

west gate

MIND
MILANO INNOVATION DISTRICT

Horizon

EXCLUSIVE AGENTS

CBRE



DILS

Imagine if...

▶ **PLAY VIDEO**

1 mn SQM
surface area

335,000 SQM (SLP)
public anchors

100,000 SQM (SLP)
other public space

480,000 SQM (SLP)
Private Development -
Mixed use real estate

€2.6 bn
Gross Development Value

2030
target completion

 275,000 SQM of grade a offices (GLA)

 30,000 SQM of co-working (GLA)

 35,000 SQM of laboratories and light industrial (GLA)

 1,000 BTR or serviced apartments

 3,000 student accomodation beds

 35,000 SQM of retail (GLA)

 600 hotel rooms

 **PROJECT TARGETS**
to deliver project in line with Resilient Cities Index

 40 HECTARES of public open space

 €50m+ investment in revenue generating infrastructure

 €20m venture and social impact investing

 60,000 people living and working

 500+ innovation focused workers within the Village from 2021

 10,000 daily users of hospital fully operational in 2021/2022



MIND benefits from Milan's excellent infrastructure and transportation

PROXIMITY TO THE AIRPORTS

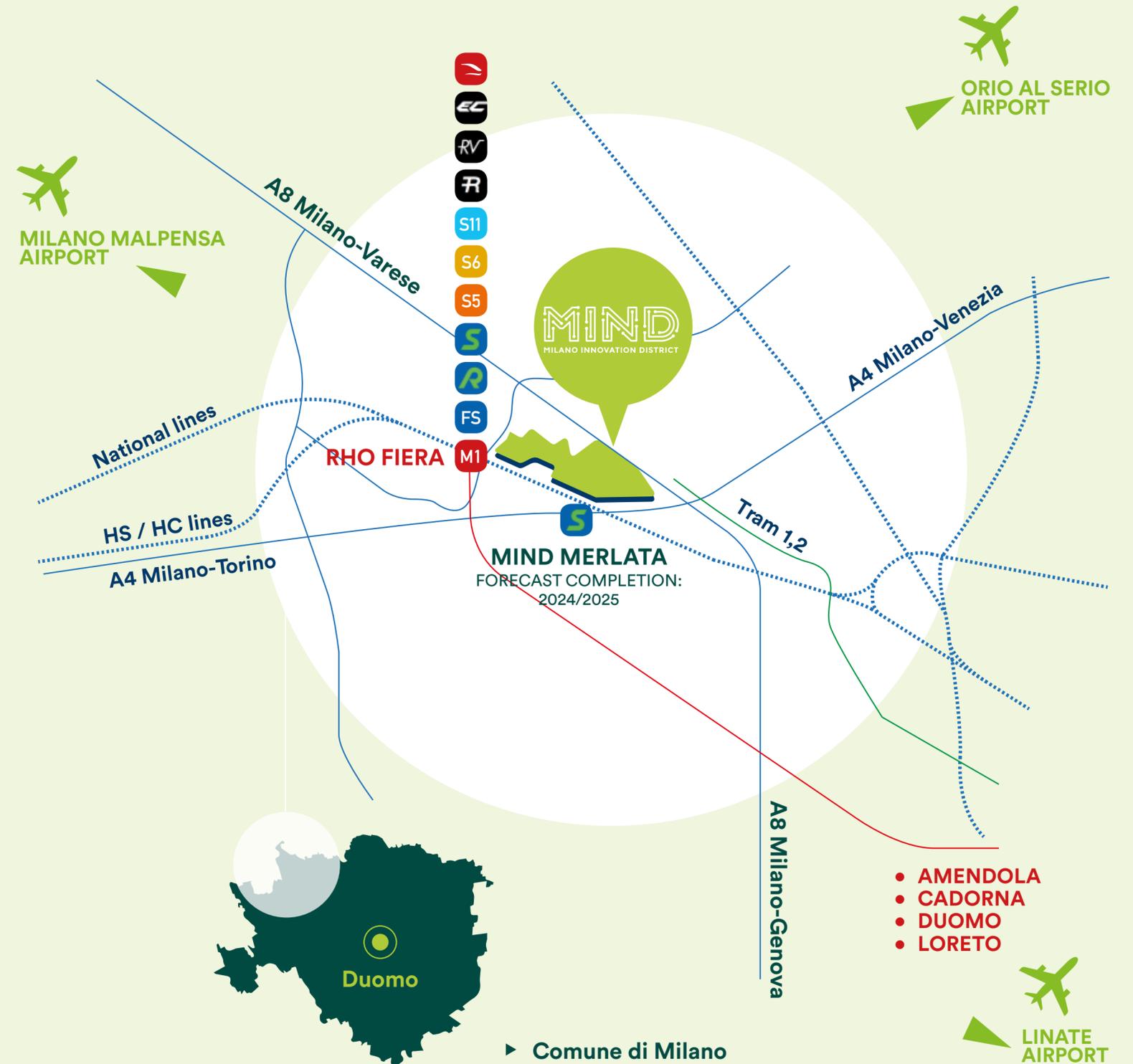
| | |
|--------|-------------------------|
| 20 min | Milano Malpensa Airport |
| 30 min | Linate Airport |
| 45 min | Orio al Serio Airport |

DIRECT CONNECTIONS WITH HIGH-SPEED RAIL

| | | |
|--|------------------|----------|
| | Venezia S. Lucia | 2h 47min |
| | Torino P.ta Susa | 38min |
| | Roma Termini | 3h 20min |

DIRECT CONNECTIONS TO THE CITY AND THE HINTERLAND

| Metro every 4 min | | Train every 10 min | | Train every 30 min | |
|-------------------|----------|--------------------|-------------------|----------------------------------|--|
| 14 min | Amendola | 12 min | Milano Centrale | Varese-Milano Passante-Treviglio | |
| 20 min | Cadorna | 16 min | Milano Garibaldi | Novara-Milano Passante-Treviglio | |
| 24 min | Duomo | 25 min | Milano Cadorna | Chiasso-Como-Milano-Rho | |
| 31 min | Loreto | 25 min | Milano Repubblica | | |



GALEAZZI HOSPITAL

(FORECAST COMPLETION: 2022)
Under construction state of the art hospital with over 500 beds

FONDAZIONE TRIULZA

(OPERATIONAL)
Lab-Hub for Social Innovation, Third Sector and Civil Economy

FEDERATED INNOVATION@MIND

(OPERATIONAL)
MIND Marketing suite

HUMAN TECHNOPOLE

(OPERATIONAL, FORECAST COMPLETION: 2026)
Life Sciences Research Centre

UNIVERSITY OF MILAN

(FORECAST COMPLETION: 2025)
University of Milan's Science Campus

TRANSPORT HUB

(OPERATIONAL)
Metro, Regional and High Speed Rail

MIXED USE ZONE 2

(FORECAST COMPLETION: 2028)
Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

MIXED USE ZONE 3

(FORECAST COMPLETION: 2031)
Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

MIND MERLATA STOP

(FORECAST COMPLETION: 2024/2025)
Location of the new train station



west gate

FORECAST COMPLETION:
2024 first part, 2026 second part

Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

MINDVILLAGE

OPERATIONAL FROM:
2022

Commercial Workspace, Laboratories, Retail, Amenities and Marketing Suite

- COMMERCIAL
- RESIDENTIAL
- RETAIL
- HOTEL
- LIGHT INDUSTRY-LAB
- STUDENT HOUSING
- PUBLIC PROGRAMME
- PUBLIC PROGRAMME PARKS
- PARKING
- TECHNOPOLO

Zenith & Molo



THE HIVE



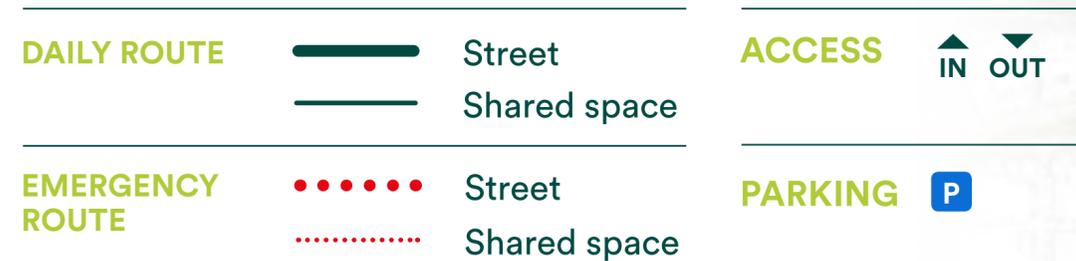
Visionary corporates have already chosen MIND as their home. They are the minders



Village Pavilion



MIND benefits from great accessibility and infrastructure, and its mobility services are already active

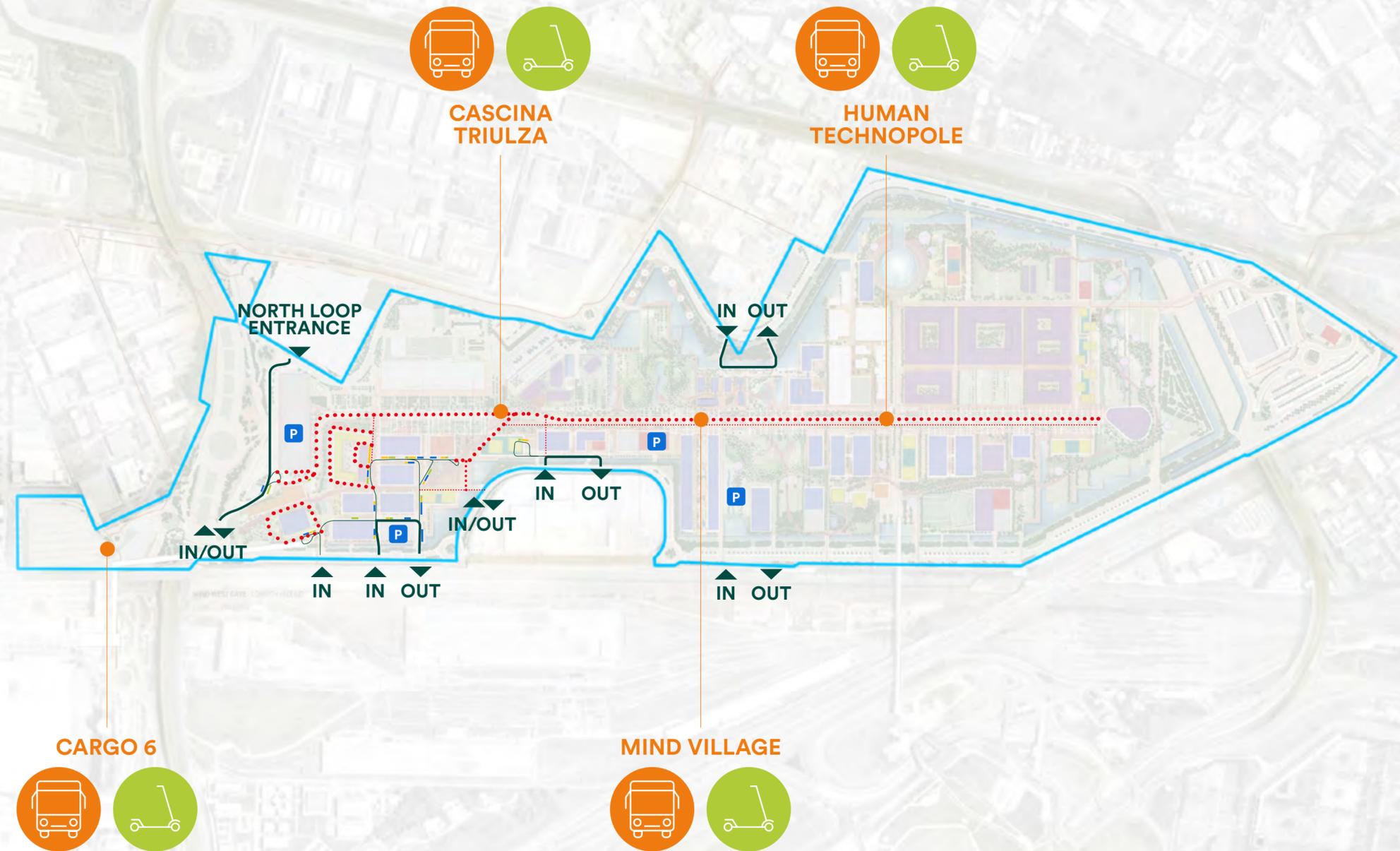


- 
MIND TRANSFER
 e-shuttle service with 4 STOPS:
 CARGO 6 / CASCINA C1 / MIND VILLAGE / PALAZZO ITALIA
 active 7.30 to 20.00 / monday to friday

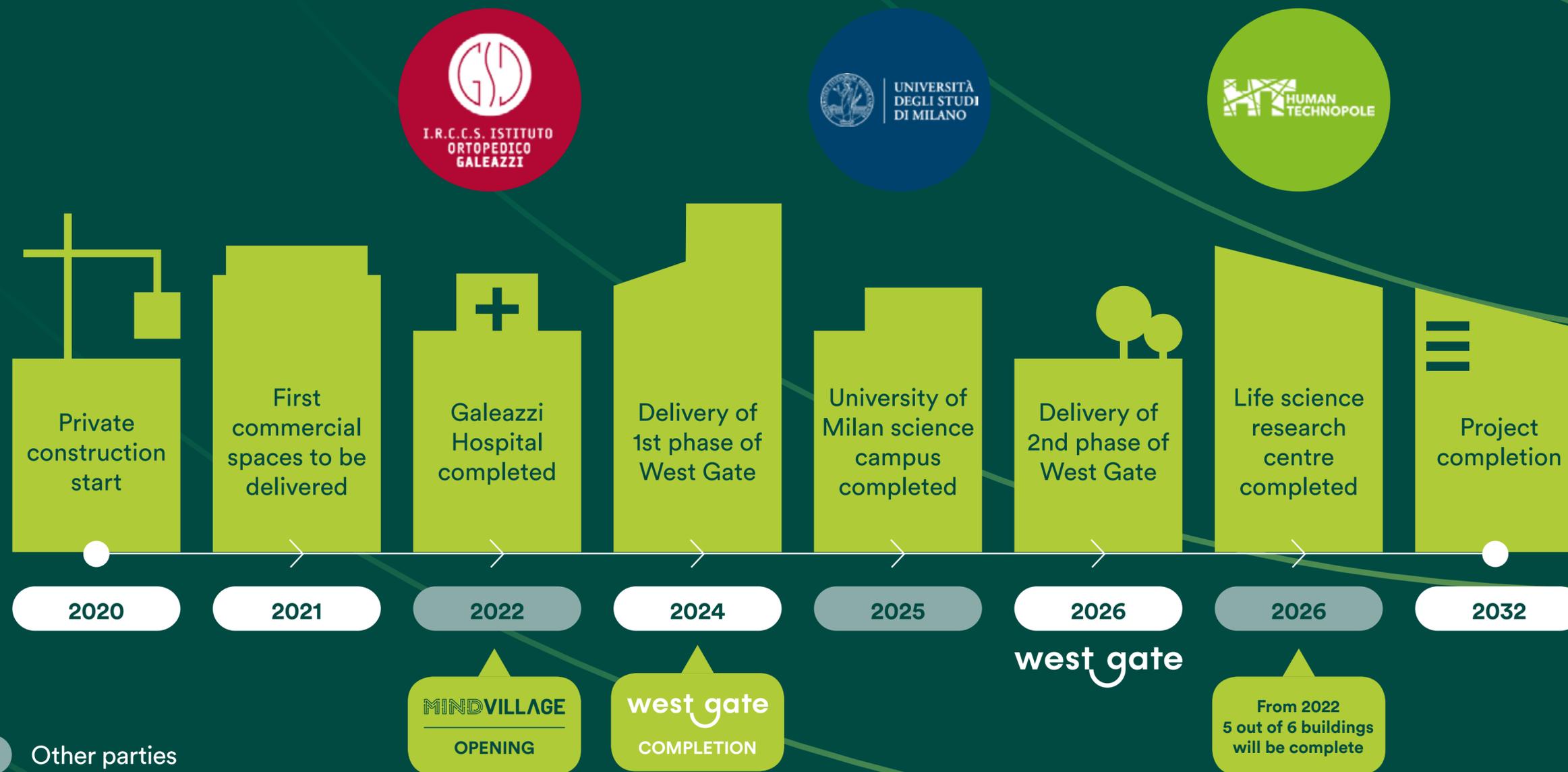
- 
MIND SHARING
 e-mobility sharing service
 25 personal vehicles powered by Helbiz

- 
MIND TAXI
 TAXI service (official fares of Comune di Milano)
 h24 7/7days
 reservations: free contact center or on-line

- 
MIND NCC
 car rental with driver NCC (paid service)
 h24 - 7/7days
 reservations: free contact center or web form



MIND has opened its doors to the public in 2022 and it is continuing its development



WestGate: Nurturing innovation every day

The first mixed-use
milestone
carrying the whole
District's vision



**Welcome to West Gate,
the place to stay, work, live,
connect and enjoy**

MOLO
To work

| | |
|------------------|-------------------|
| Office GLA | 2,837 sqm |
| Office GLA | 6,375 sqm |
| Retail GLA | 2,700 sqm |
| Total GLA | 17,450 sqm |

WG HOSPITALITY
To stay

WG LIVING
To live

ZENITH
To work

| | |
|------------------|-------------------|
| Office GLA | 20,767 sqm |
| Retail GLA | 640 sqm |
| Total GLA | 21,407 sqm |

HORIZON
To work

| | |
|------------------|-------------------|
| Office GLA | 20,218 sqm |
| Retail GLA | 300 sqm |
| Total GLA | 20,518 sqm |

INNOVATION HUB
To work

| | |
|------------------|------------------|
| Office GLA | 7,075 sqm |
| Retail GLA | 760 sqm |
| Total GLA | 7,835 sqm |

COMMON GROUND
To enjoy



West Gate benefits from **key location**, **accessibility** and **infrastructure**

The project has an excellent connection thanks to both private and public means of transports which are located within the major regional infrastructure system.

Also, MIND is part of a larger development area that includes the mixed used development of Cascina Merlata and that will generate a new Milanese destination.



Horizon

To work





Horizon is convinced with State-of-the-art materials and design principles to respect the environment and sustain humans



**Work & leisure, formal & casual,
privacy & openness: the contrasts
innovation relies on to spark**



Stacking plan

GLA sqm

8 Office 1,690

7 Office 2,343

6 Office 2,343

5 Office 2,343

4 Office 2,343

3 Office 2,343

2 Office 2,343

1 Office 1,681

0 Lobby 1,748

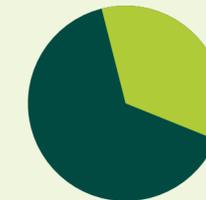


Monotenant layout



● Toilets ● Stairways, elevators

Support spaces:
 3 L meeting rooms
 4 M meeting rooms
 4 S meeting rooms
 8 phone booths
 2 quiet rooms
 2 copy areas
 2 project space
 2 wardrobes
 1 lockers room
 1 break area



31%

69%

Work desks:
 96 desks
 19 closed offices

Open spaces

Closed spaces

83%

17%

Max floor crowding: **257**

Total desks: **135**

Bitenant layout



● Toilets ● Stairways, elevators

Tenant 1

Support spaces:
2 L meeting room
2 S meeting room
1 modular meeting room
2 phone booths

1 quiet room
1 copy area
1 wardrobe
1 lockers room
1 break area



44%

56%

Work desks:
48 desks
5 closed offices
4 reserved desks

Open spaces

92%

Closed spaces

8%

Max floor crowding: **128**

Total desks: **72**

Tenant 2

Support spaces:
2 L meeting room
2 S meeting room
2 modular meeting room
2 phone booths

1 quiet room
1 copy area
1 wardrobe
1 lockers room
1 break area



45%

55%

Work desks:
24 desks
6 closed offices
4 reserved desks

Open spaces

96%

Closed spaces

4%

Max floor crowding: **128**

Total desks: **72**

Exclusive agents

CBRE

CBRE

Piazza degli Affari 2
20123 Milano

+39 02 9974 6000
agency.italy@cbre.com

www.cbre.it

DILS

DILS

Piazza Armando Diaz, 7
20123 Milano

+39 02 80 29 211
office@dils.com

www.dils.com



Thank you

Disclaimer

This presentation has been prepared and issued by Lendlease Europe Holdings Limited (“LEHL”). None of LEHL, Lendlease, nor any of their respective associates or directors makes any warranties or representations regarding the timeliness, quality, accuracy or completeness of the information in this document. Recipients must make their own independent assessment, after making such investigations as they deem necessary (including independent analysis of any other information they consider relevant). This presentation does not constitute a recommendation by, or advice from LEHL, Lendlease, nor any of their respective affiliates, associates or any other person to any recipient of this presentation. Investors and recipients of this presentation must rely on their own representatives and advisers, including their own legal advisers and accountants, as to legal, tax and related matters.

In particular, any targets, projections, estimates, forecasts and opinions necessarily involve significant elements of subjective judgement, assumptions as to future events and analysis, which may or may not be correct and each recipient of this presentation should satisfy itself in relation to such matters. There are usually differences between projected and actual results and these differences may be material. Neither LEHL, Lendlease, nor any of their respective associates or directors guarantee the future success of any investments, the repayment of capital or any particular rate of capital or income return. Investment-type products are subject to investment risk, including the possible loss of capital invested. The information contained in this presentation is confidential and is provided for the exclusive use of the recipient.

This presentation may not be copied or distributed (except to the recipient’s professional advisers, who must be informed of its confidentiality) and the recipient and its professional advisers must keep confidential all matters contained within it which are not already in the public domain or subsequently become public other than through the fault of the recipient or its advisers.

By receiving and retaining this document, investors agree to be bound by and observe these confidentiality restrictions. Unless otherwise indicated, information contained in this presentation is current only as at the date of issue of this presentation.