a wealth of food and drink, fitness and cultural amenities without leaving the Estate. The attractive central avenue and its expansive green spaces has housed summer summer screenings, classes, therapeutics, live music, pop-up art installations and craft markets.

The Estate is championing campus talent by providing a canvas for young artists and space for up-and-coming musicians. As well as demonstrating the site's dedication to nurturing culture, these public art pieces boost wellbeing by providing a generous dash of colour for occupiers out on a tea break.



THE POD

The Pod is the Estate's unique standalone recording studio. Complete with professional-grade equipment and a team of audio engineers, the campus offers this recording facility to podcasters, brands and storytellers. The Estate's own podcast series, Thought Starters, is recorded in the Pod and connects thought leaders for conversations about the creative industry.

“White City is quickly becoming one of the UK’s life sciences and technology districts.”

HASEEB AHMAD, PRESIDENT, EUROPE, NOVARTIS



The Helix installation



Camille Walala's major new work: a vivid installation in the artist's signature geometric patterns over a section of the ground and The WestWorks building

British Library



Stanhope and Mitsui Fudosan UK are working with the British Library to create an exciting contribution to London's Knowledge Quarter.

Bringing forward the development of a 2.8 acre site to the north of the British Library's existing Grade I Listed building. The site is immediately south of the Francis Crick Institute, the largest biomedical research facility in Europe.

The development will create an additional 100,000 sq ft of new space for the British Library for learning, exhibitions and public use, including a new northern entrance and a bespoke headquarters for the Alan Turing Institute, the national centre for data science research.

In addition, the development will provide new commercial space of c. 600,000 sq ft for organisations and companies that wish to be located at the heart of London's Knowledge Quarter.

Resolution to grant planning was secured in January 2023.



BRITISH LIBRARY

The British Library is the national library of the United Kingdom and gives access to the world's most comprehensive research collection. It provides information services to academic, business, research and scientific communities.



ALAN TURING INSTITUTE

The Alan Turing Institute, headquartered in the British Library, was created in 2015 and is the national institute for data science and artificial intelligence. The British Library extension will provide further space for the ATI's expansion.



FRANCIS CRICK INSTITUTE

Located immediately to the north of the British Library, the Francis Crick Institute is Europe's largest bio-medical research institute, bringing together 1500 scientists with founding partners comprising the Medical Research Centre, Cancer Research UK, Wellcome, UCL, Imperial College London and Kings College London.



KNOWLEDGE QUARTER

Made up of over 100 academic, cultural, research, scientific and media organisations, large and small: from the British Library, Google and the Wellcome Trust to Arts Catalyst, Scriberia and the Wiener Library.

“We believe the Library expansion brings with it the opportunity to see meaningful and lasting changes that will be beneficial to the whole community.”

NEELAM PATEL, CEO, MEDCITY

Royal Street

St Thomas' Hospital is one of the major academic research centres and education providers in England as part of King's Health Partners (KHP). KHP is one of 8 UK Academic Health Sciences Centres alongside Imperial, UCL, Oxford and Cambridge.



Stanhope and Baupost are developer partners with Guy's and St Thomas' Foundation to bring forward a development on a 5.5 acre site opposite St Thomas' Hospital and close to Waterloo Station.

Royal Street offers the potential to provide a MedTech cluster of companies, academic researchers and clinicians creating a new commercial neighbourhood in central London, which will become an integral and hugely beneficial part of the existing local community.

Royal Street's USP is its location next to St Thomas' Hospital, with its world leading medical and research facilities, supported by King's College. King's leading Faculty of Life Sciences & Medicine comprises more than 2,000 staff and 5,000 students across four London campuses. This co-location of medical and academia, reinforced by excellent transport connectivity, make it an ideal location for a MedTech cluster.

Project Status: Resolution to grant planning was secured in December 2022.

SCI
London's
Life Science
District

Guy's &
St Thomas'
Foundation

**KING'S
HEALTH
PARTNERS**

NHS
Guy's and St Thomas'
NHS Foundation Trust

**GUY'S & ST THOMAS'
NHS FOUNDATION TRUST**

As part of King's Health Partners, an academic health sciences centre, Guy's & St Thomas' NHS Foundation Trust are pioneers in health research, and provide high quality teaching and education. This partnership helps them provide the latest treatments alongside the best possible care. The Trust plan to take space in the development.

Creating a home for a thriving science and technology community.

In 2022, together with Cadillac Fairview, we were selected as partners to Thomas White Oxford Limited, the property development subsidiary of St John's College Oxford.

The vision for Oxford North is to become a new urban district within Oxford which will facilitate science and technology discoveries. A place where people want to live, work, visit and learn. Somewhere which benefits everyone and delivers real social value; ensuring it connects and enhances the local area with open spaces, public art, events and culture.

Oxford North comprises approximately 1 million sq ft of laboratories, workspace, retail and amenities. It is being designed by a world class team of masterplanners, architects, engineers and specialist consultants.

The project is anticipated to boost the economy by circa £150 million in GVA per annum, and to provide over 4000 jobs on site.

Enabling works are underway and Phase 1 buildings are to commence on site in 2023.



Oxford North



Cambridge Science Park

Stanhope and Cadillac Fairview cement their long-term commitment to the UK life sciences market, with four properties within Cambridge Science Park.

Established nearly 50 years ago, Cambridge Science Park is a globally renowned centre of excellence within the science and innovation Sector.

Plot 194-198

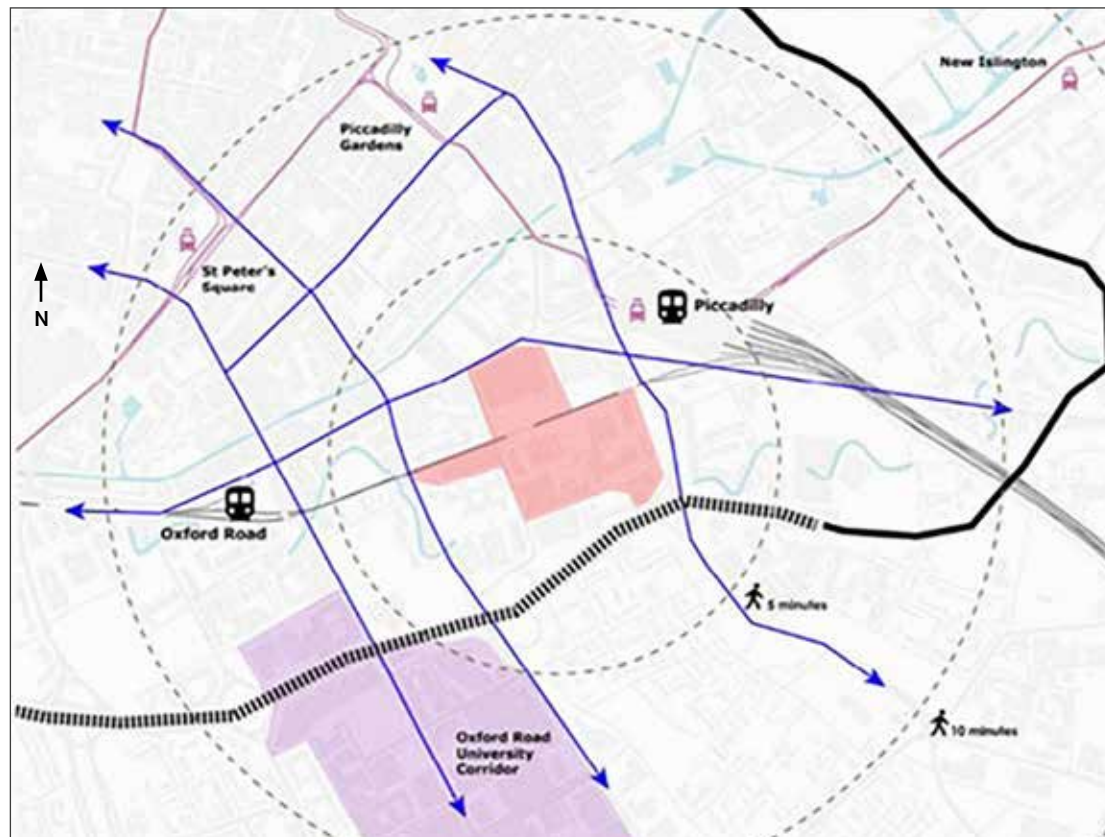
The three-building campus is set across 6.11 acres. Working closely with the three existing tenants, Microsoft, Mundipharma (Napp Pharmaceutical) and CMR Surgical, the site also provides significant longer-term development opportunities.

Plot 163

This site occupies a prominent location on the eastern side of the park and provides 10,197 sq ft of office space. It is currently occupied by speciality lighting company, Heraeus Noblelight Ltd and represents a near-term opportunity to develop prime life sciences lab space at the park.



ID Manchester



Stanhope is supporting the joint venture partnership between Bruntwood SciTech and the University of Manchester to develop ID Manchester. Based in the heart of the city of Manchester and set over 9 hectares.

ID Manchester will be a new kind of place - an innovation platform, home to the most exciting new ideas and ventures, addressing some of humanity's greatest challenges and opportunities.

The University of Manchester is on a mission to become the innovation capital of Europe. Building on its world-class research, extensive business network and strong civic relationships, the University is powering the innovation ecosystems that flow across Greater Manchester and beyond.

ID Manchester will be key to realising this goal. A new, world-class innovation district situated in one of the world's greatest cities, neighbouring the University and building upon its proud history of bold ideas, discovery and invention. ID Manchester will provide a new community for forward-thinking, like-minded individuals and businesses. A place where they can start or scale their UK HQ.

Innovation will be fostered through spaces designed to collide, collaborate and create.

ID Manchester will be a highly connected new city neighbourhood in an unrivalled City Centre location. It sits adjacent to Manchester's main public transport hub, Piccadilly Railway Station, is 20 minutes by train to the international airport and, once HS2 is completed, will be just over one hour from London by train and the most connected location in the North of England.

Setting a new standard for urban regeneration at scale, it plans to create 10,000 high-quality new permanent jobs, 2.6m sq ft of new workspace, two hotels and 1,350 new homes. ID Manchester will also invest over £28 million in its public realm to create a canvas for its vibrant cultural and events programme, enlivening this new area of the City for residents and visitors alike.

bruntwood
SciTech

MANCHESTER
1824
The University of Manchester

Our Expertise

Stanhope has over 25 years' experience of delivering a broad and complex range of projects.

8

life science projects

131k sq ft

of life science occupiers

c.3m

sq ft under construction/in preparation

£30bn

of real estate value delivered and under construction

9.5m

sq ft development pipeline

100+

Awards received

Stanhope undertakes all of its projects in partnership with landowners, investors, occupiers and industry colleagues. We have delivered developments with over 90 partnerships to date, current partners include:



Stanhope's in-house team comprises development management and construction experts: financiers, surveyors, planners, engineers, architects, marketers and asset managers.



David Camp

CEO



Charles Walford

SENIOR DEVELOPMENT DIRECTOR
AND HEAD OF LIFE SCIENCES



David Reay

DEVELOPMENT DIRECTOR



Joe Binns

HEAD OF NEW BUSINESS



Kevin Darvishi

LEASING DIRECTOR



Paul March

PROJECT DIRECTOR



Elie Rigg

PROPERTY EXECUTIVE

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Stanhope Plc
2nd Floor
100 New Oxford Street
London WC1A 1HB

Tel: +44 (0)20 7170 1700
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One Mabledon Place was Stanhope's first life science project. The building was prelet in 2014 to The Doctors Laboratory - the largest independent provider of clinical laboratory diagnostic services in the UK.

