

**60**  
**ALDGATE**  
LONDON EC3

A NEW LEGACY FOR LONDON

# 60

## ALDGATE

LONDON EC3

### CONTENTS

04	EXECUTIVE SUMMARY
08	THE LOCATION
24	THE SITE
32	THE DEVELOPMENT
52	DEAL STRUCTURE
70	FURTHER INFORMATION
70	CONTACTS

A NEW LEGACY FOR LONDON

# A new London landmark like no other.

60 Aldgate will comprise c.250,390 sq ft (23,262 sq m) of best-in-class highly sought after office space in an under supplied, yet highly desirable part of London.

A surge in growth and excitement around Aldgate, the evolution in London transport and the access to world-class talent all combine to paint an intriguing picture. A groundbreaking development, a sought after location, an opportunity not to be missed.

- Landmark City of London Office Development Opportunity.
- Situated in the heart of Aldgate, the key link in London's 'Growth Belt'. Historically centred around Silicon Roundabout, London's innovation and creativity hub now stretches from King's Cross, through Shoreditch, Aldgate and towards the south-eastern City fringe.
- To be held on a new 500-year lease geared to 5% of rents receivable subject to a minimum rent payable during development.
- 60 Aldgate is part of a wider development that includes the Canopy by Hilton and The Haydon, respectively providing hotel and residential facilities.
- The scheme will comprise c. 250,390 sq ft (23,262 sq m) NIA of newly developed and highly sought after office accommodation in an under supplied, yet highly desirable part of London.
- Designed by ACME architects with a 'Best in Class' professional team, progressed to Stage 3 design including agreed structural solutions with Transport for London 'TfL'.
- The site has been fully assembled with all land required to enable the development now in the ownership of 4CM2 Limited and TfL.
- A surrender of the air rights over part of the development has been agreed and documented from London & Continental Railways.
- Conditional agreement exchanged with TfL in November 2022 for a 2-year option. Development Agreement and Agreement for Leases and associated documents all appended in an agreed form.
- A deed of variation to the s106 has been entered into with the City of London Corporation to 'separate' the office site from the wider estate.
- Offers are sought for 100% of the shares in the vehicle that will own the Long Leasehold interest in 60 Aldgate.

## EXECUTIVE SUMMARY





60  
ALDGATE

10 Trinity  
Four Seasons

120  
Fenchurch

The  
Scalpel

Bank  
Junction

City Tower  
Cluster

Whitechapel  
Building

Liverpool  
Street

70  
St Mary Axe

One  
Bishopsgate

Houses of  
Parliament

40  
Leadenhall Street

Hyde  
Park

One Braham  
BT HQ

100  
Bishopsgate

Aldgate  
Tower

Broadgate

The  
Haydon

Canopy  
by Hilton

The City's latest  
business hub  
offers the setting,  
the value and  
the talent.

THE LOCATION



000,000  
annual visitors to London

# The London powerhouse.

With investors committing £2.2bn into London offices in Q1 2023, it is clear that London is a powerhouse of global significance.

With its education pathways, linguistic capabilities and the natural advantage of the UK time zone, it comes as no surprise that London attracts more HQs than anywhere else in Europe.

## THE LOCATION



£3.9m

of funding invested into the locality through the Aldgate BID, further-improving the community, security and culture of the area



£2.2bn

invested into London offices in Q1 2023



4m sq ft

leased in Central London during H1 2023



\$47bn

value of London's ecosystem



800,000

creatives serving or employed by businesses around the City



2030

London's timeframe to become a zero carbon, zero pollution city



#1

London is the top destination for US companies growing internationally



5,000,000

annual visitors to London

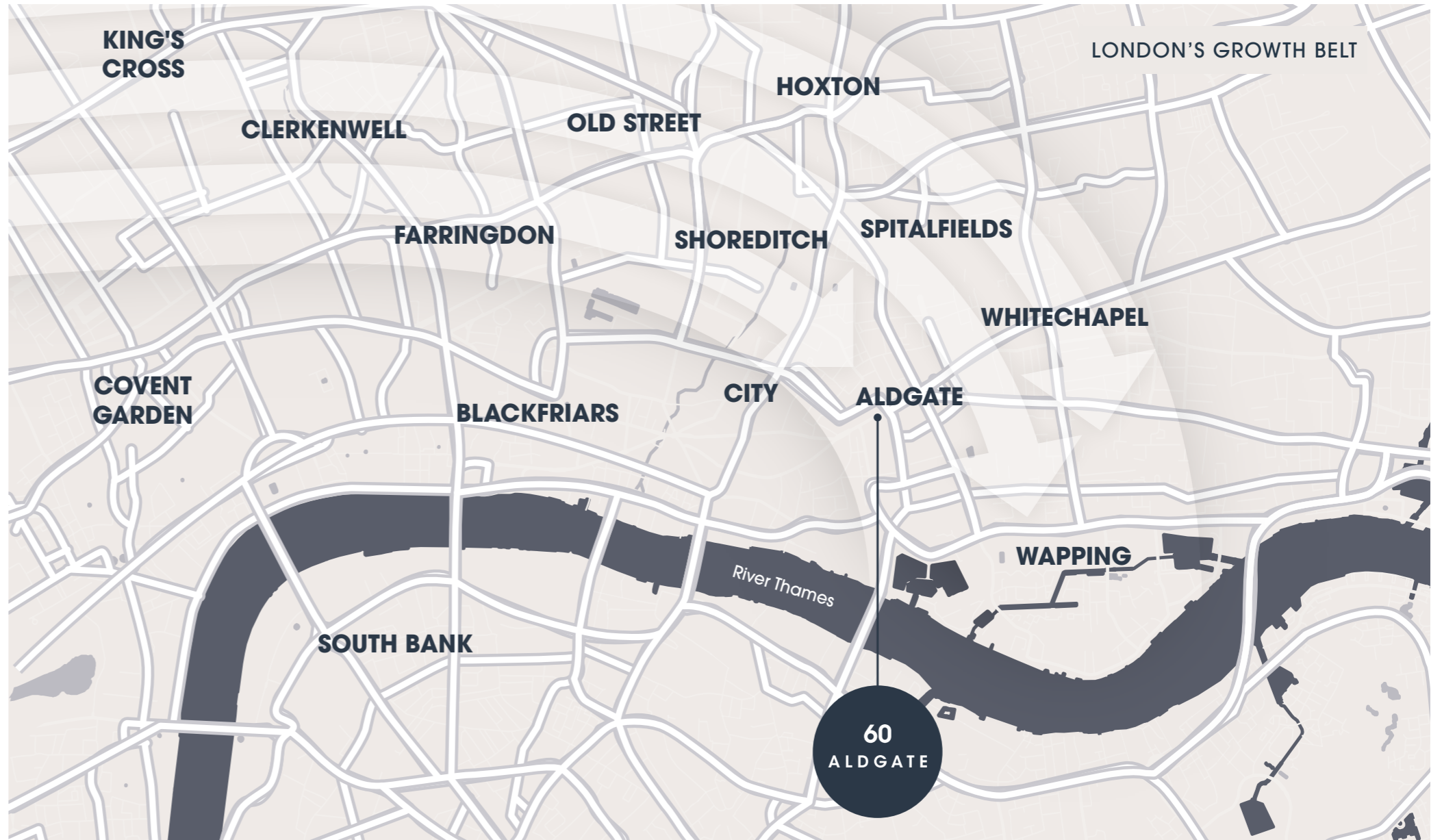
# Aldgate – the key link in London’s ‘Growth Belt’.

Aldgate is reaping the rewards of a location that straddles both the ‘Growth Belt’ and the City of London. Offering great value, desirable amenities and unparalleled connectivity.

## TENANT MIGRATION

London’s growth and creativity hub is now so much more than simply Shoreditch, Old Street and the ‘Silicon Roundabout’. The vibrant, creative extension of this zone now stretches from King’s Cross, through Shoreditch, Aldgate and towards the south-eastern City fringe. With major occupiers already opting to move into the area, the case for Aldgate is clearly compelling.

# ALDGATE



Tenant migration from more traditional areas of the city to the ‘Growth Belt’ has been a clear trend in recent years. Global firms including Amazon (Shoreditch), Google (King’s Cross) and Microsoft (Liverpool Street) all occupy spaces in this area. Aside from the desirable location, there is economic sense to this trend too.

A thriving market in its own right, the local area is also complemented by culture and activity that stands up to anything on offer in the rest of the city.

< ALDGATE SQUARE & ALDGATE TAP





< ALDGATE SQUARE  
 > THE CULPEPER



< FOUR SEASONS HOTEL



## ALDGATE APPEAL

Aldgate's ancient roots are clear to see - be that at the picturesque Aldgate Square (overlooked by St. Botolph's parish church) or further to the south at the London Wall at Tower Hill.

The old is well-balanced with the new, though. Sometimes known as 'The Dormitory Quarter', the area benefits from a wealth of world-class hotels. The Andaz by Hyatt as well as The Four Seasons are just two examples of the luxury on offer nearby.

The site itself features the first 'Canopy' brand hotel opened by Hilton in London. It offers 340 guest rooms, event space, dining and a rooftop bar.



Reputable dining options are plentiful with the likes of Caravaggio, Fish Market and Amber pulling people in from across the City.

At the other end of the scale, locals are also enjoying the City's trademark street food and pop-up options that have made areas such as Soho and London Bridge so popular in the past.

Professionals in the area are also congregating at high-end bars such as Jin Bo Law on the 14th floor of the Hotel Saint and the PocketSquare Skyline Bar & Terrace.

^ ALDGATE STATION  
 < FENCHURCH STREET FOOD MARKET

# ALDGATE



< ALDGATE SQUARE  
 > WHITECHAPEL GALLERY



## CULTURE

A popular destination in London with a well defined cultural and retail pull and major tourist attractions.

To the north of the development sits the iconic Spitalfields Market and Truman Brewery, occupied by independent clothing and jewellery stalls, gourmet street food and high street retail stores.

The Whitechapel Art Gallery sits close by and has previously hosted exhibitions from notable artists such as David Hockney, Jackson Pollock and Mark Rothko.

The historic City of London expands to the west whilst Tower Bridge, the River Thames and the South Bank are all accessible to the south of the development.

Meanwhile, the area is bordered by hugely popular districts such as Shoreditch, Spitalfields and Old Street – all within walking distance.

## ESTABLISHED INFRASTRUCTURE

This is an area already served by regular, reliable travel infrastructure. Whether that be through public transport via the Elizabeth Line and National Rail connections at Liverpool Street and Whitechapel, the Underground and local buses at Aldgate or even via the Cycle Superhighway which safely connects large swathes of the city. You're never far from where you need to be.



< ELIZABETH LINE AT LIVERPOOL STREET  
 > SPITALFIELDS MARKET





## LOCAL OCCUPIERS

### FOOD AND DRINK

- 1 Three Tuns Aldgate
- 2 The Alchemist
- 3 Grain Kitchen
- 4 The Culpeper
- 5 BiFe
- 6 Black Sheep Coffee
- 7 Amber
- 8 Craft Beer Co
- 9 The Leman Street Tavern

- 10 Bar + Block Steakhouse
- 11 Ottolenghi
- 12 Savage Garden Rooftop Bar, Hilton
- 13 Shaman London Coffee
- 14 Som Saa
- 15 Bob Bob Ricard City
- 16 BrewDog
- 17 Eataly

### RETAIL

- 1 100 Liverpool St at Broadgate
- 2 Spitalfields Market
- 3 Leadenhall Market
- 4 Royal Exchange

### LEISURE

- 1 1 Rebel
- 2 Aldgate Square public realm
- 3 Anytime Fitness
- 4 The Garden at 120
- 5 Whitechapel Art Gallery
- 6 Equinox
- 7 Wiltons Music Hall

### HOTELS

- 1 Andaz Hotel
- 2 Apex City of London Hotel
- 3 Hotel Saint
- 4 Double Tree Hilton
- 5 Four Seasons
- 6 Leonardo Royal Hotel London Tower Bridge
- 7 Canopy by Hilton
- 8 Qbic
- 9 The Ned

## THE NEIGHBOURHOOD

# Connected to London, the nation and the world.

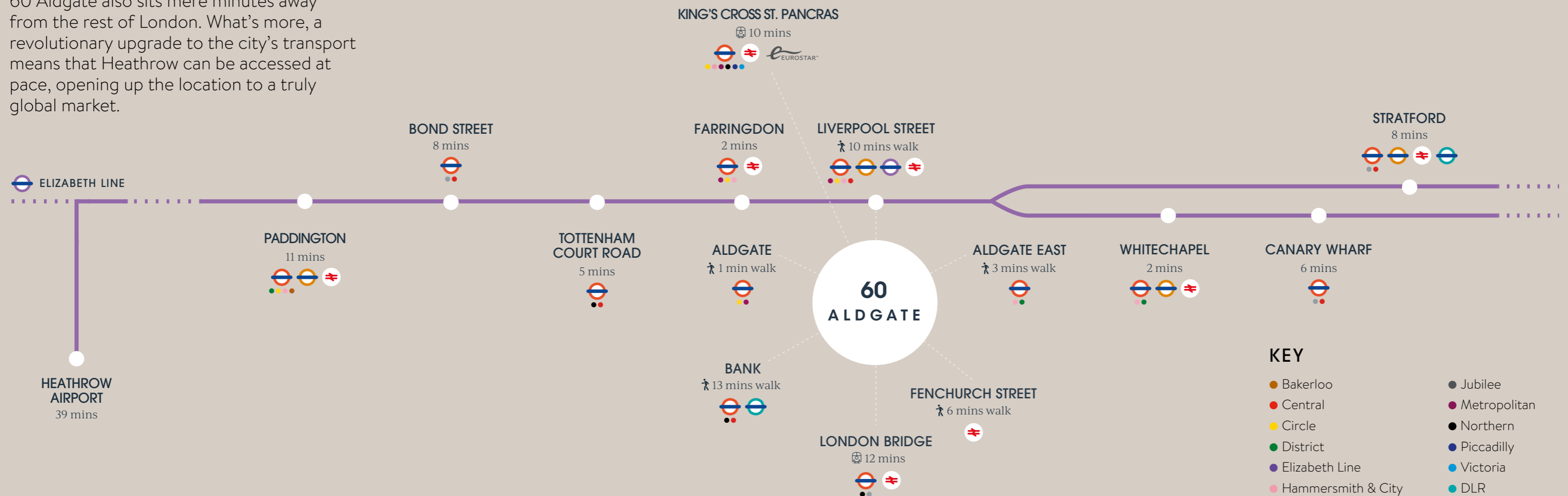


Officially opened in May 2022

41 stations bringing an extra 1.5 million people to within 45 minutes of central London

Under 10mins to Soho and the West End

Whilst there is so much on your doorstep, 60 Aldgate also sits mere minutes away from the rest of London. What's more, a revolutionary upgrade to the city's transport means that Heathrow can be accessed at pace, opening up the location to a truly global market.



**KEY**

- Bakerloo
- Central
- Circle
- District
- Elizabeth Line
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- DLR

**WALKING TIMES**

ALDGATE	1 min
ALDGATE EAST	3 mins
LIVERPOOL STREET	10 mins
WHITECHAPEL	16 mins

**CYCLE SUPERHIGHWAY**

LONDON BRIDGE	10 mins
KING'S CROSS ST PANCRAS	20 mins
STRATFORD	28 mins
VICTORIA	28 mins

**BY TRAIN**

KING'S CROSS ST PANCRAS	10 mins
LONDON CITY AIRPORT	30 mins
HEATHROW AIRPORT	39 mins
GATWICK AIRPORT	50 mins



**1 55 BISHOPSGATE, EC2**

**Developer** Schrodgers and Stanhope  
**Status** Planning approved – July 2023  
**Description** Third tallest tower in the Square Mile (63 and 23-storeys) comprising c. 1M + sq ft of commercial accommodation of which c.800,000 sq ft will be office accommodation and a public rooftop.



**2 50 FENCHURCH STREET, EC3**

**Developer** AXA IM and YardNine  
**Status** Construction is due to begin in 2024  
**Description** 36-storey commercial tower, 37,000 sq ft of new public space and roof garden and 645,000 sq ft of office accommodation.



**3 65 CRUTCHED FRIARS, EC3**

**Developer** Dominus  
**Status** Planning approved - Feb 2023  
**Description** 780 bed student accommodation with 35% affordable units.



**4 115-123 HOUNDSDITCH, EC3**

**Developer** Brockton Everlast  
**Status** Planning approved – Nov 2021  
**Description** 24-storey tower with c. 608,000 sq ft of office accommodation as well as flexible retail/café space, community space and new public realm.



**5 85 GRACECHURCH ST, EC3**

**Developer** Hertshten Properties Limited  
**Status** Planning approved - March 2023  
**Description** 32-storey tower with c. 377,000 sq ft of office accommodation, a large civic public hall at ground level, and a publicly accessible heritage garden.



**6 55 GRACECHURCH ST, EC3**

**Developer** Tenacity Group  
**Status** Planning approved - 2021  
**Description** 31-storey tower with c. 205,000 sq ft of office accommodation, 7,000 sq ft of retail and 6,400 sq ft of publicly accessible garden terrace and open space.



**7 40 LEADENHALL ST, EC3**

**Developer** M&G and Nuveen  
**Status** Phased Completion from 2023  
**Description** 34-storey building with c. 857,000 sq ft of office accommodation and ancillary retail and amenity space. c. 215,000 sq ft pre let to Kirkland & Ellis and c. 85,000 sq ft pre-let to Chubb.



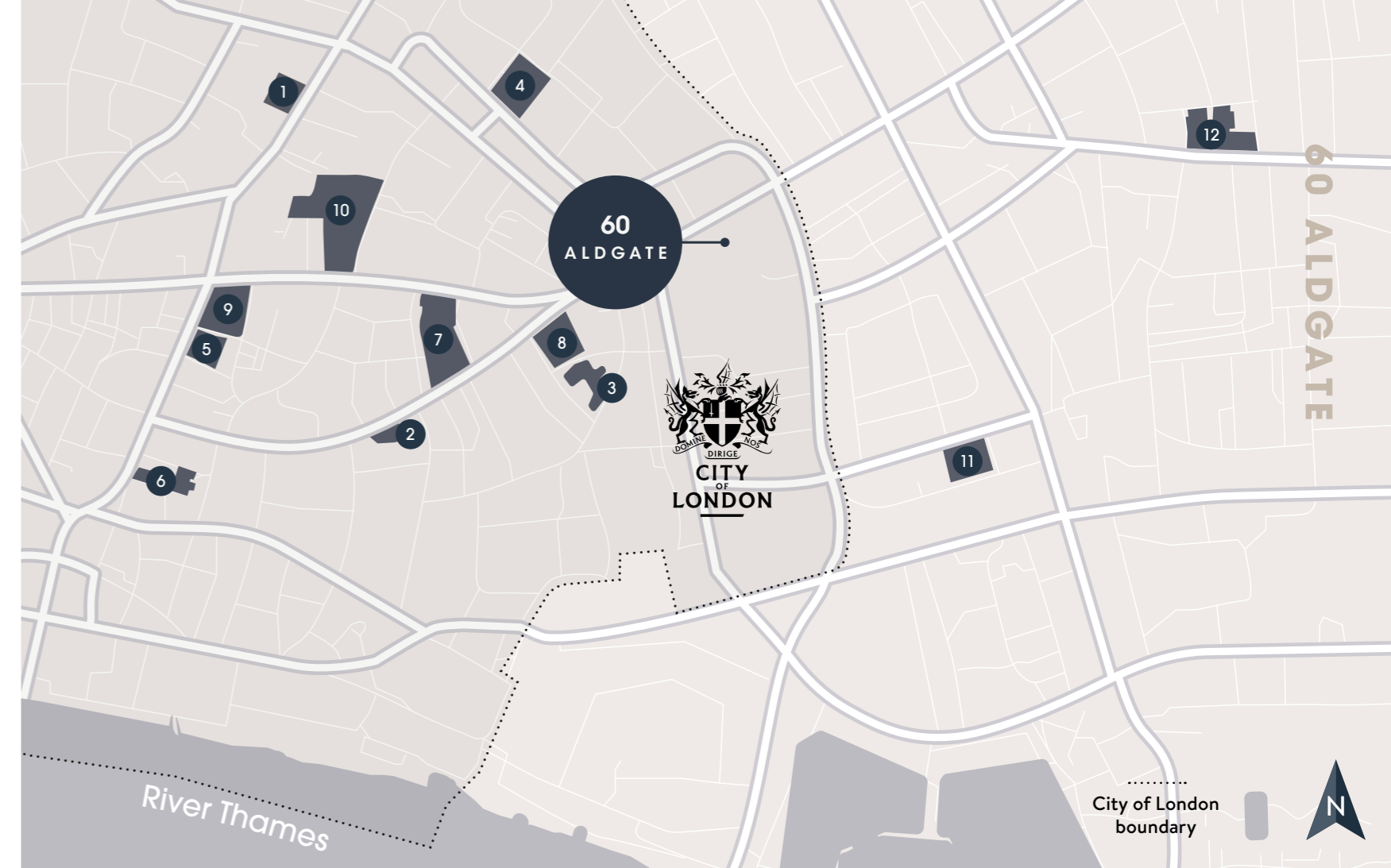
**8 80 FENCHURCH STREET, EC3**

**Developer** Partners Ground and YardNine  
**Status** Practical Completion 2020  
**Description** 15 storey landmark office building with c. 250,000 sq ft of office and ancillary retail accommodation.



**9 1 LEADENHALL ST, EC3**

**Developer** Brookfield  
**Status** Practical Completion 2024  
**Description** 35-storey landmark office building with c. 430,000 sq ft of office and ancillary retail accommodation. c. 200,000 sq ft pre-let to Latham & Watkins.



**10 1 UNDERSHAFT, EC3**

**Developer** Aroland Holdings  
**Status** Planning approved  
**Description** Planning consent for the City's tallest tower at just under 305m and 73-storeys, providing 1.4 million sq ft of retail and office accommodation.



**11 ARTESIAN, 9 PRESCOT STREET, E1**

**Developer** CLS Holdings  
**Status** Q2 2023  
**Description** Comprehensively refurbished office building comprising c. 97,000 sq ft of accommodation arranged over 8-storeys.



**12 THE MET BUILDING, 41- 71 COMMERCIAL ROAD AND MET WORKS BUILDING, E1**

**Developer** Lasalle IM and Trilogy Advisors  
**Status** Q3 2023  
**Description** 140,000 sq ft of education and ancillary accommodation. Part pre-let to Nottingham Trent University and Access Creative.

# LOCAL DEVELOPMENTS

A burgeoning borough with a captivating culture. Experts suggest that real value can be found here and a range of local developments show that others are already capitalising on the opportunity.

Aldgate's most  
significant  
development.

THE SITE



60 Aldgate is a continuation of the impressive regeneration of this historic area, supplying highly sought after office space where demand for newly built accommodation exceeds supply. With limited opportunities to develop in the City Cluster and an active pipeline in Aldgate we will soon be seeing this area as an extension of the Cluster itself.

The proposed landmark office scheme sits amongst a significant development comprising of a hotel and self contained residential tower.

This will be the next in the line of London design icons. Paying respect to the area's history but in a way that is modern, bold and confident.



THE SITE



## THE SITE IN CONTEXT

The scheme is a part of a wider development that includes the Canopy by Hilton and The Haydon, respectively providing hotel and residential facilities.

Opened in October 2021, the luxury hotel provides 340 rooms and high-quality amenities. Meanwhile, the self-contained residential tower will provide 87 units set within a stunning, modern development that boasts breathtaking views across the City.

The three buildings are connected by one public space to form the wider masterplan. They have been designed with a bold and unique aesthetic. However, close attention had been paid to the surroundings. The historic, storied local area of Aldgate is known for connecting passageways and close-knit communities.

The development and its outdoor spaces have been designed to work in harmony. There is a flow to the areas, allowing people to pass through seamlessly without impacting the opportunities for others to sit and enjoy the outdoor spaces. It also means to respect its neighbours – the local pub (the Still & Star) is being repositioned and modernised as part of the development proposals for 60 Aldgate.

● 60 Aldgate

### Wider development:

● Canopy by Hilton - hotel

● The Haydon – residential

● Still & Star – public house

● Public realm

□ Master plan site boundary

The plan is not to scale and is for illustrative purposes only.



# Aldgate has a rich – albeit often darkly interesting – history.

The area was the eastern-most gateway through London Wall, leading from the City of London to Whitechapel and the East End.

60 Aldgate sits on what is known as the Minories site – which derives from an abbey dating from 1294.

The wider area includes the Hoop & Grapes pub, the only timber-framed building to survive the Fire of London, while a later, 19th century pub serving the area, the Still and Star, will be repositioned and enlarged as part of the new office scheme.

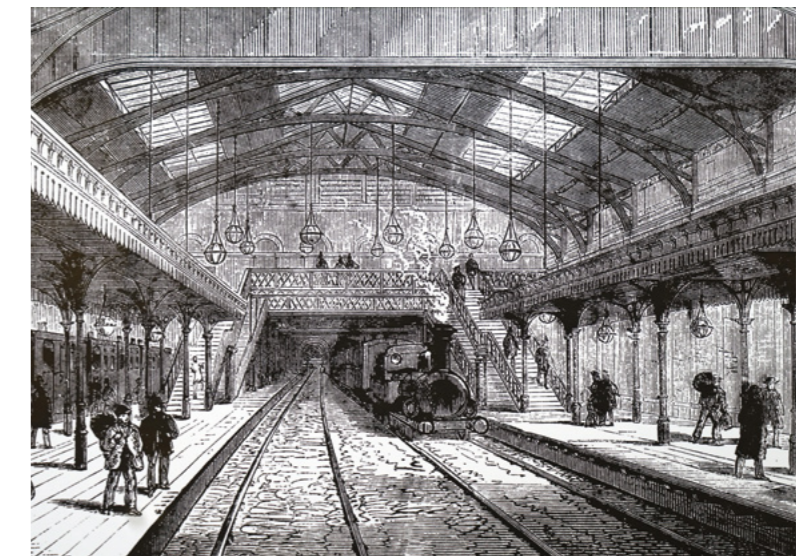
Aldgate can also point to its past as the location of the Jack the Ripper murders, as a home to immigrant communities, warehouses, and its position as the centre of the sugar-refining industry during the 18th century. Signalling its latter-day accessibility, it included a now defunct railway station near the 60 Aldgate site.

## THE HISTORY



< 'ALDGATE WARD' MAP, 1720

∨ COMMERCIAL CITY STREET



Amid the gin distilleries craze of the late 1700s, the legendary Butchers' Row grew in prominence, where animals were slaughtered after being herded up from Essex, free from the taxation involved in bringing livestock further into the City walls.

A prime spot for entrepreneurs with eyes for an opportunity, even then.

∧ ALDGATE STATION

< HARROW ALLEY



A new landmark  
for Aldgate.  
A new legacy  
for London.

THE  
DEVELOPMENT



# A grand arrival.

Drawing you in at ground level, appearing to almost float above the busy street, actually experiencing this development will be over and above any other office building in the City.

Peeling back at ground level, permeability and freedom of movement is unlocked through design. The glass-clad reception blends with the surroundings, giving an 'inside/outside' feel to ease the contrast between street and office.

Visually-stunning, yet not without purpose. The textured facade offers functionality to the building's heat distribution without compromise to natural light.

THE  
DEVELOPMENT



# A new gold standard for office design.

Every element has been created with a forward-thinking vision and exacting standards in mind.

Green terraces offer stunning views across London.

Energy efficiency, optimal air flow and building management units are all incorporated into the design. In addition, the office ecosystem has been re-imagined to benefit all that use the space.

## 60 ALDGATE



# A place that works. Flexible, considered & beneficial.

Thanks to its flexibility, the office space is designed to either accommodate multiple tenants or one sole exclusive occupier for a landmark HQ.

Wrapped in its distinctive fin-clad textured facade, it will comprise approximately 250,390 sq ft (23,262 sq m) NIA of office accommodation above ground and features c.7,374 sq ft (685.1 sq m) of outside space.

Highly flexible c.20,000 sq ft office floors on a 9m x 9m structural grid – allowing for a myriad of layouts – are accessed through a central core with eight passenger lifts. This is a building perfectly positioned for a significant HQ pre-let.

It's a place that works.

## THE OFFICE SPACE



# Rejuvenating a local landmark.

The Still and Star has been a local feature for hundreds of years, dating back to the early 19th century. The pub has been artfully expanded and reimagined to add character and kerb appeal – making its future as exciting as its past.

The pub is thought to have run its own gin 'Still' in a hayloft above. Meanwhile, its eponymous 'Star' is thought by some to refer to the local Jewish population. The redeveloped pub will be a 21st century Gin Palace, with a counter furnished from copper, textured wallpapers, a piece by Danish-born artist Olafur Eliasson and references to Daniel Defoe, who had key links to the area.

## THE STILL & STAR



	USE/CLASS	GEA SQM	GEA SQFT	GIA SQM	GIA SQFT	NIA SQM	NIA SQFT
Level 14	Plant	1,099	11,830	28	301	-	-
Level 13		1,625	17,491	1,589	17,104	1,192	12,831
Level 12		1,793	19,300	1,753	18,869	1,357	14,607
Level 11		1,963	21,130	1,921	20,677	1,525	16,415
Level 10		2,153	23,175	2,108	22,690	1,711	18,417
Level 9		2,387	25,693	2,342	25,209	1,945	20,936
Level 8		2,387	25,693	2,342	25,209	1,939	20,871
Level 7	Office	2,387	25,693	2,342	25,209	1,939	20,871
Level 6		2,387	25,693	2,342	25,209	1,939	20,871
Level 5		2,387	25,693	2,342	25,209	1,939	20,871
Level 4		2,393	25,758	2,346	25,252	1,944	20,925
Level 3		2,393	25,758	2,346	25,252	1,943	20,914
Level 2		2,393	25,758	2,346	25,252	1,943	20,914
Level 1		2,393	25,758	2,346	25,252	1,946	20,947
Level 1	Pub	132	1,421	68	732	60	646
Mezzanine	Office BOH	-	-	166	1,787	-	-
	North lobby café	78	840	78	840	78	840
	Office lobby + BOH	678	7,298	642	6,910	-	-
Ground floor	Retail south	343	3,692	324	3,488	261	2,809
	Cycle entrance	96	1,033	94	1,012	-	-
	Pub	133	1,432	107	1,152	100	1,076
Basement 1	Pub BOH	60	646	52	560	-	-
Basement 1	Cycle parking, plant and changing rooms	1,681	18,094	1,293	13,918	-	-
Basement 2	Pub storage	48	517	42	452	-	-
Basement 2	Plant and storage	1,693	18,223	1,480	15,931	-	-
Basement 3	Plant	591	6,361	446	4,801	-	-
<b>Total Above Ground</b>		<b>31,600</b>	<b>340,140</b>	<b>29,972</b>	<b>322,616</b>	<b>23,761</b>	<b>255,761</b>
<b>TOTAL</b>		<b>35,673</b>	<b>383,981</b>	<b>33,285</b>	<b>358,277</b>	<b>23,761</b>	<b>255,761</b>
<b>TOTAL OFFICE</b>	Class E	<b>34,879</b>	<b>375,434</b>	<b>32,614</b>	<b>351,054</b>	<b>23,262</b>	<b>250,390</b>
<b>TOTAL RETAIL</b>	Class E	<b>343</b>	<b>3,692</b>	<b>324</b>	<b>3,488</b>	<b>261</b>	<b>2,809</b>
<b>TOTAL LOBBY CAFE</b>	Class E	<b>78</b>	<b>840</b>	<b>78</b>	<b>840</b>	<b>78</b>	<b>840</b>
<b>All Levels Public House</b>	Sui Generis	<b>373</b>	<b>4,015</b>	<b>269</b>	<b>2,895</b>	<b>160</b>	<b>1,722</b>
<b>TOTAL</b>		<b>35,673</b>	<b>383,981</b>	<b>33,285</b>	<b>358,277</b>	<b>23,761</b>	<b>255,761</b>

## AREA SCHEDULE



Planted terraces  
on upper floors



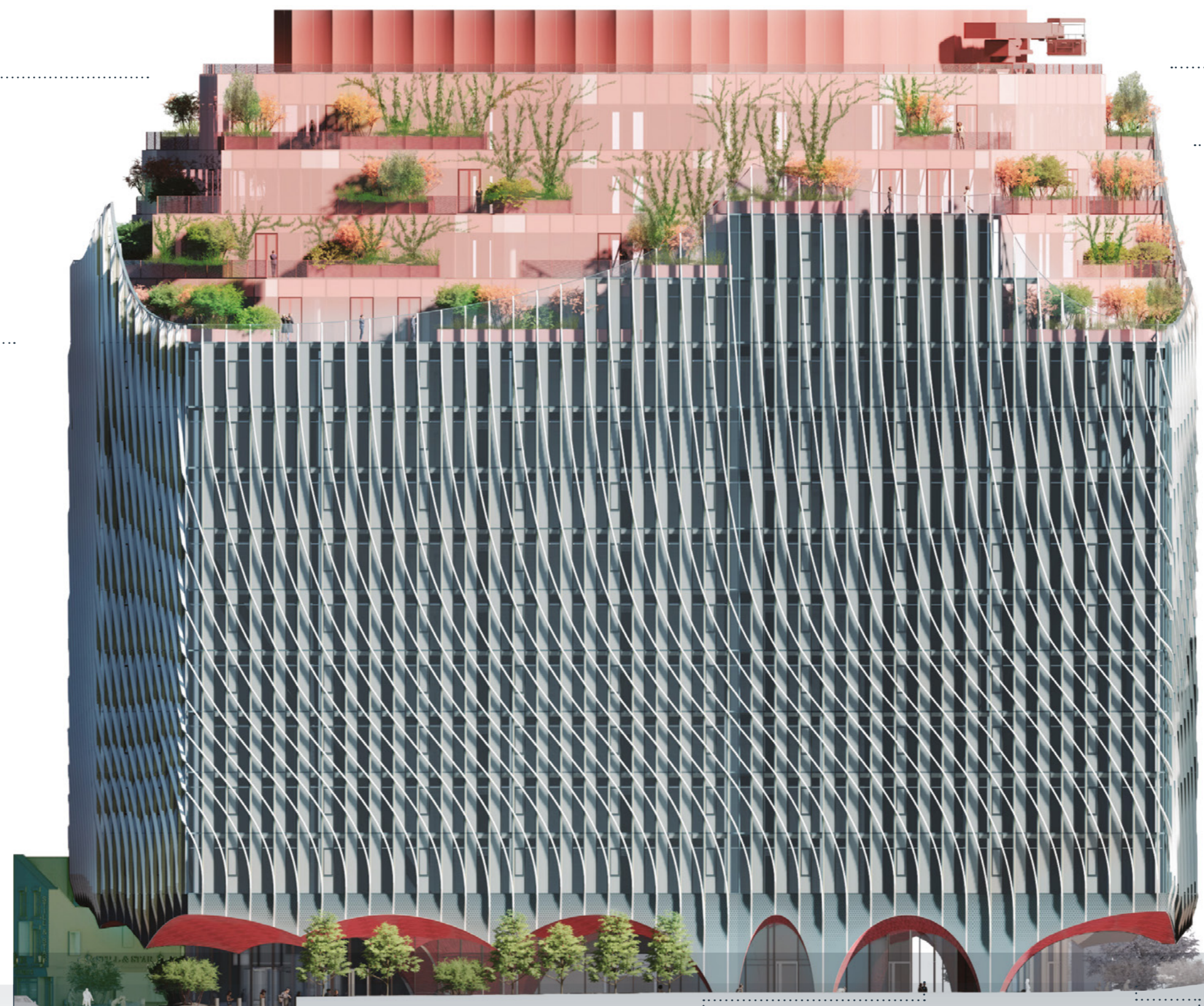
Air quality-  
positive  
development  
(combustion free)



Still & Star



Lobby cafe



- ROOF
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1
- MEZZANINE
- GROUND FLOOR



- LEVEL B1
- LEVEL B2
- LEVEL B3

# 60 ALDGATE ELEVATION



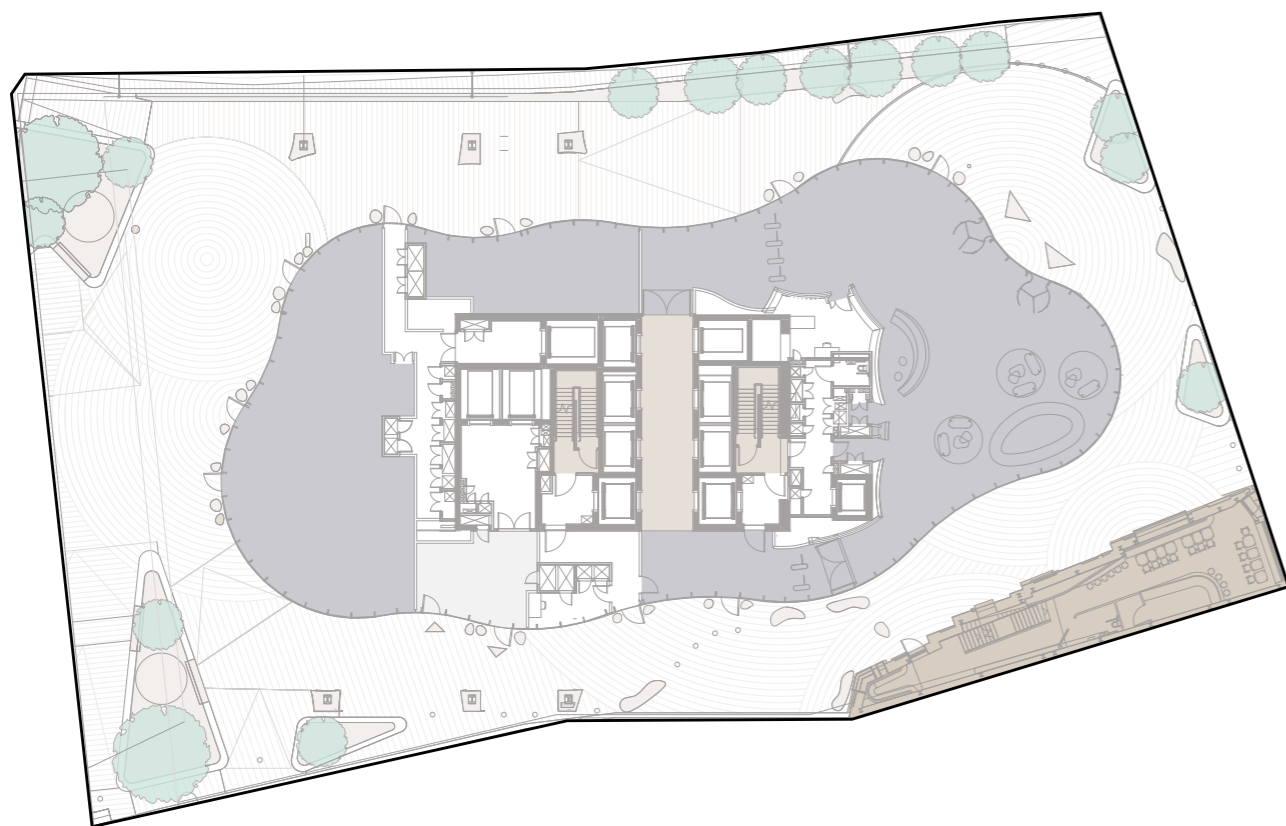
Cycle entrance



Retail

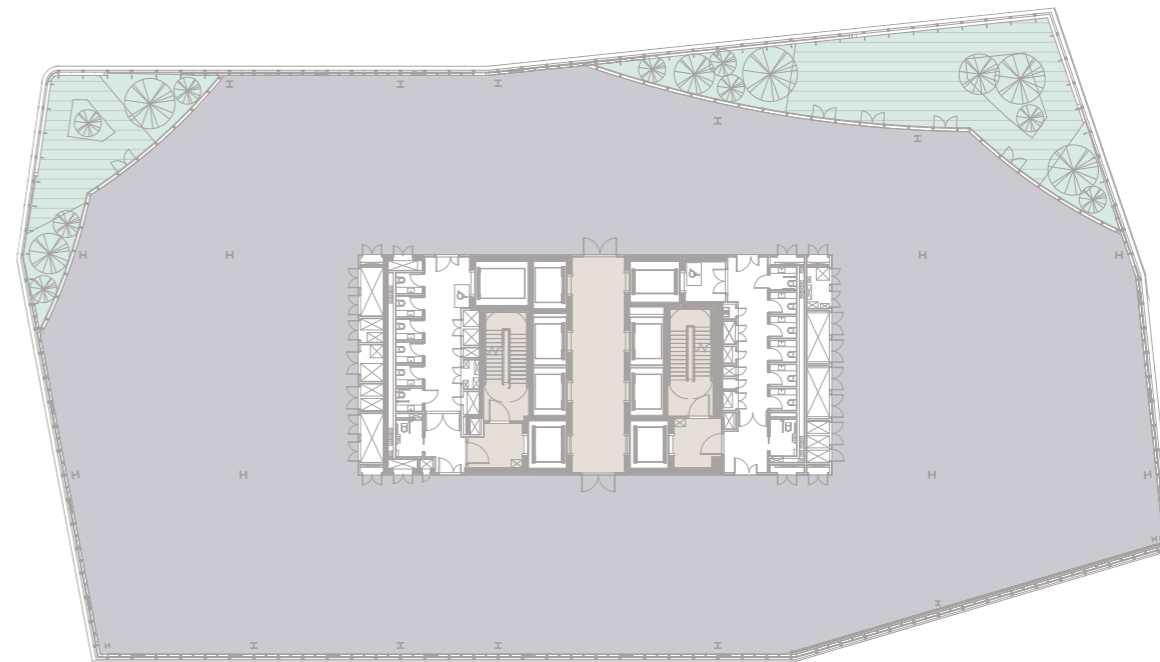


GROUND FLOOR



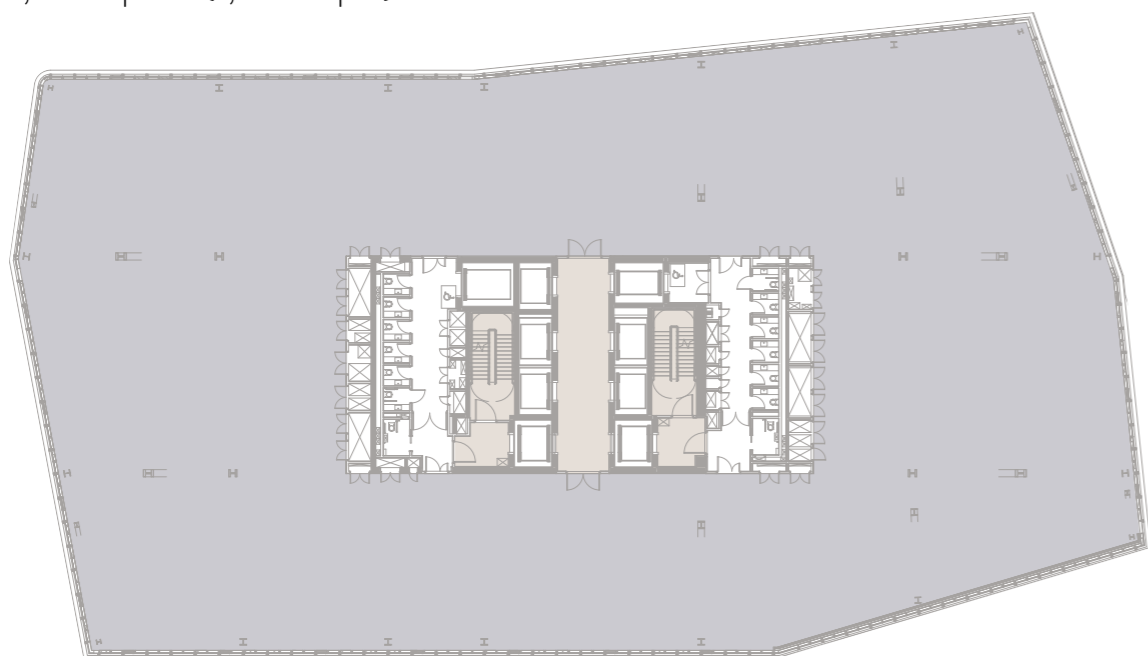
LEVEL 10

NIA – 18,417 sq ft (1,711 sq m)



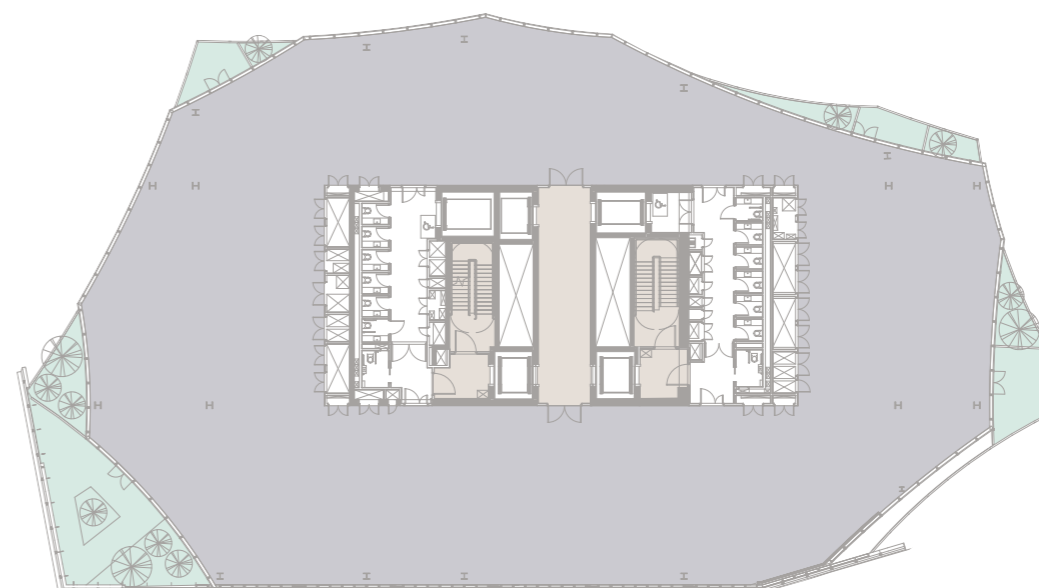
TYPICAL UPPER FLOOR (LEVEL 6)

NIA – 20,871 sq ft (1,939 sq m)



LEVEL 13

NIA – 12,831 sq ft (1,192 sq m)



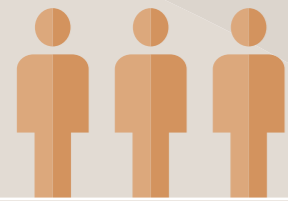
FLOOR PLANS

- Office
- Core
- Cycle entrance
- Lift and stairs
- Terrace



Plans not to scale. For indicative purposes only.

# 60 Aldgate holds ESG & Sustainability at the heart of its design.



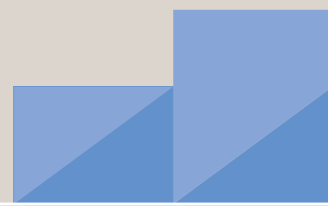
## HUMAN

**Connection to nature**  
provided for occupants through access and views to terraces and planting

**Class-leading end-of-journey offer & active travel facilities**

**Optimisation of natural light, fresh air rates & air quality measures**

**Active design embedded through visible stairs/signage, and fitness amenities**



## PHYSICAL

**Net Zero carbon emissions**

**All-electric strategy for heating and cooling systems so the building benefits from future grid decarbonisation**

**Air quality-positive development (combustion free)**

**Renewable technologies deployed on-site**



## NATURAL

**Excellent biodiversity net gain will be achieved on-site**

**Extensive urban greening via terraces**

**Climate-proofed SuDS and attenuation measures provided**

**Tailored measures to local ecosystems and wider biodiversity strategies**



## ECONOMIC & SOCIAL

**Social value strategy**

**Flexible and adaptable spaces**

**Enhancement of public spaces and streetscapes**

**Community engagement and socio-economic needs assessment provided**

**Provision of employment, training and skills programmes linked to existing local initiatives**

**Engagement with adjacent cultural institutes**

The project holds ESG & Sustainability at the heart of its design. It seeks the creation of value and a flow of social, economic and environmental benefits to all stakeholders to provide a market leading solution.

The approach comprises five key elements: Human, Physical, Natural, Economic and Social – this avoids overt focus on specific headlines and applies a broad and holistic approach.



**WELL Platinum** certification will be targeted

WELL-compliant nutrition within F&B/landlord areas



**BREEAM Excellent** rating will be targeted



**NABERS 5.5-star** rating will be targeted

Adopt Design for Performance (NABERS) approach to energy performance to reduce energy use



**CRREM** assessment targets will be targeted

# SUSTAINABILITY



Documented  
pathways to  
simplify the  
complex.

DEAL STRUCTURE



The Developer, TfL and intermediary Head Leaseholder entered into the Conditional Agreement on the 30th November 2022.

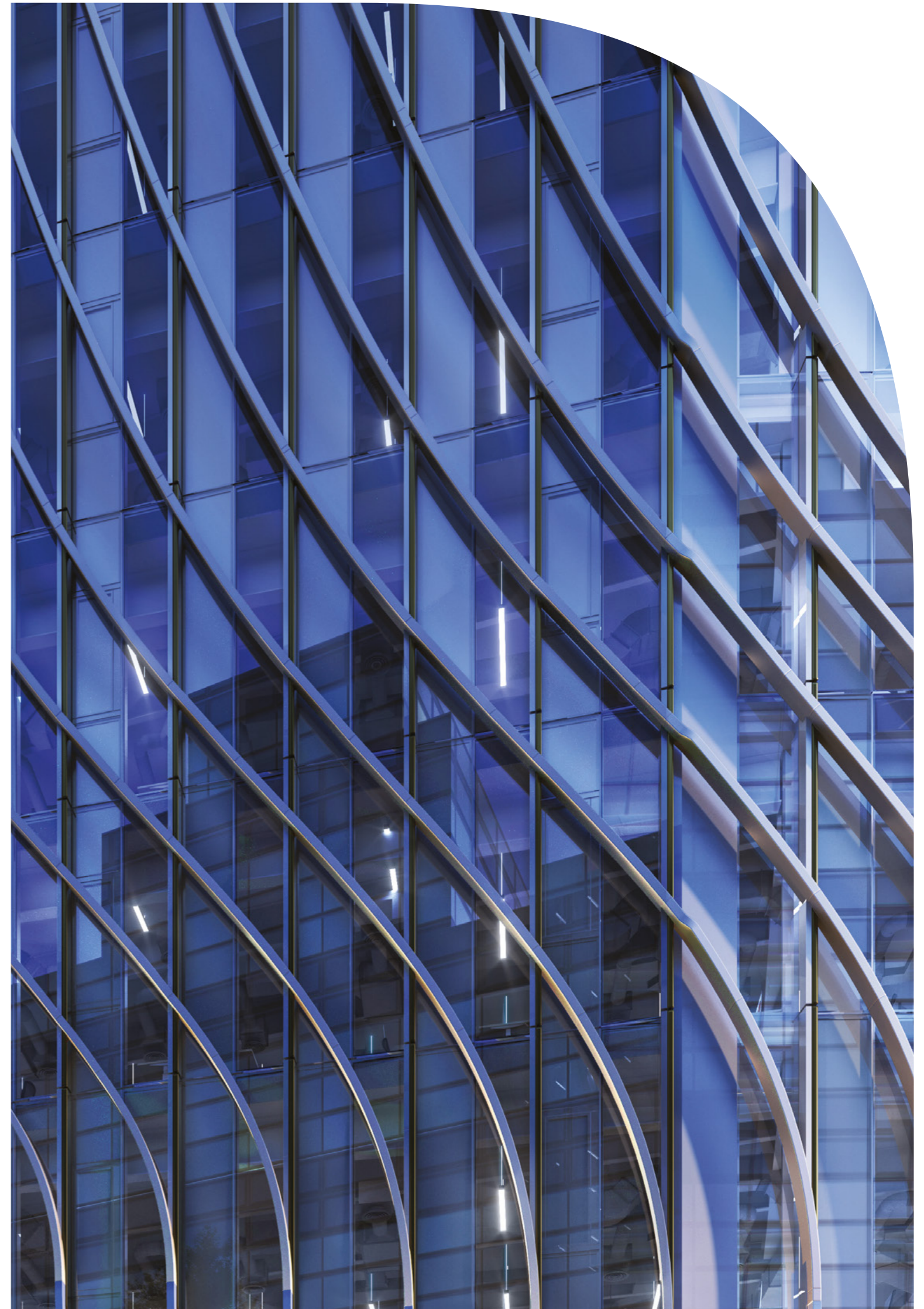
This agreement, together with his annexures governs the requisite approval processes and clear pathways to consent required from TfL to enable delivery of the development.

The documents also detail the infrastructure protection provisions, insurance and warranty provisions and design framework.

The Agreement for Leases have also been attached in an agreed form to be entered into at Completion.

The intention of these documents is to streamline the approvals process required to mitigate undue delays and ensure a successful delivery of the scheme.

## DEAL STRUCTURE



## DEAL STRUCTURE

The Developer, TfL and intermediary Head Leaseholder (Lunaprop) entered into the Conditional Agreement on the 30th November 2022.

Subject to satisfaction of certain conditions in the Conditional Agreement, the parties (or the relevant parties) will enter into the following:

1. a headlease of the Office Site to be granted by TfL to the Developer (“Headlease 2”) and a headlease of the Office Site to be granted by TfL to Lunaprop (“Headlease 1”) which will sit above Headlease 2.
2. a works agreement relating to the development of the Office Site (the “Works Agreement”);
3. two landscaping licences relating to land adjoining the Office Site (the “Landscaping Licences”);
4. a construction agreement relating to Lunaprop’s interest in the development of the Office Site (the “Construction Agreement”);
5. an overage deed relating to the sharing of profit from the development of the Office Site (the “Overage Deed”) and;
6. a crane oversail licence relating to land adjoining the Office Site (the “Crane Oversail Licence”).

All these documents are in an agreed form and annexed to the Conditional Agreement.

## DEAL STRUCTURE

## OWNERSHIP

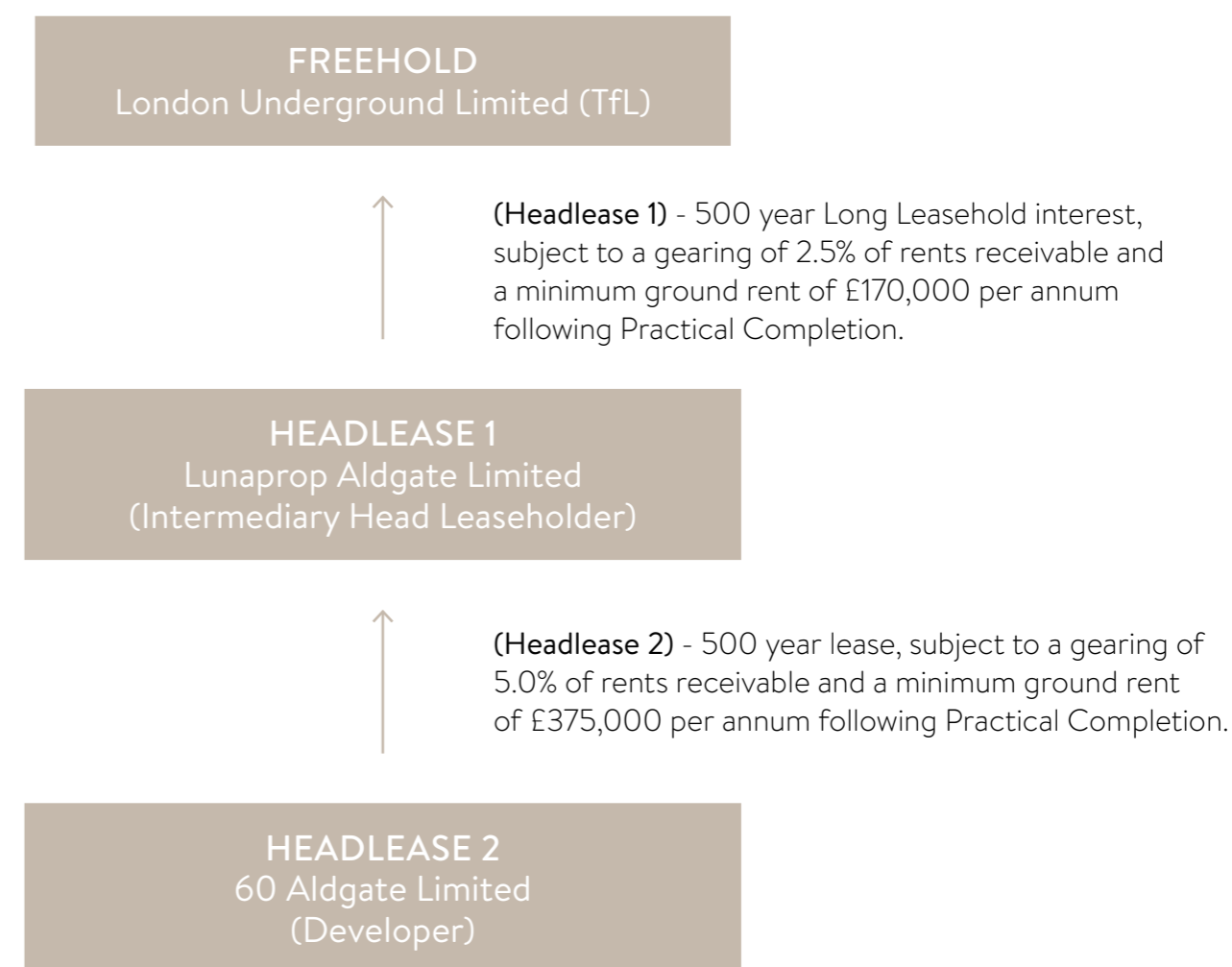
The current ownership of the site is held under various Freehold and Long Leasehold titles by either TTLP (TfL) or 4C Minorities 2 Limited (4C Group) as detailed on the next pages. At Completion of the Conditional Agreement once all conditions under the Conditional Agreement have been satisfied the Freehold Property will be merged into one title under TfL’s ownership.

Following Completion of the Conditional Agreement, the Leasehold property will be surrendered.

The following steps will then occur:

1. TfL (at the discretion of TTLP) will grant Headlease 2 to the Developer (and its Guarantor).
2. TfL (at the discretion of TTLP) will grant Headlease 1 to Lunaprop.

## FUTURE OWNERSHIP STRUCTURE



## CURRENT OWNERSHIP PLAN



- - Freehold registered (owned by London Underground Ltd and TTL Properties Ltd)  
- Long lease owned by 4C (Hotels) 2 Ltd registered with title No. NGL794321
- Bus Station  
- Freehold unregistered (owned by London Bus Services Ltd)  
- Subject to airspace lease above 40ft in favour of London and Continental Railways (registered with title No. NGL370014)
- Overlap between London and Continental Railways' air space lease registered with title No. 370014 and the 4C Long lease registered with title No. NGL794321
- Freehold subsoil easement owned by London Underground Ltd and registered with title No. LN44884
- - - Long lease owned by 4C Minorities 2 Ltd registered with title No. AGL510503
- Long lease owned by London Underground Ltd. registered with title No. NGL423362
- Long lease owned by 4C Minorities 2 Ltd registered with title No. NGL515634 and long lease owned by London Underground Ltd. registered with title No. NGL423362
- Overhanging rooms included in Rennie House title only - beneath and above the rooms is land acquired by 4C Minorities 2 Limited along with the Crown land.

- Freehold Land to be acquired from CoL, part unregistered and part registered.
- Freehold registered owned by 4C Minorities 2 Ltd with title No. AGL565003
- Freehold registered owned by 4C Minorities 2 Ltd with title No. 160093
- Freehold registered owned by London Underground Ltd registered with title No. 240117 - Long lease (overriding) owned by TTL Properties Ltd with title No. AGL560919 (pending registration) - Long lease owned by 4C Minorities 2 Ltd registered with title No. LN224799
- Freehold registered owned by 4C Minorities 2 Ltd with title No. NGL610276
- Freehold registered owned by 4C (Hotels) 2 Ltd with title No. NGL729304
- Freehold registered owned by 4C (Hotels) 2 Ltd with title No. NGL729304 although by a transfer of part dated 1 August 2022 the Phase 2 element was transferred to 4C Minorities 4 Limited yet it is pending registration
- Freehold registered owned by 4C (Hotels) 2 Ltd with title No. NGL729304 although by a transfer of part dated 24 June 2021 the Phase 3 element was transferred to 4C Minorities 2 Limited yet it is pending registration

- Long lease owned by 4C Minorities 4 Ltd registered with title No. AGL510502  
— (above ground)  
- - - (below ground)
- Long lease in the hotel owned by 4C Hotels - Minorities LLP dated 27 September 2022 pending registration  
— (above ground)  
- - - (below ground)
- Proposed 60 Aldgate basement  
- - - (below ground)
- Long lease in the communal basement owned by 4C Hotels - Minorities LLP dated 27 September 2022 pending registration
- Lease granted to CoL registered with the title No. AGL553499.
- Long lease owned by China National Cereals, Oils and Foodstuffs Import and Export Corporation, registered with title number EGL156757
- 60 Aldgate Planning Application Boundary 2022
- Overlap between London and Continental Railways airspace Lease registered with title no. NGL370014 and the 4C freehold title registered with title No. NGL729304
- Substation lease owned by ESP Electricity Limited and registered with title number AGL51229
- - - Substation lease owned by London Power Networks PLC and registered with title number AGL514527

## FUTURE OWNERSHIP PLAN



### 60 ALDGATE

- 60 Aldgate
  - Freehold to be consolidated and owned by London Underground Limited and TTL Properties Limited
  - Overriding long lease to be owned by Lunaprop Aldgate Limited
  - Long sub-lease to be owned by 60 Aldgate Limited
- Haydon Gardens
  - Freehold owned by 4C Minorities 4 Ltd – title number to be allocated
- Canopy by Hilton Hotel
  - To be transferred and then registered to 4C Hotels – Minorities LLP with the existing title numbers (NGL729304 and NGL794321)
- Freehold registered (owned by London Underground Ltd and TTL Properties Ltd)
  - Long lease owned by 4C Hotels – Minorities LLP registered with title No. NGL794321

### BUS STATION

- Freehold unregistered (owned by London Bus Services Ltd). Subject to airspace lease above 40ft in favour of London and Continental Railways (registered with title No. NGL370014)
- Landscape licence to Lunaprop Aldgate Limited and 60 Aldgate Limited from London Bus Services Limited

- - - Long lease owned by 4C Minorities 4 Ltd registered with title No. AGL510502
- Long lease to be granted to 4C Hotels – Minorities LLP dated 27 September 2022 pending registration
- Long lease in the communal basement owned by 4C Hotels – Minorities LLP dated 27 September 2022 pending registration
- Lease granted to CoL registered with title No. AGL553499
- Substation lease owned by ESP Electricity Limited and registered with title number AGL51229
- Substation lease owned by London Power Networks PLC registered with title number AGL514527
- - - 60 Aldgate Planning Application Boundary 2022

# OWNERSHIP PLANS

Plans are not to scale and for illustrative purposes only.

## OPEN SPACE PHASING



--- Extent of works

— 60 Aldgate Proposed Planning Application Boundary Above Ground

- Phase 1: Hotel area
- Phase 2: Residential area
- Phase 3: Office area
- S278 works

Plans are not to scale and for illustrative purposes only.

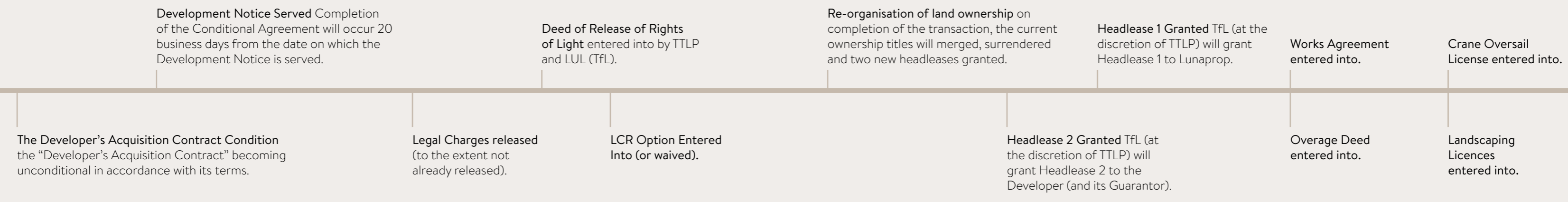
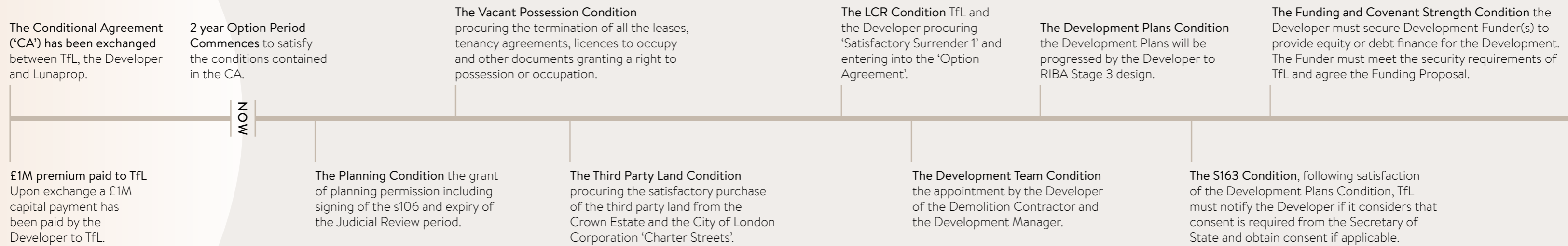
## MASTERPLAN PHASING





The following diagram represents the sequential milestones detailed in the legal agreements between TTLP (TfL) and the Developer which need to be achieved from now until Practical Completion of the Development.

30th November 2022



CONSTRUCTION

PRACTICAL COMPLETION



DEVELOPMENT DELIVERY

Note: Further detail on each of the milestones noted above will be provided during the presentations.

# Professional Team

**acme**

Masterplanner & Architect  
ACME

**KAUFFMANS**  
LONDON

Development Consultant  
Kauffmans

**dp9**

Planning Consultant  
DP9

**ARCADIS**

Project and Cost-Management Consultant  
Arcadis

**wsp**

Structural Engineers  
WSP

**HOARE LEA** (H.L.)  
A TETRA TECH COMPANY

MEP Consultant  
Hoare Lea

**SPACEHUB**

Landscape Architect  
Spacehub

**▲**

Executive Architect  
Adamson Associates

**gia**  
CHARTERED SURVEYORS

Sunlight, Daylight and ROL Consultant  
GIA

**fm dc**

Facade Engineering Consultant  
FMDC

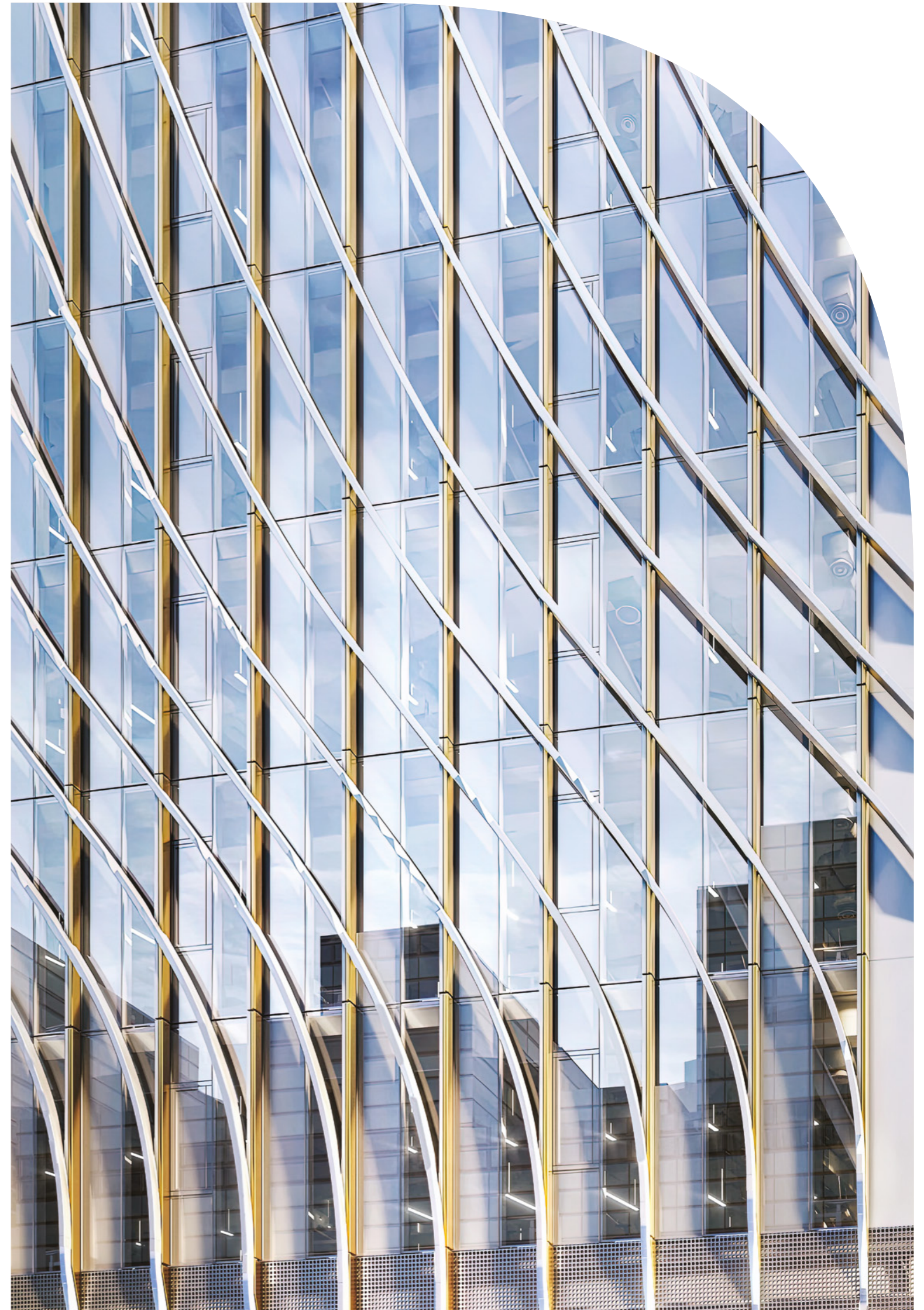
**MOLA**

Archaeology Consultant  
MOLA

**blu-3**

Utilities Consultant  
BLU-3

PROJECT TEAM



“At the 4C Group, we have confidence in what we do and pride in how we do it. Our mission is to operate sustainably, delight guests and investors, whilst striving to deliver a positive environmental and social impact within local communities.”

Al-karim Nathoo, CEO

4C Group manages and develops properties and hotels in key business districts and leisure hot spots across the UK, Middle East, East Africa and Canada. The company was formed in 2010, building on the foundations of a family property business that stretches back to the 1990s.

4C GROUP



△ THE HAYDON



△ WESTIN LONDON CITY



△ CANOPY BY HILTON

< THE HAYDON, TERRACE

In 2021, 4C Group added two new developments to their portfolio including the five-star Westin London City and Canopy by Hilton London City. Both hotels represent the first in market for the UK-based Marriott and Hilton luxury and lifestyle brands.

In 2022, 4C Group partnered with Regal London to deliver The Haydon, a residential tower of 87 apartments in Aldgate in the heart of the City of London, which is due to complete in 2024.

Where innovative design and original ideas go hand in hand, Rocket creates bold, contemporary properties that meet the needs of London today.

With over 1 million sq ft developed and further schemes in the planning pipeline, Rocket are experts in their field and with years of experience, the team has the skill set to make innovative and forward thinking ideas a reality having developed some of London's most successful schemes including Atlas, EC1, a 40-storey tower comprising of 302 residential apartments.

## ROCKET PROPERTIES



^v THE ATLAS BUILDING



^ LINEN COURT

v PROVOST & EAST



# FURTHER INFORMATION

## DATA ROOM

Further information is available in the data room. Please contact the vendor's agents to request access.

## PROPOSAL

Offers are being sought for 100% of the shares in the vehicle whose subsidiary will acquire the Long Leasehold property ("Target").

Further details of the proposal structure will be made available to prospective parties through presentations.

## CONTACTS

### MARSHA RABINOVICH

**M** 07876 140 457

**E** marsha@kauffmans.co.uk

### HOWARD KAUFFMAN

**M** 07802 258 443

**E** howard@kauffmans.co.uk

Kauffmans on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kauffmans has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. The market statistics, rental and investments comparables have been supplied by third parties and their accuracy cannot be guaranteed. October 2023.

Brochure designed and produced by SAENTYS +44 (0)20 7407 8717 | info@saentys.com | saentys.com | 3611

**FSC®** Pergraphica papers are FSC® and EU Ecolabel certified, and also CO<sub>2</sub> neutral through a combined approach of avoiding, reducing and offsetting CO<sub>2</sub> emissions in production. At the mill, there is a focus on reducing CO<sub>2</sub> emissions, with initiatives such as reduction of water consumption, switching from fossil fuel to biomass and iterative steps to use resources more efficiently. Pergraphica supports an internationally approved CO<sub>2</sub> offsetting project – a hydropower emissions reduction project in Brazil – and invests in replacing fossil fuels and preventing the reconstruction of fossil fuel power plants. As a sustainable choice, Pergraphica design papers bring peace of mind, with no compromise on quality, helping you deliver beautiful, sustainable printed projects.

**K A U F F M A N S**

L O N D O N