

LONDON WALL PLACE
BEYOND BUSINESS

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VIEW OF 2LWP

London Wall Place is a new destination in the City of London, offering an **acre of landscaped public realm** set between two statement office buildings.

Perfectly positioned, the location features world class **culture**, extensive **amenities** and superb **transport links** that will be further enhanced with the addition of the Elizabeth line in 2018.

A NEW LIVING AND BREATHING LOCATION

- › 45,000 sq ft of new public, green space
- › 35,000 sq ft of landscaped roof gardens
- › 500,000 sq ft of new Grade A office space in two distinct and complementary buildings
- › Striking views from all floors over London Wall Place and across London
- › 5 tube lines within a 5 minute walk
- › Adjacent to Moorgate station, with access to the Elizabeth line from 2018

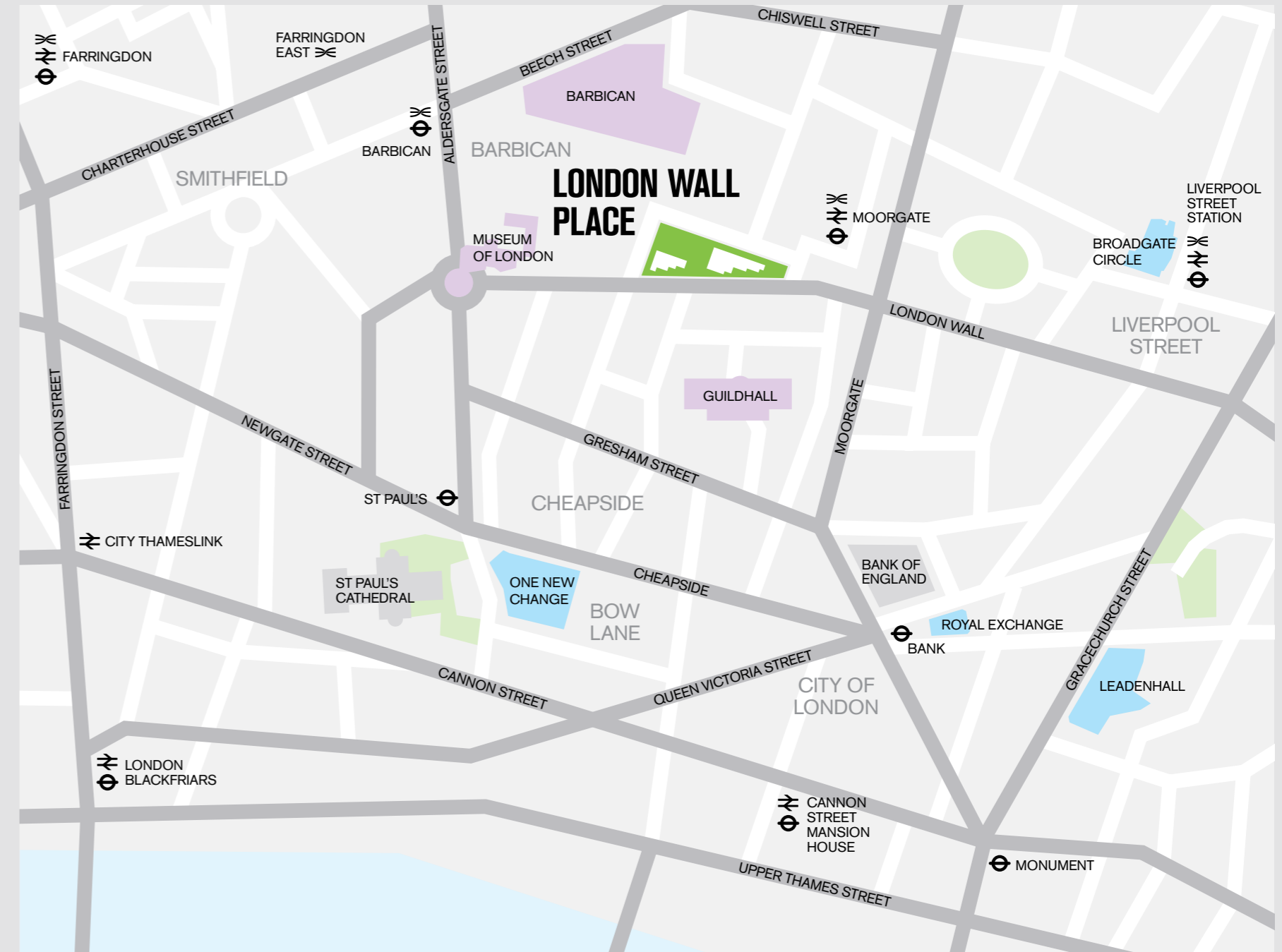


THE PRIME LONDON LOCATION WITH A LIFE OF ITS OWN

LOCAL AREA, LOCAL OCCUPIERS

London Wall Place is a great place to work. The Heron and Roman House residential developments establish it as an equally desirable place to live. The Barbican also boasts an international programme of music, theatre, dance, cinema and art available to all.

Retail at London Wall Place will complement the variety of cafés, restaurants, bars and shops nearby and at the local shopping centres of One New Change, Cheapside, Royal Exchange and Broadgate Circle.

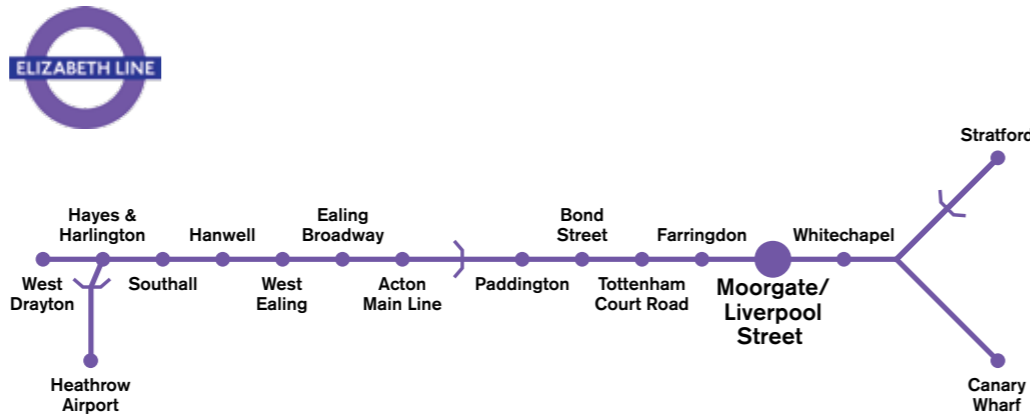


SUPERBLY WELL CONNECTED

TRANSPORT LINKS

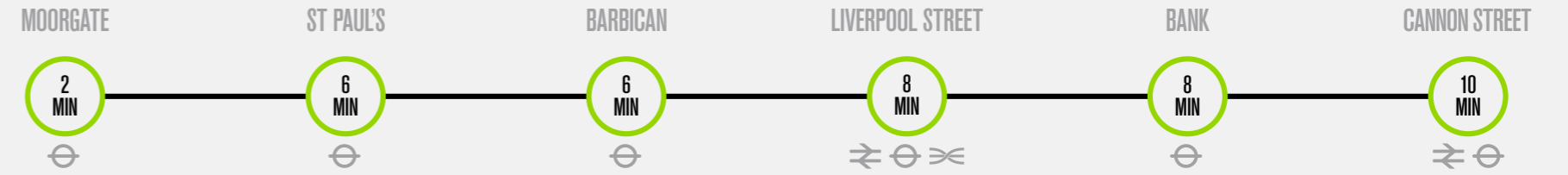
As Moorgate, Barbican, Bank, St Paul's and Liverpool Street Underground stations are all within a 5 minute walk, London Wall Place is one of the most convenient business destinations in London.

The Elizabeth line opening in 2018 will further improve this location's superb connections and will be accessed via the adjacent Moorgate station and place every central London mainline station within a travel time of just 10 minutes.



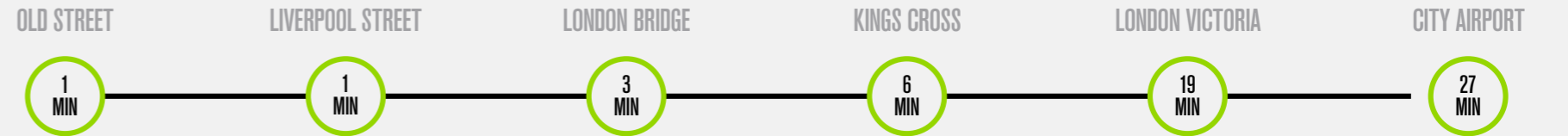
TRANSPORT LINKS

BY FOOT 🚶



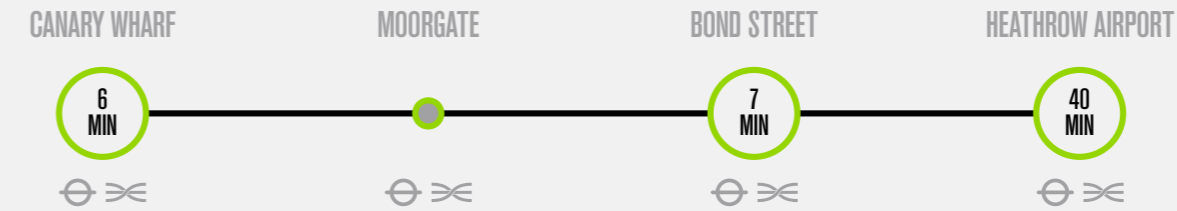
BY TUBE 🚇

FROM MOORGATE STATION



BY ELIZABETH LINE 2018 🚆

FROM MOORGATE/LIVERPOOL STREET STATION





GREEN SPACE IMPROVES
THE QUALITY OF LIFE
BEYOND BUSINESS

PUBLIC REALM

The 45,000 sq ft public realm features remains from the Roman City Wall and a medieval church, surrounded by delightful gardens, tranquil water features and suspended walkways.

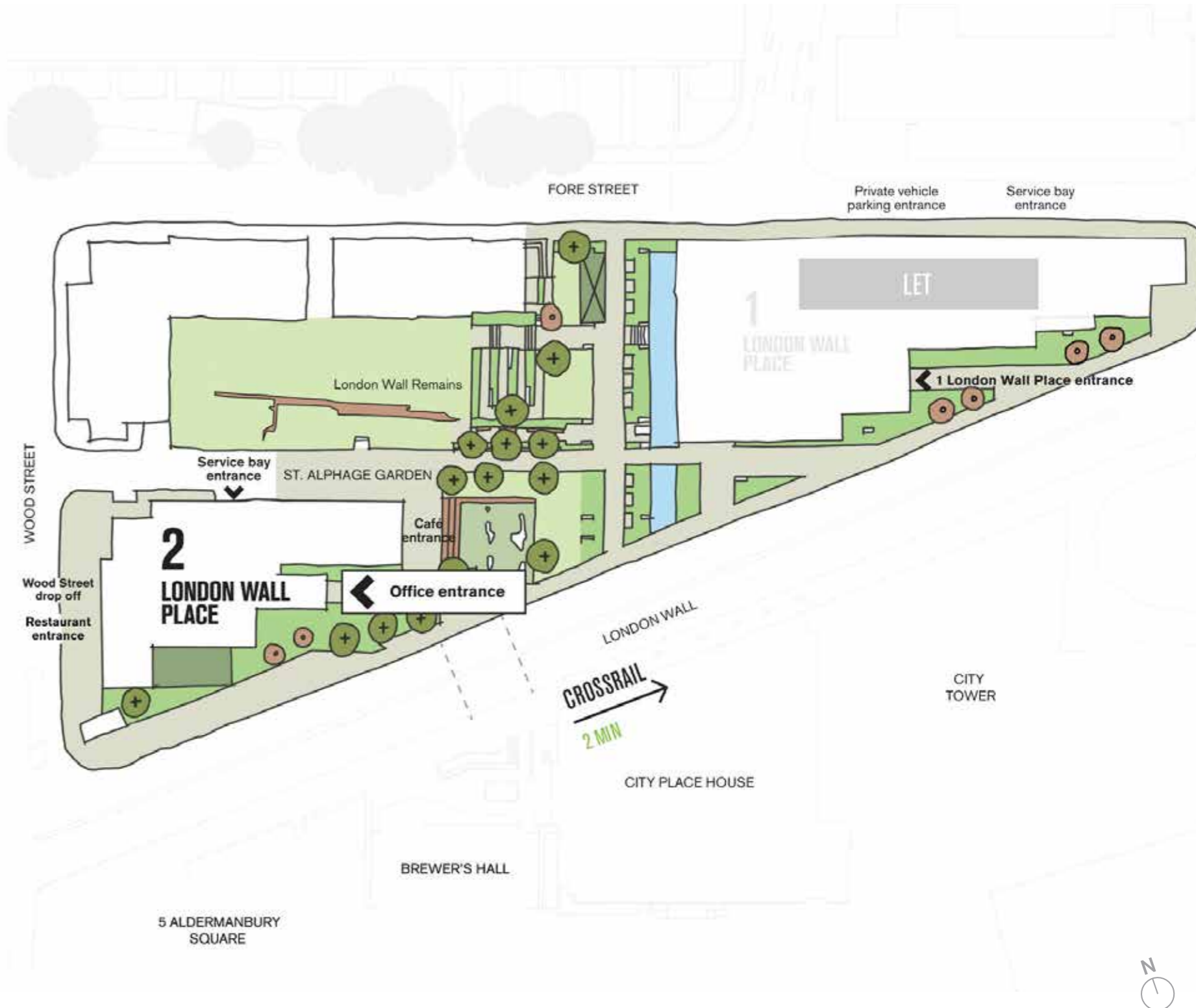
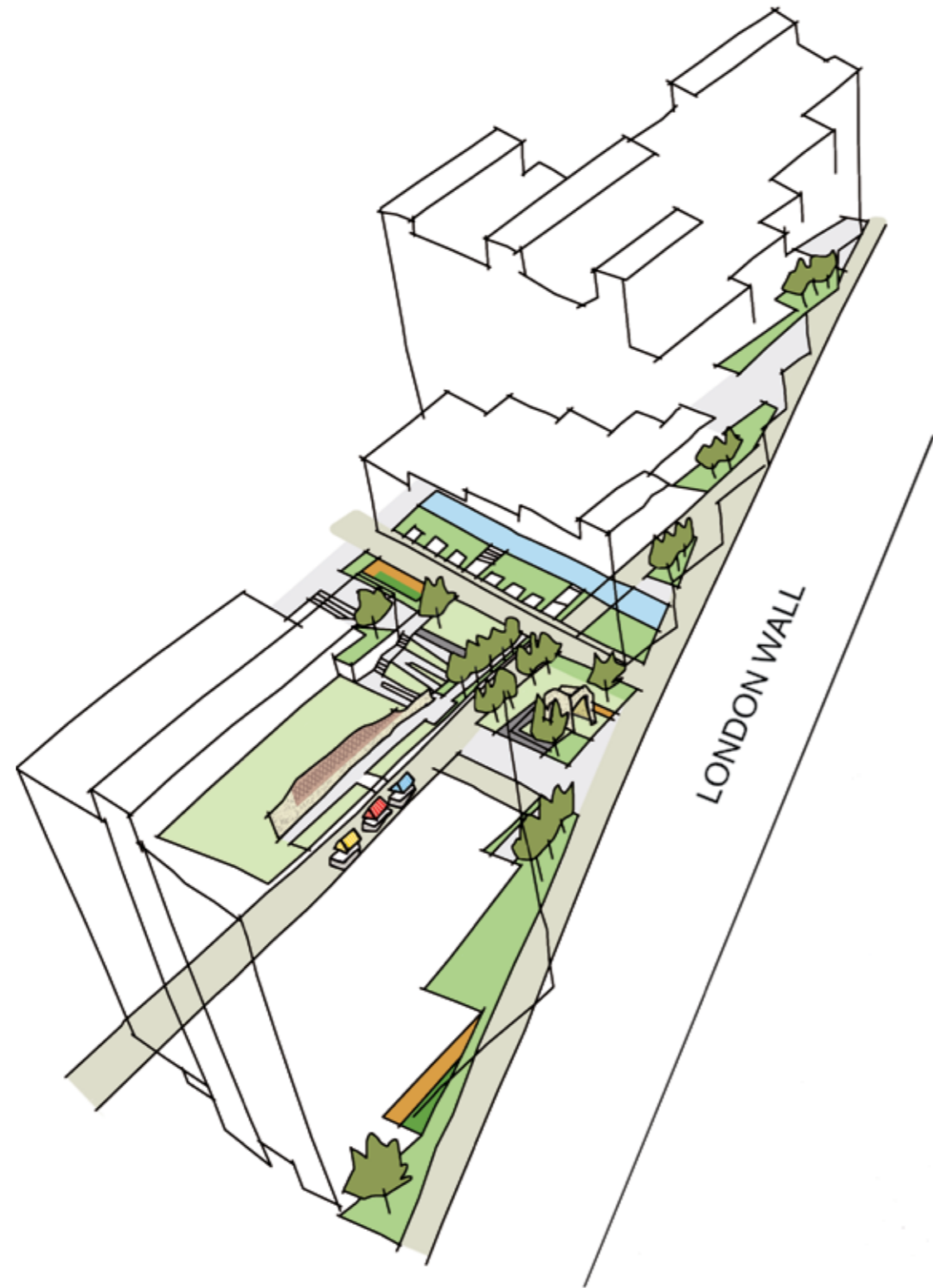


PUBLIC REALM

ONE VISION, TWO FLEXIBLE CONTEMPORARY BUILDINGS

MASTERPLAN

With 70,000 sq ft of new green, accessible space – equivalent to 24 tennis courts – London Wall Place breathes new life into the City. The public realm will be enlivened by restaurants and cafés within the scheme and shops, bars and other amenities around the corner.





GREEN SPACE IMPROVES THE QUALITY OF LIFE

London Wall Place's public realm presents a combination of City gardens with intimate settings around the site's heritage.



DELIVERING MORE
THAN EFFICIENCY
BEYOND BUSINESS

2 LONDON WALL PLACE

2 London Wall Place is a 16 storey, elegant tower that features consistent, highly efficient 12,000 sq ft floor plates with an offset core. Designed for flexibility and capable of reaching an occupational density of 1 person per 10 sq m on all floors, the building also enjoys impressive spaces such as the dramatic three-storey high space on level 16. All the floors of 2 London Wall Place maximise natural light and offer spectacular views across London.



ARRIVE IN STYLE DIRECT
TO YOUR DOORSTEP

ARRIVAL

2 London Wall Place has its entrance along London Wall, facing the public realm. The double height reception offers strong identity from London Wall views of the surrounding gardens and quick access to all floors.



2LWP ENTRANCE



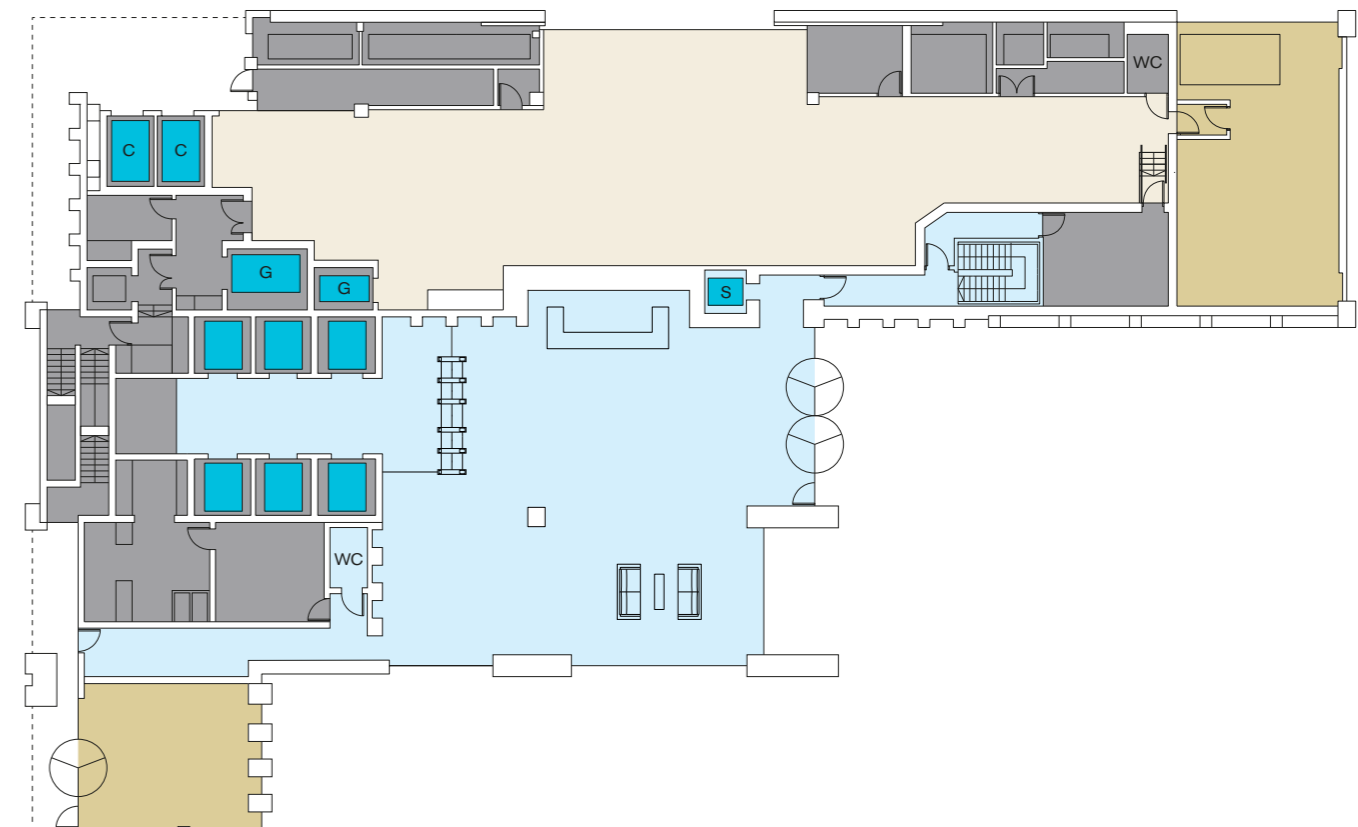
2LWP RECEPTION

2 LONDON WALL PLACE GROUND FLOORPLAN

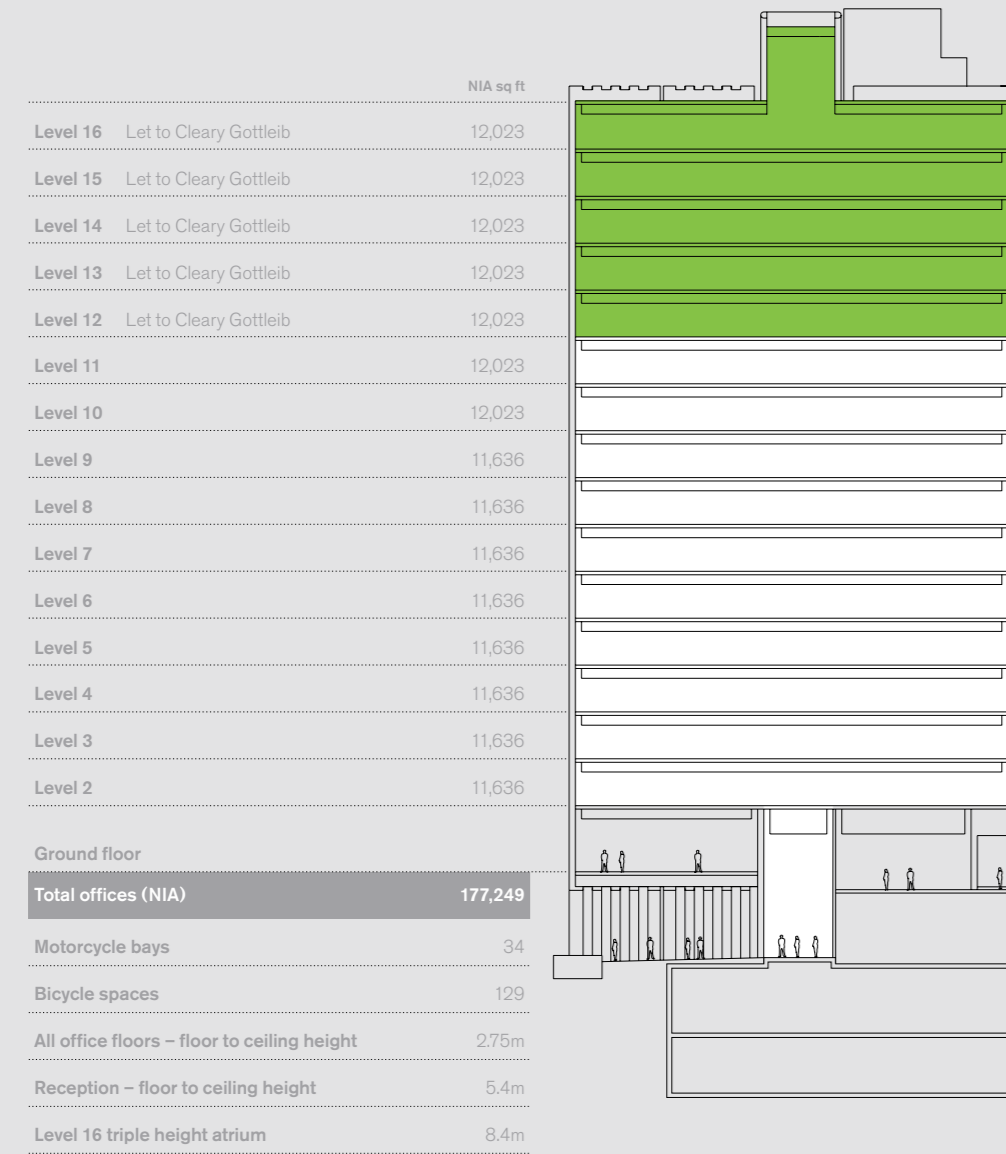


Key

- Core/plant
- Lifts
- G Goods lift
- S Service lift
- C Cycle lift
- Tenant access
- Service bay
- Retail



2 LONDON WALL PLACE SCHEDULE OF AREAS

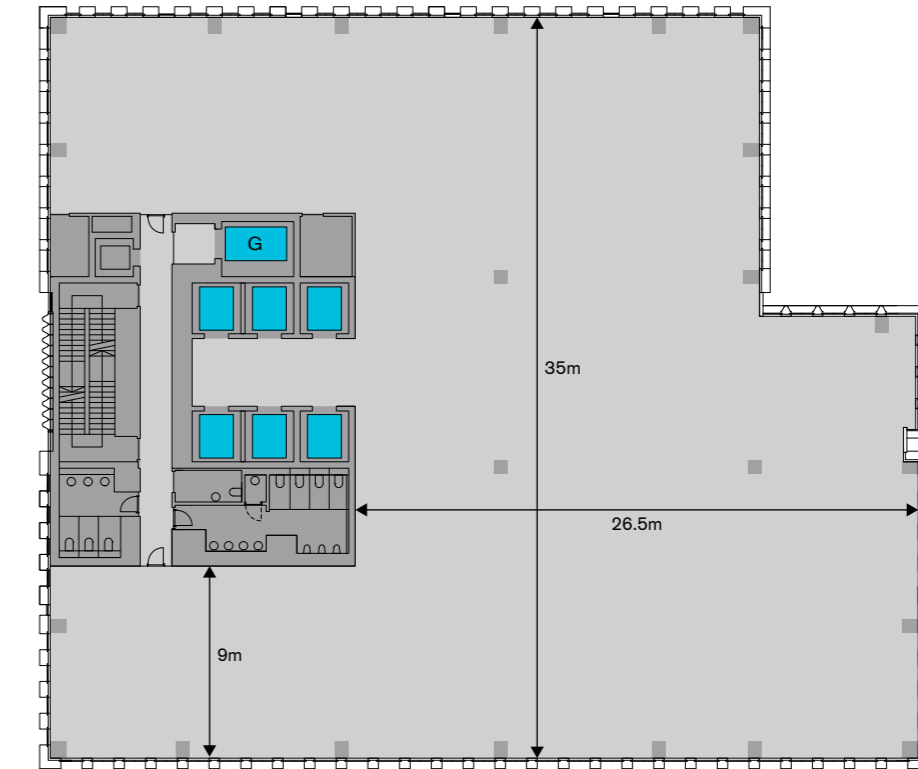


The above net internal areas are estimated only and will be verified upon completion of the building.

2 LONDON WALL PLACE TYPICAL FLOORPLAN LEVELS 2-9 11,636 sq ft



- Key
- Office/demise
 - Core/plant
 - Lifts
 - Goods lift

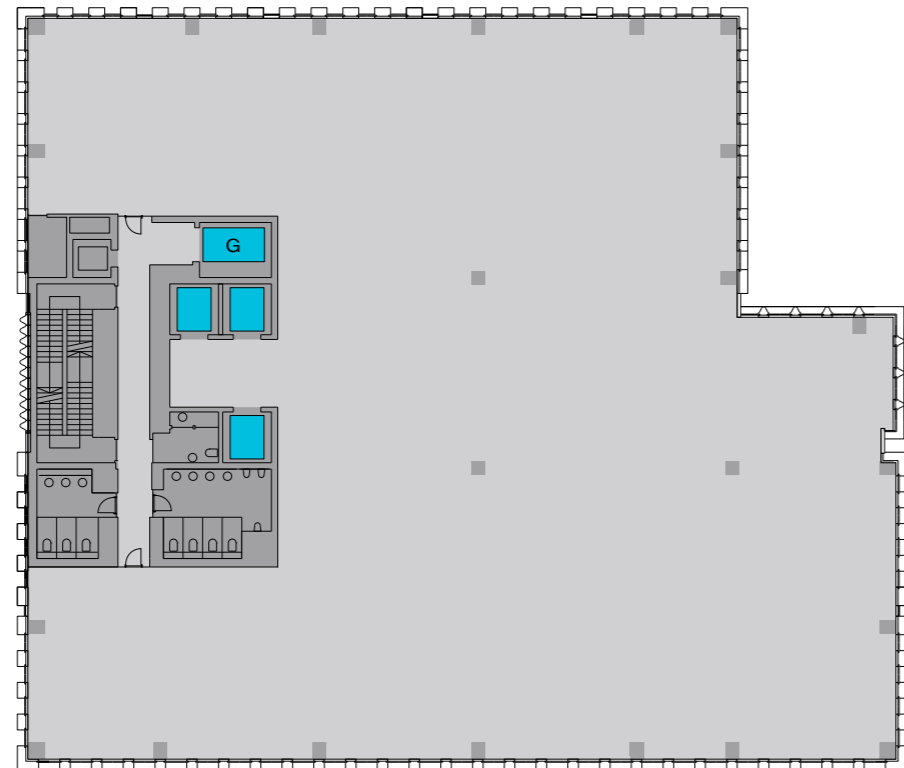


2 LONDON WALL PLACE TYPICAL FLOORPLAN LEVELS 10-12 12,023 sq ft



Key

- Office/demise
- Core/plant
- Lifts
- G Goods lift

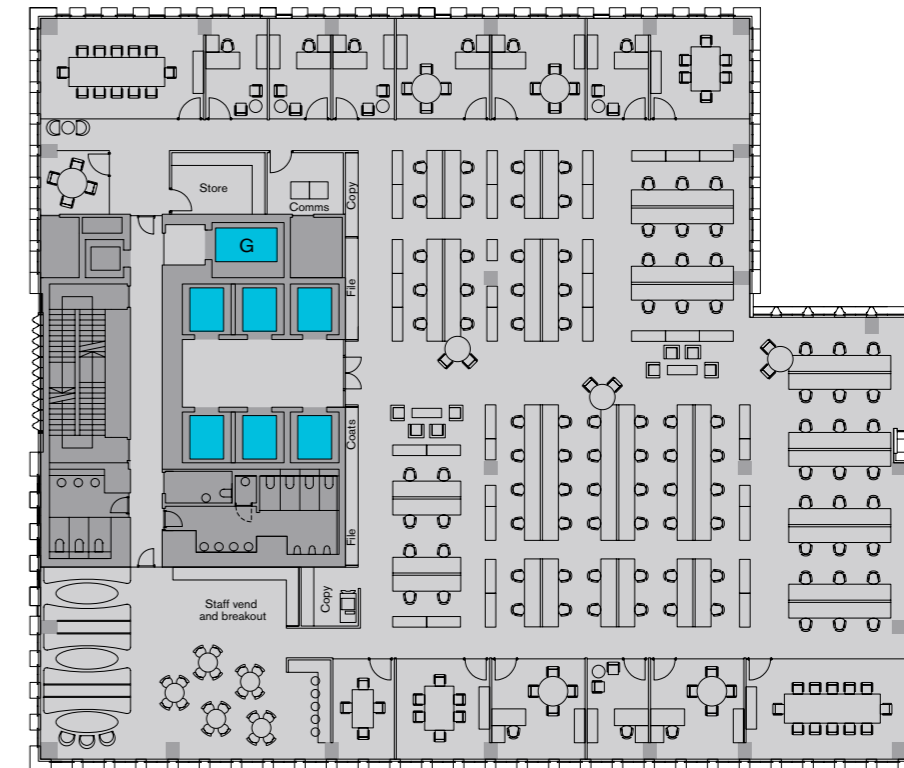


2 LONDON WALL PLACE CORPORATE OFFICE LAYOUT 11,636 sq ft



Key

- Office/demise
- Core/plant
- Lifts
- G Goods lift



Net internal area
1,081.4 sq m/11,640 sq ft

Cellular offices
9

Open plan workstations
100

Total headcount
109

IPR per total headcount
10 sq m/107 sq ft

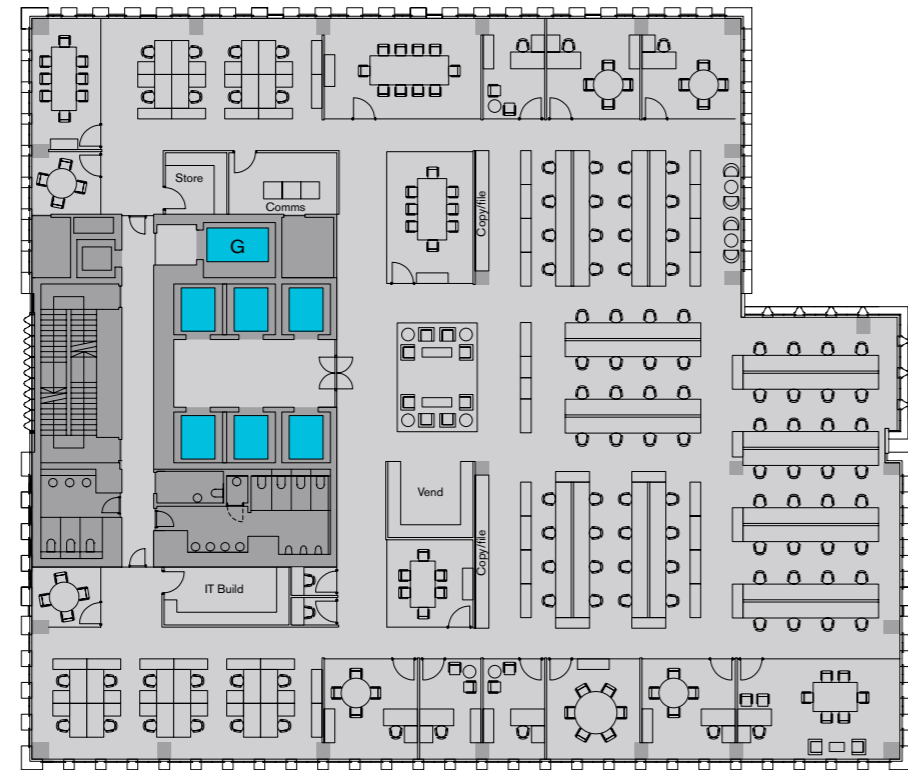
2 LONDON WALL PLACE FINANCIAL OFFICE LAYOUT

11,636 sq ft



Key

- Office/demise
- Core/plant
- Lifts
- G Goods lift



Net internal area
1,081.4 sq m/11,640 sq ft

Cellular offices
8

Open plan workstations
100

Total headcount
108

IPR per total headcount
10 sq m/108 sq ft

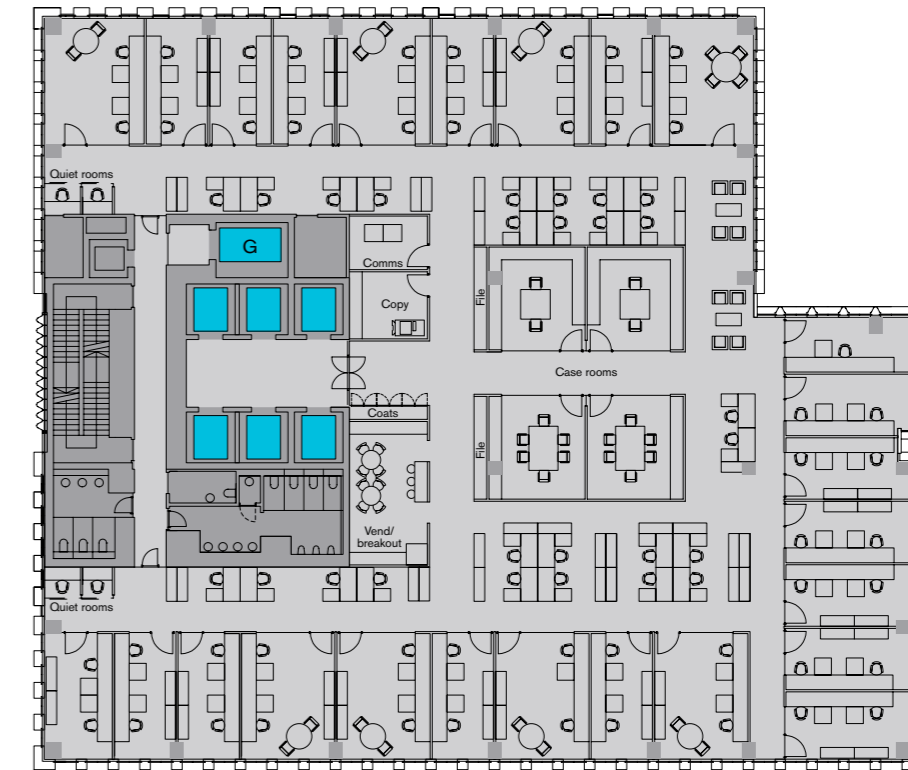
2 LONDON WALL PLACE UK LEGAL OFFICE LAYOUT

11,636 sq ft



Key

- Office/demise
- Core/plant
- Lifts
- G Goods lift



Net internal area
1,081.4 sq m/11,640 sq ft

Double fee earner offices x 24
48

Single fee earner offices
1

Total fee earners
49

Secretaries 1:4 fee earners
15

Legal support 1:14 fee earners
4

Business support
9

Total headcount
77

IPR per total fee earner
22 sq m/238 sq ft

IPR per total headcount
14 sq m/151 sq ft



A NEW DIMENSION
FOR OFFICE LIFE
BEYOND BUSINESS

VIEWS

The upper floors of 2 London Wall Place provide inspiring views across London, while all floors in both buildings overlook the park-like setting below.



VIEW FROM 2LWP LEVEL 16



GREEN SPACE IMPROVES
THE QUALITY OF LIFE

A SUSTAINABLE APPROACH IN EVERY DETAIL

SCHEME SUSTAINABILITY

The approach to sustainability is a holistic one and the long-term environmental management of the buildings will be informed through a dynamic collaboration between London Wall Place Partnership and the occupiers of the two buildings and the estate.

The principles that have informed the sustainability strategy for London Wall Place are the following:

- › In-built flexibility and adaptability to respond effectively to climate change, environment and occupancy
- › Optimisation of natural resource use through the development's life cycle
- › Creation of a comfortable, healthy environment for people to work effectively and efficiently
- › Positive human interface and relationships with individuals and neighbouring communities
- › Mitigate climate change by responding to energy supply and fuel technologies
- › Improvement to the natural environment and biodiversity

The principal features of 1 and 2 London Wall Place are the following:

- › BREEAM 2014 'Excellent' with occupier co-operation. A minimum of 25% improvement over 2010 Part L Building Regulation requirements
- › Designed for the latest environmentally efficient heating, cooling and ventilation systems as well as lighting
- › Intend to use locally and responsibly sourced materials and low carbon structure where possible
- › 2 London Wall Place has 130m² of photovoltaic cells
- › Series of City gardens at street level and private roof gardens throughout building to enhance biodiversity
- › Provide the highest standards for indoor environmental quality through increased ventilation and selection of materials with lowest levels of Volatile Organic Compounds (VOCs)

- › Rainwater and grey water harvesting used in landscape irrigation and façade cleaning
- › Over 300 bicycle spaces within the buildings

2 LONDON WALL PLACE SPECIFICATION

Structure

- › Cladding – metal framed full height double glazed façade system, with projecting external architectural cladding of rectilinear GRC shells and profiled glazed ceramic faience work
- › Floor-to-floor heights:
 - Entrance hall: 5.4m to 9.0m
 - Office levels 2–16: 3.79m (slab-to-slab) 2.75m (floor-to-ceiling)
- › Planning grid: 1.5m x 1.5m
- › Structural grid: 7.5m x 9/12/13.5m (typical)
- › Floor loadings: Office floors designed for imposed loading of 4kN/m² (including 1kN/m² for lightweight partitions)

Public Health Services

- › Design density: WCs 1:10 sq m/person (assuming ratio of 80:40 male:female)

Vehicular Access Provision

- › Integrated taxi and chauffeur drop off from Wood Street
- › Car parking: 1 space at street level
- › Motorcycle parking: 33 bays
- › 118 private bicycle parking spaces
- › Access to the service bay for goods vehicles from Wood Street or St Alphage Garden

Vertical Transportation

- › Design density: Lifts on office floors 1:10 sq m
- › Main lobby: 6 passenger lifts (21 person) at 2.5m/s. Average waiting time 25 seconds
- › Goods lifts: 1 goods lift at 2,500kg

Interior Architecture

- › Entrance hall:
 - Floor: Natural stone
 - Walls: Precast concrete or GRC cladding to columns and pilasters, with bronze finish detailing
 - Ceilings: Profiled glazed ceramic faience, GRC and profiled metal to match external soffits
 - Lift entrances: Stainless steel lift landing doors with bronze finish architraves

Electrical Services

- › Dual 33kV supply to the building secured from UK Power Networks
- › 2.9MVA maximum connect load/3.75MVA (with life safety)
- › Design also incorporates tenants and landlords resilient rising busbars throughout the building with localise tap off units on each floor supplying composite panels for each tenant

› Design criteria:

- Lighting: 8w/sq m
- Small power: 25w/sq m
- Supplementary: 10w/sq m spare
- People: 1 person/10sq m

Mechanical Services

- › The design is based on EC Fan Coil Units mounted above ceilings in the office areas
- › Tempered fresh air is provided by on-floor air handling units which draw fresh air from louvres in the façade
- › Security:
 - Full compliance with CPNI and Home Office guidelines
 - CCTV system designed in association with the Association of Chief Police Officers – Designed to comply with BS EN 50132: 2012
 - 24 hour security monitoring all entrance points, from dedicated security control room
 - Dedicated rooms designed for secure screening of incoming items
 - Diverse telecommunication feeds

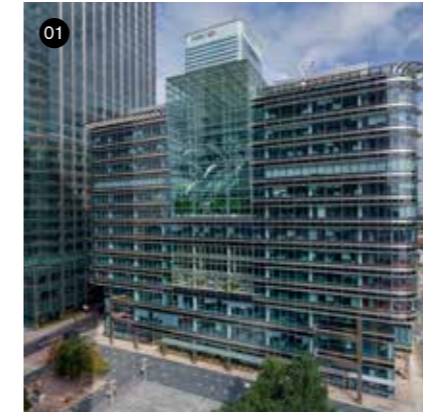
Dedicated Tenant Space

- › Provision of space for tenant plant and storage within the basement

CREDENTIALS AND COMMITMENT

FROM VISION TO REALITY

- › The London Wall Place site is owned by a partnership of two global developers: Brookfield and Oxford Properties
- › Both partners are at the forefront of the industry and, between them, manage \$110 billion in assets worldwide
- › They bring insight, experience and strong balance sheets to this visionary project, combined with a long-term approach to development
- › Their commitments in this area include 99 Bishopsgate, 100 Bishopsgate, Principal Place, Watermark Place, The Leadenhall Building and the Royal Exchange



Brookfield Property Partners

Brookfield Property Partners (NYSE: BPY; TSX: BPY.UN) is one of the world's largest commercial real estate companies, with over \$65 billion in total assets. We are leading owners, operators and investors in commercial property assets, with a diversified portfolio that includes over 150 premier office properties and over 170 best-in-class retail malls around the world. We also hold interests in multifamily, triple net lease, industrial and hospitality assets.

Brookfield owns and manages over 8 million square feet of Grade A office space in London. This portfolio includes major tenants such as Amazon, BP, Deutsche Bank, Korea Development Bank,



McGraw Hill and Latham & Watkins at premier properties such as 99 Bishopsgate, Leadenhall Court, Moor Place, Aldgate Tower and 20 Canada Square. In 2015, Brookfield Property Partners and QIA formed a joint venture partnership to purchase the Canary Wharf Group, which consists of over 7 million square feet of premier office and retail property and 11 million square feet of future mixed-use development.

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For more information about visit: www.brookfield.com



Oxford Properties

Oxford Properties Group is a global platform for real estate investment, development and management, with approximately 2,000 employees and close to C\$40 billion of real estate assets that it manages for itself and on behalf of its co-owners and investment partners. Established in 1960, Oxford was acquired in 2001 by OMERS, one of Canada's largest pension funds with over \$72 billion in assets. Oxford has regional offices in Toronto, London and New York, each with investment, development and management professionals who have deep real estate expertise and local market insight.



Oxford now has approximately C\$8 billion of assets under management in Europe, with a focus on core office and high street retail assets in Central London and Paris.

For more information about visit: www.oxfordproperties.com

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- 02 Brookfield Place, Brookfield
- 03 The Leadenhall Building, Oxford Properties
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All plans are for indicative purposes only. August 2016.



LEVEL 16

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